



PHILADELPHIA MUNICIPAL COURT
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA

MT-25-08-25-5532

<p>Post GoldTex LP</p> <p style="text-align: right;">Landlord(s)</p>	<p>Stephen Talley Jr. Peresa Talley</p> <p style="text-align: right;">Tenant(s)</p>
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Attorney's Disclosure

Good morning/afternoon. My name is Jacob Segal. I am an attorney representing the Landlord / Tenant (circle one). The court has requested that I read this statement to you primarily to describe my role and to provide you with information about resolving this case by coming to a written agreement without having a trial before a judge.

My role is to represent my client. It is not to help or advise you. If we are able to come to an agreement to resolve this case, my client and you will enter into a written agreement. That agreement will be binding and final. If we are unable to reach a written agreement, we will go back to a courtroom for a trial before a judge. Please remember that our discussion here is confidential and should not be mentioned if we have a trial before a judge.

I am not here to pressure you to reach an agreement. Just as you can choose to try to resolve your issues by reaching an agreement, you can also choose to have a trial before a judge. That choice is yours and yours alone.

The issues involved in resolving a landlord-tenant dispute are varied. We are here to discuss and try to resolve all issues that are important to each side. Frequent areas of discussion include money which may be due, the agreed amount, how and when it will be paid, whether the tenant will stay at the property or the agreed date on which the tenant will leave the property, any problems at the property, who will fix any problems and when those problems will be fixed, what happens if the problems are not fixed, and what is expected going forward.

If we come to an agreement, we will write the agreement on a form that a member of the court's staff will review with you. You must carefully read and understand the agreement before you sign it. If you would prefer, a member of the court's staff will read the agreement to you aloud if you make such a request. If you do not understand anything, you should ask a member of the court's staff, a supervisor or a judge to explain what you do not understand. If there is no agreement, we will return to a courtroom to have a trial before a judge.

By placing our initials below, we acknowledge that I read the above to you word for word.

Landlord(s) JS Tenant(s) JS

Attorney representing Landlord / Tenant (circle one) JS

Date: 9/16/25

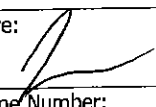
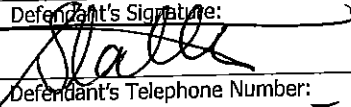
PHILADELPHIA MUNICIPAL COURT

Landlord Tenant Complaint

DATE: 9/16/2025	LT 25-08-25-5532
Plaintiff(s) Post Goldtex LP	Defendant(s) Stephen Talley Jr. Theresa Talley

Mediated Agreement

BOTH OR ALL PARTIES AGREE TO THE FOLLOWING:
① Tenants to vacate, turn in keys and leave property in broom cleaned condition by or before September 30, 2025.
② Tenants to provide written confirmation to counsel for landlord at jsegal@mpmcc.com after returning possession of the leased premises in accordance with this Agreement
③ Tenants to remain responsible for all monies due and owing as per the terms of the lease
④ Upon Tenant's completion of the above ①-③ terms, Landlord will mark this current matter as "Withdrawn without prejudice"
⑤ Per Judge Conroy, Tenant Stephen Talley Jr has the power and authority to sign for and bind Theresa Talley

Plaintiff's Signature: 	Defendant's Signature: 
Plaintiff's Telephone Number: 215 981 0999	Defendant's Telephone Number: 820-465-2457
Plaintiff's Attorney: Jacob W Segal	Defendant's Attorney:
Plaintiff's Attorney's I.D. & Telephone Number: 325726 215 981 0999	Defendant's Attorney's I.D. & Telephone Number:
Mediator—Signature	Mediator—Print Name

