

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA

BOROUGH OF CHURCHILL,

CIVIL DIVISION

Plaintiff,

G.D. 19-006367

vs.

Sale No. *69 MAR 23*

NAN SHI,

Defendant(s),

DEPARTMENT OF COURT RECORDS,
COMMONWEALTH OF PENNSYLVANIA,
CURRENT OCCUPANT/TENANT,
BOROUGH OF CHURCHILL, WOODLAND
HILLS SCHOOL DISTRICT, COUNTY OF
ALLEGHENY, WILKINSBURG-PENN
JOINT, ALCOSAN, XIRUI SHI, AND LU
JINGFU,

Respondent(s).

ORDER OF COURT – FINAL

On this *23rd* day of *February*, 2023, upon consideration of Plaintiff's Petition for Rule to Show Cause Why Property Should Not Be Sold Freed and Cleared of Defendant and Respondent(s), taxes, tax claims, liens, claims, municipal claims, mortgages, ground rents, charges, and estates Pursuant to Section 31 of the Act of May 16, 1923, P.L. 207, as amended, 53 P.S. §7282 and after hearing thereon and upon certification to the Court that proper service of the Rule has been made upon all interested parties in accordance with Section 39.2 of the Act of May 16, 1923, P.L. 1923, P.L. 207, No. 153, as amended, 53 P.S. §7193.2, and upon determining that all facts asserted in Plaintiff's Petition are true, it is hereby ORDERED that the Property briefly described as follows:

Borough of Churchill, County of Allegheny, and Commonwealth of Pennsylvania described at Deed Book Volume 16974, Page 161, designated in the Deed Registry Office of Allegheny County as Block & Lot 371-S-67 and commonly known as 308 Edgewood Drive, Turtle Creek, PA 15145.

shall be exposed to Public Sale at a duly advertised future Allegheny County Sheriff's Sale and at any continuation thereof or at any other date which Plaintiff may reschedule the Sheriff's Sale of the Property, at which time and, without further advertisement, the real property shall be sold for a minimum bid of "Upset Price" as defined in 53 P.S. §7279 free and clear of all taxes, tax claims, liens, claims, municipal claims, mortgages, ground rents, charges, and estates; and the proceeds realized therefrom shall be distributed in accordance with the priority of such claims, the costs of the sale and the attorney fees and expenses being subtracted and paid first; and, the purchaser at such sale shall take, and forever thereafter have, an absolute title to the property sold freed and discharged of all such taxes, tax claims, municipal claims, liens, claims, mortgages, ground rents, charges and estates of whatsoever kind.

It is further ORDERED that the doctrine of caveat emptor applies to this sale. Purchaser buys the property freed and discharged of only those taxes, tax claims, municipal claims, liens, claims, mortgages, ground rents, charges and estates identified in Plaintiffs' Affidavit Pursuant to Pa. R.C.P. 3129.1 and as provided with proper notice of this Petition and Rule. Plaintiff(s) have made no representations or warranties to any bidder concerning the physical condition of the Property or that title to the Property is free and clear of all taxes, tax claims, municipal claims, liens, claims, mortgages, ground rents, charges and estates. Bidders are responsible for their own inspection of the Property and examination of title prior to bidding.

It is further ORDERED that upon the sale of the subject real estate, the return of the Writ on which the sale was made, and the expiration of the statutory right of redemption where no petition to set aside the Sale is pending, the Department of Court Records, is hereby directed to strike of record any and all tax claims and municipal claims levied, assessed, and filed against the Property, which were divested by Sale.

It is further ORDERED that the subject property is discharged from any unfiled tax and municipal claims, levied and assessed as of the date of the Sheriff's Sale.

It is further ORDERED that if the subject real estate is purchased by the Borough of Churchill, at the sale, any party desiring to redeem shall pay all taxes and municipal claims which have accrued and were chargeable against the property prior to the sale thereof, together with costs, charges, expenses, fees, attorney fees, penalties and interest due thereon, and also all

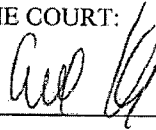
taxes and municipal claims whether filed or not, which would have accrued and become chargeable against the property had the same been purchased at the sale by a third-party other than the Borough of Churchill, in accordance with 53 P.S. § 7282.

It is further ORDERED if a Land Bank tenders a bid at a future Sheriff's Sale pursuant to 68 Pa.C.S.A. §2117(d)(3) or 68 Pa.C.S.A. §2117(d)(4) the Property shall be deemed sold to the Land Bank without any further bidding.

It is further ORDERED that any interested person, at any time prior to any Sheriff's Sale of the Property, may pay all of the costs, charges, expenses, fees, and attorney fees of this proceeding and all amounts comprising Plaintiffs' whole claim including all penalties, interest, and costs through the end of the month in which payment is recorded by Plaintiff(s) whereupon the proceeding shall at once terminate.

It is further ORDERED that all taxes and liens, municipal claims, mortgages, ground rents, charges and estate of whatsoever kind, while divested from the real estate, shall automatically attach to any proceeds of the Sheriff's Sale of the Property and be paid by the distribution by the sheriff in order of priority with all taxes and municipal claims, and all accrued but unfiled taxes and claims being paid in full first.

BY THE COURT:



J.

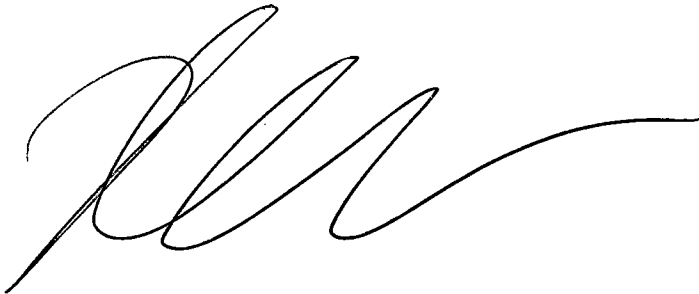
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Appendix C

Affidavit to submit the Petition for Writ of Certiorari within Time Limit

I swore that I will submit the Petition for Writ of Certiorari within Time Limit Executed
on 04/25/2023.

Sign:

A handwritten signature in black ink, consisting of several large, overlapping loops and a long horizontal stroke extending to the right.

Appendix D 6a



Shi Sophie <s.sophieshi@gmail.com>

Landlord tenant hearing

Rebecca A Costa <Rebecca.Costa@mdjs.pacourts.us>

2022年8月16日 08:47

收件人: "s.sophieshi@gmail.com" <s.sophieshi@gmail.com>

If you need to file a counter-claim for this case you can only file up to 12,000.00 at our level. Proper paperwork is at our office. Hearing will be held tomorrow at the scheduled time.

Rebecca Costa

05-2-27

~It's kind of fun to do the impossible. ~Walt Disney

Appendix D 7a

COUNTY OF



ALLEGHENY

RICH FITZGERALD
COUNTY EXECUTIVE

DATE: 01/04/2023

No. GD-19-006367

Case Name: Plaintiff Xirui Shi

vs.

Defendant Borough of Churchill

The filing has been received by this office and is being returned for the following reason(s):

Correct filing fee is \$ _____ An additional amount of \$ _____ is needed.

You can only file an answer in this case, the complaint needs to be removed from your document

Other _____

Make cashier's check, business check, or money order payable to ALLEGHENY COUNTY DEPT. OF COURT RECORDS. PERSONAL CHECKS ARE NOT ACCEPTED.

Clerk's initials: KS

RETURN THIS SHEET ALONG WITH YOUR CORRECTIONS TO:

MICHAEL MCGEEVER, DIRECTOR
DEPARTMENT OF COURT RECORDS, CIVIL/FAMILY DIVISION
CITY-COUNTY BUILDING • 414 GRANT STREET • FIRST FLOOR • PITTSBURGH, PA 15219
PHONE (412) 350-5729 • FAX (412) 350-5260 • CIVIL@ALLEGHENYCOUNTY.US