



**PHILADELPHIA MUNICIPAL COURT  
Office of the Deputy Court Administrator**

1339 Chestnut Street, 10th Floor, Philadelphia, PA 19107

215-686-2910

12/03/2013

Marsha H. Neifield, President Judge  
President Judge

Patricia R. McDermott  
Deputy Court Administrator

LIZA TANIHARA

Plaintiff(s):

Date of Judgment: 12/03/2013

Claim No: SC-13-08-23-5949

**vs.**

To: OCF REALTY, LLC  
2054 South Street  
Philadelphia, PA 19146

Defendant(s):

OCF REALTY, LLC

**NOTICE OF MONEY JUDGMENT AGAINST YOU**

On December 3rd, 2013, the court entered a judgment against you in the total amount of \$ 2,625.00. You may file an appeal from the judgment to the Court of Common Pleas of Philadelphia County within thirty (30) days of the date shown above by filing a Notice of Appeal with the Prothonotary in Room 280 of City Hall. If you file a Notice of Appeal, you will receive a Case Management Order. It includes important information about the appeal process, including the dates of a mandatory settlement conference and of trial. A true and correct copy of the Notice of Appeal and Case Management Order must be served within twenty (20) days after you file your Notice of Appeal on each party's attorney of record or, if a party is unrepresented, on the party. This may be done by first-class mail, postage prepaid.

Filing an appeal stops the opposing party from using legal means to collect the amount of the judgment from you. In addition, if an appeal is filed, the case will start over without regard to what occurred in the Philadelphia Municipal Court. The Court of Common Pleas of Philadelphia County has strict rules that must be followed during the appeal process. It is strongly recommended that you have an attorney represent you so that your case is not dismissed because of your failure to follow the rules. If you do not have an attorney or cannot afford one, there may be several options available to you. The attached sheet lists these options.

If you do not file an appeal from the judgment and you pay the full amount shown above, the opposing part(y)(ies) must have the judgment marked satisfied by signing a Praecipe within twenty (20) days to have the judgment marked satisfied. A blank Praecipe is attached. The signed and completed Praecipe must be filed with the Judgment and Petitions Unit, 1339 Chestnut Street, Room 1003, Philadelphia, PA 19107, or given to the opposing part(y)(ies) for filing.

If you pay the full amount of the judgment and the opposing part(y)(ies) refuse(s) or fail(s) to sign a Praecipe to have the judgment marked satisfied, you may file a petition to have the judgment marked satisfied by going to Judgments and Petitions Unit of the Philadelphia Municipal Court at the previously noted address. Please make sure that you bring a letter with you showing that you requested the person(s) in whose favor the judgment was granted to sign a Praecipe to have the judgment marked satisfied.

If you do not choose to file an appeal from the judgment and do not pay the full amount of the judgment, the judgment will remain against you and the opposing part(y)(ies) may use legal means to try to collect from you the amount of the judgment. Legal means may include having you provide information about your assets and seeking to have your real estate, personal property and bank accounts used to satisfy the judgment.