

**JUSTICE OF THE PEACE COURT OF THE STATE OF DELAWARE
IN AND FOR SUSSEX COUNTY
COURT NO. 17**

INGRAM VILLAGE INVESTMENT LLC
Plaintiff Below, Appellee

VS

ANTHONY D TURNER
ROSHANA J BULL-TURNER
HATTIE M BULL
Defendant Below, Appellants

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C.A. No. JP17-25-007671

TRIAL DE NOVO

Submitted: March 23, 2026
Decided: March 27, 2026

APPEARANCES:

Amber Bostwick represented the Appellee in accordance with Supreme Court Rule 57.
Appellant Roshana Bull-Turner appeared *pro se*.
Appellants Anthony Turner and Hattie Bull did not appear.

Scott Willey, Justice of the Peace
Brett Graves, Justice of the Peace
Terri Davis, Justice of the Peace

**JUSTICE OF THE PEACE COURT OF THE STATE OF DELAWARE
IN AND FOR SUSSEX COUNTY
COURT NO. 17**

CIVIL ACTION NO: JP17-25-007671

INGRAM VILLAGE INVESTM VS ANTHONY D TURNER ET AL

ORDER ON TRIAL DE NOVO

The Court has entered a judgment or order in the following form:

This matter comes before the Court upon a complaint for recovery of possession of rental property, unpaid rent and expenses filed by Ingram Village Investments, LLC (Appellee) on November 3, 2025.

An initial trial was held on February 19, 2026, at which judgment was entered in favor of the Appellee. Roshana Bull-Turner (Appellant), Anthony Turner, and Hattie Bull (Appellants) timely appealed, and a trial de novo was conducted before this Court on March 23, 2026.

FINDINGS OF FACT

Prior to trial, the following facts were stipulated to by both parties.

1. Appellee is the landlord of the subject rental premises occupied by Appellants pursuant to a written lease agreement.
2. Appellants failed to pay rent beginning in September 2025.
3. On October 10, 2025, Appellee timely served Appellants with a written demand for rent, requiring payment of all past-due rent within five (5) days.
4. Appellants failed to remit payment in response to the demand and have accrued additional unpaid rent and costs since then.
5. The amount currently owed by Appellants to Appellee is \$14,195.42, which consists of monthly rent from September through February, per diem rent through March 23, 2026, late fees as allowed by law, sewer bills, returned check fees, and court costs.

Appellee entered no further evidence in this trial.

Appellant asserted a financial hardship defense based on:

1. Medical hardship arising from a diagnosis of stage four cancer affecting Anthony Turner, and consequent loss of income,
2. Roshana Bull-Turner's loss of employment in October 2025,
3. The potential harm to their children in the event of eviction.

Appellant further asserts that Mr. Turner has returned to work and is earning his prior income again, Ms. Bull-Turner has found employment beginning in April and will have means to contribute to the family's expenses, and Appellants anticipate a legal settlement from a personal injury case in 2024 in excess of \$10,000.

VIEW YOUR CASE ONLINE: <https://courtconnect.courts.delaware.gov>

CONCLUSION

In an action for possession based on nonpayment of rent, the landlord must establish the existence of a landlord/tenant relationship; nonpayment of rent; and proper notice demanding payment. All of these elements were stipulated to prior to trial and are therefore considered proven by a preponderance of the evidence.

Appellant's asserted hardships, while sympathetic, do not constitute legally sufficient defenses to an action for possession based upon nonpayment of rent. Anticipated future income or potential settlements do not cure existing arrears nor provide a defense under applicable landlord/tenant law.

ORDER

Accordingly, it is hereby ORDERED:

Judgment by argument is entered in favor of Appellee and against Appellant Roshana Bull-Turner as follows:

1. Appellee is awarded possession of the rental unit.
2. Appellee is awarded judgment in the amount of \$14,195.42, together with any allowable court costs, per diem rent beginning March 24, 2026 at the rate of \$66.42 per day continuing until Appellee gains possession of the rental unit, and post judgment interest at a rate of 8.75% per annum.

The same judgment is entered by default against Appellants Anthony Turner and Hattie Bull.

IT IS SO ORDERED 27th day of March, 2026

/s/Terri Davis (SEAL)
Justice of the Peace
For the Three Judge Panel

Information on post-judgment procedures for default judgment on Trial De Novo is found in the attached sheet entitled Justice of the Peace Courts Civil Post-Judgment Procedures Three Judge Panel (J.P. Civ. Form No. 14A3J).

**JUSTICE OF THE PEACE COURT OF THE STATE OF DELAWARE
IN AND FOR SUSSEX COUNTY
COURT NO. 17**

**COURT ADDRESS:
23730 SHORTLY ROAD
GEORGETOWN DE 19947**

**CIVIL ACTION NO:
JP17-25-007671**

**INGRAM VILLAGE INVESTMENTS LLC, PLAINTIFF
VS
ANTHONY D TURNER, ROSHANA J BULL-TURNER, HATTIE M BULL, DEFENDANTS**

Plaintiff Parties:

PLAINTIFF
SYSTEM ID: @3929499
INGRAM VILLAGE INVESTMENT LLC
206 EAST MAIN STREET
SALISBURY, MD 21801

Defendant Parties:

DEFENDANT
SYSTEM ID: @4232189
ANTHONY D TURNER
1144 CHARLOTTE AVENUE
ELLENDALE, DE 19941

DEFENDANT
SYSTEM ID: @4232190
ROSHANA J BULL-TURNER
1144 CHARLOTTE AVENUE
ELLENDALE, DE 19941

DEFENDANT
SYSTEM ID: @4232191
HATTIE M BULL
1144 CHARLOTTE AVENUE
ELLENDALE, DE 19941

Other Case Parties:

AGENT
SYSTEM ID: FA13123
AMBER BOSTWICK
206 EAST MAIN STREET
SALISURY, MD 21801

VIEW YOUR CASE ONLINE: <https://courtconnect.courts.delaware.gov>

**JUSTICE OF THE PEACE COURT
CIVIL POST- JUDGMENT PROCEDURES
THREE JUDGE PANEL**

[This information is not legal advice and not a substitute for seeking legal advice from an attorney. This information is not binding on the court if incorrect or misunderstood. It relates to frequently asked questions concerning post-judgment procedures but does not address all of the possible procedures and may not apply in your particular case. Forms for these procedures may be obtained from any Justice of the Peace Court civil location. All motions must include the name of the court, the names of the parties, the case number, the date the motion is filed with the Justice of the Peace Court and a title indicating the reason for the motion. Court costs or fees must accompany the motion, unless the person has requested, and the court determined, that the person may proceed in forma pauperis (without paying costs or fees or posting bond because they have no money to pay).]

All payments should be made directly to the prevailing party. The Court does not accept payment on judgments.

Pursuant to 10 Del. C. § 9567(b), prevailing parties are reminded of their duty to file a satisfaction of the judgment within 90 days of payment in full.

FAILURE OF A PARTY TO APPEAR FOR THE PANEL TRIAL

As provided by Justice of the Peace Civil Rule 72.1(f), if the Appellant (the party who requested the appeal trial) or both parties fail to appear for the trial, the judgment of the court below shall stand unless the Appellee appears and has filed a counterclaim.

If the Appellee (the party against whom the appeal was taken) fails to appear and a DEFAULT JUDGMENT is entered, that party may file a Motion To Vacate the judgment pursuant to Justice of the Peace Civil Rule 60. The Motion must show; (1) the Appellee's failure to appear was the result of actions of a reasonably prudent person; and (2) the outcome would be different if the trial were held; and (3) the party that appeared would not be prejudiced by having the trial. The Motion must be filed within 10 days, starting the day after the judgment was signed by the De Novo Panel. **A FEE OF \$15.00 MUST ACCOMPANY THIS MOTION.**

MOTION FOR A NEW TRIAL

Either party has 10 days, starting the day after the judgment was signed by a Judge, to file a Motion For A New Trial as provided under Justice of the Peace Court Civil Rule 59. This Motion shall be in writing and shall briefly and succinctly state the reasons for the request. A Motion For A New Trial will be heard by the Panel of Judges who originally heard the case. The reasons for which a new trial may be granted are limited. For example, the reason given for requesting a new trial may be newly discovered evidence. However, for the Panel to grant a motion for a new trial based upon newly discovered evidence, the party requesting the new trial must show all of the following: (1) the newly discovered evidence is important enough to change the result in the case; (2) the evidence could not have been discovered prior to the original trial with reasonable investigation; and (3) the evidence does not merely repeat or dispute evidence presented in the original trial. **A FEE OF \$15.00 MUST ACCOMPANY THIS MOTION.**