

**UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF PENNSYLVANIA**

<b>IN RE</b>	:	<b>Chapter 13</b>
	:	
<b>KATHYLENE A. MARSHALL,</b>	:	
	:	
<b>DEBTOR</b>	:	<b>Bankruptcy No. 15-18921-AMC</b>
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<b>KATHYLENE A. MARSHALL,</b>	:	
	:	
<b>PLAINTIFF</b>	:	
	:	
<b>V.</b>	:	<b>Adv. Proc. No. 17-00088-AMC</b>
	:	
<b>YASIR A ABDOUN,</b>	:	
	:	
<b>DEFENDANT</b>	:	
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**ORDER**

AND NOW, this 11th day of February 2020, for the reasons stated in the accompanying Opinion, it is hereby ORDERED that:

1. Judgment is entered in favor of the defendant, Yasir Abdoun (“Abdoun”), in connection with the plaintiff, Kathylene Marshall’s (“Debtor”), avoidance claim brought under 11 U.S.C. § 548(a)(1)(B)(i)-(ii)(I).
2. Judgment is entered in favor of Abdoun in connection with the Debtor’s claim brought under 11 U.S.C. § 362(k)(1).
3. Judgment is entered in favor of Debtor in connection with her claims brought under 73 P.S. § 201-9.2 in the total amount of \$300, which includes:
  - a. actual damages in the amount of \$200 pursuant to 73 P.S. § 201-9.2 and,
  - b. one-and-half times the amount of actual damages sustained pursuant to 73 P.S. § 201-9.2.

4. The above listed damages shall be applied to reduce Abdoun's claim, Claim Number 5.
5. Abdoun's claim, Claim Number 5, is reduced to \$28,700 and is properly classified as a wholly secured, nonpriority claim.
6. The amount necessary for the Debtor to redeem the property located at 715 Cobbs Creek Parkway, Philadelphia, PA ("Property") is \$28,700.
7. The Debtor is entitled to exclusive possession of the Property.
8. Abdoun is not entitled to collect rent from the Debtor and is hereby enjoined from attempting to collect rent or otherwise evict or eject the Debtor from the Property.
9. The Court shall award reasonable attorneys' fees and costs attributable to remedying Abdoun's violations of 73 P.S. § 201-9.2 in an amount to be determined, if not otherwise agreed to by the parties, upon motion filed by the Debtor with an opportunity for Abdoun to object.



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Honorable Ashely M. Chan  
United States Bankruptcy Judge