

EXHIBIT D

Notice Concerning Personal Property Left in the Rental Property

If you vacate the rental property and leave personal property behind in the rental property, you have ten days to contact your landlord about your intentions concerning the removal of that personal property. Your landlord is obligated to retain your personal property for thirty days if you make such a request within ten days of vacating the rental property. If no such request is made within the ten-day period, your landlord may dispose of the personal property at the end of the ten-day period. Additionally, you may be held responsible for the costs of removal or storage of your personal property after the landlord has the right to dispose of such property. Section 505.1 of the Landlord and Tenant Act of 1951 ("Act"), Act of April 6, 1951, P.L. 69, as amended, 68 P.S. § 505.1, which may be found at the following internet address: <http://legiscan.com/gaits/text/258789>.

Notice to the Tenant: Judgment was entered for non-payment of rent. If the full amount of the judgment plus court costs is paid on or prior to the eviction date, eviction shall not proceed. The landlord should provide you with a signed "Order to Satisfy" which must be filed in Room 1000, 1339 Chestnut Street, Philadelphia, PA 19107. If you are unable to obtain an "Order to Satisfy" call 215-686-7957/7989 for further information.

FILE NO. 38-0551

THE PHILADELPHIA MUNICIPAL COURT

LT CLAIM NO. LT-17-11-16-5020 01/18/2018

Michael Cage 5020 Ogontz Ave Philadelphia, PA 19141	<i>Plaintiff(s)</i>
Storm Lopez 326 N Preston St 2nd Floor Philadelphia, PA 19104	<i>Defendant(s)</i>

Property Address: 326 N Preston St, 2nd Floor, Philadelphia, PA 19104

WRIT OF POSSESSION

Alex Shnyder
175 BUSTLETON PIKE
FEASTERVILLE, PA 19053
215-322-0411

Date Generated: 01/22/2018 Judgment Date: 01/02/2018

FOR USE ONLY WITH WRIT OF POSSESSION

To the Named Defendant, Tenants and Occupants,

You are hereby notified to vacate premises _____, Philadelphia, Pennsylvania within _____ days of this written notice: i.e., no later than _____, 20____.

Failure to vacate the aforesaid premises will result in the issuance of an Alias Writ of Possession; and all force necessary to eject you in order to execute the said Writ will be employed.

Dated: _____


By Deputy Landlord & Tenant Officer
 it officer
 Landlord & Tenant Officer of the Philadelphia Municipal Court
 123 S. Broad Street, 16th Floor, Suite 1645
 Philadelphia, PA 19109
 (215) 563-2133

EXHIBIT E

Case Docket View : LT-17-11-16-5020

Parties			
Complaint claim			
Michael Cage	<i>Plaintiff</i>	Storm Lopez	<i>Defendant #1</i>
	5020 Ogontz Ave Philadelphia, PA 19141	Disposed	326 N Preston St 2nd Floor Philadelphia, PA 19104
Alex Shnyder		GEORGE A. DONNELLY IV	

Additional Information	
Property Address	Revenue Case ID
326 N Preston St, 2nd Floor, Philadelphia, PA 19104	

Docket Entries					
#	Filing Date	Description	Results / Comments	Parties Involved	Action
1	11/16/2017	Landlord Tenant Complaint	Hearing Scheduled: 12/11/2017 08:45 AM Hearing Room 3 Fee: \$95.00 Amount at Issue: \$1,100.00 Interviewer Code: 188	Alex Shnyder Filer Michael Cage P Storm Lopez D1 PWS	
2	11/16/2017	Exhibit	license	Alex Shnyder Filer Michael Cage P Storm Lopez D1	

#	Filing Date	Description	Results / Comments	Parties Involved	Action
3	11/16/2017	Exhibit	notice to vacate	Alex Shnyder Filer Michael Cage P Storm Lopez D1	
4	11/16/2017	Plaintiff Instructions LT	Plaintiff Instructions	Alex Shnyder Filer Michael Cage P Storm Lopez D1	
5	11/16/2017	ADA - ADA Notice	ADA	Alex Shnyder Filer Michael Cage P Storm Lopez D1	
6	11/16/2017	LT Instructions all parties	Instructions	Alex Shnyder Filer Michael Cage P Storm Lopez D1	
7	11/16/2017	Legal Information		Alex Shnyder Filer Michael Cage P Storm Lopez D1	
8	11/16/2017	Non-Military Affidavit	Non-Military Affidavit - Storm Lopez	Alex Shnyder Filer Michael Cage P Storm Lopez D1	
9	12/05/2017	Affidavit of Service	Service made for: Storm Lopez	CMS User Filer Storm Lopez D1	
10	12/11/2017	Exhibit	EXHIBIT OF DEFENDANTsee attached letter from the landlord Flagged for Review.	Storm Lopez Filer Michael Cage P Storm Lopez D1	

#	Filing Date	Description	Results / Comments	Parties Involved	Action
11	12/11/2017	Exhibit - Continuance Request	This request is attached for judicial review due to the request being submitted to the court less than a full ten days prior to the hearing. Marked for Judicial Review.	Storm Lopez Filer Storm Lopez D1	
12	12/11/2017	Disposition - Continued	Continued To 01/02/2018 08:45 AM in Room: 3. Parties Appearing: Michael Cage, Alex Shnayder. Requested by Defendant.	Marsha H. Neifield Filer Storm Lopez D1	
13	12/11/2017	Notice - Notice of Continuance		Marsha H. Neifield Filer Michael Cage P Storm Lopez D1	
14	01/02/2018	Disposition - Judgment for Plaintiff by default	Judgment for Plaintiff by default. Judgment in the amount of \$2,200.00 Rent and/or Utilities, plus \$0.00 Attorney fees, plus \$0.00 Other fees, plus \$95.00 Costs for a Total Amount due of \$2,295.00, plus Interest from n/a. Judgment for possession from 01/02/2018. Possession granted on the basis of non-payment of rent. Entered 01/02/2018 09:22 AM. Parties Appearing: Alex Shnayder. Disposition Entered By Trial Commissioner: Aaron C Palmer	Marsha H. Neifield Filer Storm Lopez D1	

#	Filing Date	Description	Results / Comments	Parties Involved	Action
15	01/02/2018	Notice - Notice of Judgment		Marsha H. Neifield Storm Lopez	Filer D1
16	01/18/2018	Writ - Possession	Filed	Alex Shnayder Michael Cage Storm Lopez	Filer P D1
17	01/18/2018	Writ Cover - Cover Writ Possession LT Officer	WRIT COVER	Alex Shnayder Michael Cage Storm Lopez	Filer P D1
18	01/18/2018	Praecipe Writ - Praecipe Writ Of Possession	Praecipe Writ	Alex Shnayder Michael Cage Storm Lopez	Filer P D1
19	02/01/2018	Petition to Open Judgment for Plaintiff by Default		Storm Lopez Michael Cage Storm Lopez	Filer P CM D1
20	02/01/2018	Petition Action - Petition Action	RULE GRANTED - Petition to Open Judgment for Plaintiff by Default (02/01/2018)	Bradley Moss Michael Cage Storm Lopez	Filer P D1
21	02/07/2018	Exhibit	Certificate of Compliance Form	Storm Lopez Michael Cage Storm Lopez	Filer P D1
22	02/07/2018	Exhibit	Defendant's Supporting Exhibits	Storm Lopez Michael Cage Storm Lopez	Filer P D1

#	Filing Date	Description	Results / Comments	Parties Involved	Action
23	02/07/2018	Petition Hearing Information	Petition Hearing Information. Petition scheduled for 02/28/2018 02:00 PM 3.	Storm Lopez Filer Michael Cage P Storm Lopez D1	
24	02/28/2018	Disposition - Petition / Continued by Subpoena	Petition / Continued by Subpoena To 03/15/2018 02:00 PM in Room: 3. MBT-Both per J.Brumbach; Attys. for both sides if needed must be at next hearing Parties Appearing: Michael Cage, Storm Lopez. Requested by Judge.	Marsha H. Neifield Filer Storm Lopez D1	
25	03/15/2018	Disposition - Petition/Affidavit Denied	Contested: TapeID: 3 Start Position: 2:36PM End Position: 2:45PM Petition/Affidavit Denied. PETITION TO OPEN DEFAULT JUDGMENT IS DENIED. All parties appeared.	JOFFIE PITTMAN Filer Storm Lopez D1	
26	03/16/2018	Appeal Action - Appeal from Petition Denied	Court #: 2018-Mar-01779. Filed by Defendant.	CMS User Filer Storm LopezD1	
27	03/16/2018	Disposition - Additional Information:	Comment: DEFENDANT FILED AN EMERGENCY MOTION IN CP. ALIAS NOT TO BE ISSUED PENDING RULING ON THE MOTION Date/Time Filed: 03/16/2018 09:20 AM	Marsha H. Neifield Filer Storm Lopez D1	

#	Filing Date	Description	Results / Comments	Parties Involved	Action
28	03/27/2018	Judgment Action - Vacate	Docketed against: 01/02/2018 Disposition_Judgment for Plaintiff by default	Marsha H. Neifield Storm Lopez	Filer D1
29	03/27/2018	Disposition - Administrative Continuance	Administrative Continuance To 04/19/2018 8:45 AM in Room: 3. Per Judge Fletman the default judgment is hereby vacated and remanded back to Municipal court to be relisted for a hearing on the merits. The previous disposition of Judgment for Plaintiff by default entered on 01/02/2018 has been vacated. The description of that disposition was: Judgment for Plaintiff by default. Judgment in the amount of \$2,200.00 Rent and/or Utilities, plus \$0.00 Attorney fees, plus \$0.00 Other fees, plus \$95.00 Costs for a Total Amount due of \$2,295.00, plus Interest from n/a. Judgment for possession from 01/02/2018. Possession granted on the basis of non-payment of rent. Entered 01/02/2018 09:22 AM. Parties Appearing: . Requested by Judge.	Marsha H. Neifield Storm Lopez	Filer D1
30	03/27/2018	Notice - Notice of Administrative Continuance		Marsha H. Neifield Storm Lopez Michael Cage	Filer D1 P

#	Filing Date	Description	Results / Comments	Parties Involved	Action
31	03/27/2018	Exhibit	REMAND FROM C.P. COURT Flagged for Review.	Alex Shnyder Filer Michael Cage P Storm Lopez D1	
32	04/06/2018	Exhibit - Continuance Request	Plaintiff continuance request initiated on 04/06/2018 for Initial Complaint - Landlord Tenant Complaint hearing, was scheduled in room 3 at 08:45 AM on 04/19/2018	Alex Shnyder Filer Storm Lopez D1 Michael Cage P	
33	04/10/2018	Disposition - Continuance - Granted	Hearing Scheduled: 04/25/2018 12:45 PM Hearing Room 3	Marsha H. Neifield Filer Michael Cage P Storm Lopez D1	
34	04/10/2018	Notice - Notice of Continuance		Marsha H. Neifield Filer Storm Lopez D1 Michael Cage P	
35	04/11/2018	Disposition - Administrative Continuance	Administrative Continuance To 04/30/2018 12:45 PM in Room: 3. All parties have been contacted via phone and are in agreement with the date of 04/30/2018 in courtroom 3 at 12:45 P.M.. Parties Appearing: . Requested by Agreement.	Marsha H. Neifield Filer Storm Lopez D1	

#	Filing Date	Description	Results / Comments	Parties Involved	Action
36	04/11/2018	Notice - Notice of Administrative Continuance		Marsha H. Neifield Michael Cage Storm Lopez	Filer P D1
37	04/24/2018	Entry of Appearance	Attorney GEORGE DONNELLY filed an entry of appearance for Storm Lopez.	GEORGE DONNELLY Storm Lopez	Filer D1
38	04/27/2018	Exhibit - Continuance Request	Defendant continuance request initiated on 04/27/2018 for Initial Complaint - Landlord Tenant Complaint hearing, was scheduled in room 3 at 12:45 PM on 04/30/2018	GEORGE DONNELLY Storm Lopez Michael Cage	Filer D1 P
39	04/27/2018	Disposition - Continuance - Granted	Hearing Scheduled: 06/05/2018 12:45 PM Hearing Room 3	Marsha H. Neifield Michael Cage Storm Lopez	Filer P D1
40	04/27/2018	Notice - Notice of Continuance		Marsha H. Neifield Michael Cage Storm Lopez	Filer P D1
41	06/05/2018	Disposition - Judgment for Defendant by Default	Judgment for Defendant by Default. Entered 06/05/2018 01:12 PM. Parties Appearing: Storm Lopez, GEORGE DONNELLY. Disposition Entered By Trial Commissioner: Colleen McGrath	Marsha H. Neifield Storm Lopez	Filer D1

EXHIBIT F



A \$5 Convenience fee will be added to the transaction at checkout.

Case Description

Case ID: 180301779
Case Caption: CAGE VS LOPEZ
Filing Date: Thursday , March 15th, 2018
Court: MUNICIPAL COURT APPEAL
Location: City Hall
Jury: NON JURY
Case Type: MC - DENIAL TO OPEN JUDGMENT
Status: ORDER ENTERED - FINAL DISPOS
Cross Reference: MA LT1711165020

Related Cases

No related cases were found.

Case Event Schedule

No case events were found.

Case motions


No case motions were found.




Case Parties


Seq #	Assoc	Expn Date	Type	Name
1			APPELLANT - DEFENDANT - MC	LOPEZ, STORM
Address:	326 N PRESTON ST APT 2 PHILADELPHIA PA 19104		Aliases:	<i>none</i>



2			APPELLEE - PLAINTIFF - MC	CAGE, MICHAEL
Address:	5020 OGONTZ AVE PHILADELPHIA PA 19141	Aliases:	<i>none</i>	
3			JUDGE	JUDGE, SUPERVISING
Address:	656 CITY HALL PHILADELPHIA PA 19107	Aliases:	<i>none</i>	
4			JUDGE	FLETMAN, ABBE F
Address:	229A CITY HALL PHILADELPHIA PA 19107 (215)686-2636	Aliases:	<i>none</i>	

Docket Entries

Filing Date/Time	Docket Type	Filing Party	Disposition Amount	Approval/Entry Date
15-MAR-2018 04:25 PM	ACTIVE CASE			15-MAR-2018 04:26 PM
Docket Entry:	<i>none.</i>			
15-MAR-2018 04:28 PM	APPEAL FROM MUNICIPAL COURT	LOPEZ, STORM		15-MAR-2018 12:00 AM
Documents:	Click link(s) to preview/purchase the documents MCAPP_2.pdf			 Click HERE to purchase all documents related to this one docket entry
Docket Entry:	NOTICE OF APPEAL FROM DECISION RENDERED ON MARCH 15 2018.			
15-MAR-2018	MOT-PROCEED IN FORMA PAUPERIS	LOPEZ, STORM		15-MAR-2018

04:33 PM				12:00 AM
Documents:	Click link(s) to preview/purchase the documents MTIFP_3.pdf (CONFIDENTIAL)			 Click HERE to purchase all documents related to this one docket entry
Docket Entry:	32-18035132 PETITION TO PROCEED IN FORMA PAUPERIS FILED.			
15-MAR-2018 04:36 PM	MOTION ASSIGNED			15-MAR-2018 04:36 PM
Docket Entry:	32-18035132 MOT-PROCEED IN FORMA PAUPERIS ASSIGNED TO JUDGE: JUDGE, SUPERVISING . ON DATE: MARCH 15, 2018			
15-MAR-2018 04:40 PM	EMERGENCY MOTION/PET FILED	LOPEZ, STORM		15-MAR-2018 12:00 AM
Documents:	Click link(s) to preview/purchase the documents MTEMG_5.pdf			 Click HERE to purchase all documents related to this one docket entry
Docket Entry:	33-18035133 EMERGENCY MOTION TO RE-ENTER FILED.			
16-MAR-2018 04:29 PM	ORDER ENTERED/236 NOTICE GIVEN	FOX, IDEE C		16-MAR-2018 04:29 PM
Documents:	Click link(s) to preview/purchase the documents ORDER_6.pdf			 Click HERE to purchase all documents related to this one docket entry
Docket Entry:	32-18035132 IT IS ORDERED THAT: 1. PETITIONER BE PERMITTED TO PROCEED WITHOUT PAYING THE COSTS OF THIS PROCEEDING. 2. PETITIONER BE PERMITTED TO OBTAIN SERVICE OF THE PAPERS FILED WITHOUT COSTS. 3. PETITIONER BE PERMITTED TO PROCEED IN FORMA PAUPERIS AS TO ANY ADDITIONAL COSTS WHICH ACCRUE IN THE COURSE OF THIS PROCEEDING. 4. IF THERE IS A MONETARY RECOVERY BY JUDGMENT OR SETTLEMENT IN FAVOR OF THE PARTY PERMITTED TO PROCEED IN FORMA PAUPERIS, THE EXONERATED FEES AND COSTS SHALL BE TAXED AS COSTS AND PAID TO THE OFFICE OF JUDICIAL RECORDS BY THE PARTY PAYING THE MONETARY RECOVERY. 5. PETITIONER HAS A CONTINUING OBLIGATION TO INFORM THE COURT OF ANY IMPROVEMENT IN PARTY'S FINANCIAL CIRCUMSTANCES THAT WILL ENABLE THE PARTY TO PAY COSTS. 6. FILING PARTY MUST OBTAIN			

	ATTESTED COPIES OF THE ORIGINAL PLEADING FOR SERVICE. IF MORE THAN THIRTY (30) DAYS HAS EXPIRED, THE PLEADING MUST BE REINSTATED FIRST. ...BY THE COURT; FOX, J. 3-15-18		
16-MAR-2018 04:29 PM	NOTICE GIVEN UNDER RULE 236		19-MAR-2018 10:29 AM
Docket Entry:	NOTICE GIVEN ON 19-MAR-2018 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 16-MAR-2018.		
22-MAR-2018 04:28 PM	MOTION ASSIGNED		22-MAR-2018 04:28 PM
Docket Entry:	33-18035133 EMERGENCY MOTION/PET FILED ASSIGNED TO JUDGE: FLETMAN, ABBE F. ON DATE: MARCH 22, 2018		
22-MAR-2018 04:28 PM	RULE ISSUED	FLETMAN, ABBE F	22-MAR-2018 04:31 PM
Documents:	Click link(s) to preview/purchase the documents RLFIS_9.pdf		 Click HERE to purchase all documents related to this one docket entry
Docket Entry:	33-18035133 RULE RETURNABLE AT MARCH 26, 2018 AT 1:30 P.M. IN COURTROOM 426 CITY HALL, PHILADELPHIA, PA. THE DEFENDANT STORM LOPEZ SHALL SERVE A COPY OF THE MOTION AND RULE TO SHOW CAUSE UPON PLAINTIFF MICHAEL CAGE PERSONALLY, BY FACSIMILE, OR BY HAVING ANOTHER PERSON SERVE PLAINTIFF MICHAEL CAGE AT HIS ADDRESS OF RECORD, 5020 OGONTZ AVE, PHILADLEPHIA, PA 19141. ON THE DATE OF THE HEARING, DEFENDANT STORM LOPEZ MUST PROVIDE THE COURT WITH PROOF THAT SERVICE WAS MADE. THE MOTION MAY BE DISMISSED IF DEFENDANT STORM LOPEZ FAILS TO PROCVE THAT PLAINTIFF MICHAEL CAGE WAS SERVED. ...BY THE COURT: FLETMAN, J., 3/16/18.		
22-MAR-2018 04:28 PM	NOTICE GIVEN UNDER RULE 236		23-MAR-2018 09:25 AM
Docket Entry:	NOTICE GIVEN ON 23-MAR-2018 OF RULE ISSUED ENTERED ON 22-MAR-2018.		
22-MAR-2018 04:32 PM	MOTION HEARING SCHEDULED		22-MAR-2018 04:32 PM

Docket Entry:	33-18035133 MOTION HEARING SCHEDULED FOR 3/26/18 AT 1:30 P.M. IN COURTROOM 426 CITY HALL.		
24-MAR-2018 12:30 AM	NOTICE GIVEN		24-MAR-2018 12:30 AM
Docket Entry:	<i>none.</i>		
27-MAR-2018 10:35 AM	ORDER ENTERED - FINAL DISPOS	FLETMAN, ABBE F	27-MAR-2018 10:35 AM
Documents:	Click link(s) to preview/purchase the documents ORDRF_13.pdf		 Click HERE to purchase all documents related to this one docket entry
Docket Entry:	<p>33-18035133 AND NOW, THIS 26TH DAY OF MARCH, 2018, UPON CONSIDERATION OF DEFENDANT'S EMERGENCY MOTION TO RE-ENTER AND AFTER A HEARING, IT IS HEREBY ORDERED THAT THE MOTION IS GRANTED. PETITIONER LOPEZ'S APPEAL ALSO IS GRANTED. HAVING FOUND THAT RESPONDENT CAGE ILLEGALLY EVICTED MR. LOPEZ BEFORE HE OBTAINED A WRIT OF POSSESSION, AND HAVING FOUND THAT MR. LOPEZ TIMELY FILED HIS APPEAL AND ASSERTED A MERITORIOUS DEFENSE, THE JUDGMENT BELOW IS VACATED AND MR. LOPEZ IS GRANTED LEAVE TO FILE A COUNTERCLAIM CONCERNING MR. CAGE'S DISPOSAL OF MR. LOPEZ'S BELONGINGS. THIS MATTER IS REMANDED TO MUNICIPAL COURT FOR A HEARING ON THE MERITS OF THE CASE. ...BY THE COURT: FLETMAN, J., 3/27/18</p>		
27-MAR-2018 10:35 AM	NOTICE GIVEN UNDER RULE 236		28-MAR-2018 09:06 AM
Docket Entry:	NOTICE GIVEN ON 28-MAR-2018 OF ORDER ENTERED - FINAL DISPOS ENTERED ON 27-MAR-2018.		
15-NOV-2018 03:43 PM	ATTEMPTED SERVICE - NOT FOUND		19-NOV-2018 11:13 AM
Documents:	Click link(s) to preview/purchase the documents job-2734673-affidavit-5923888 michael cage non serve.pdf		 Click HERE to purchase all documents related to this one docket entry
Docket Entry:	MICHAEL CAGE NOT FOUND ON 10/18/2018.		

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