



RETURN TO: Stephen M. Hladik, Esquire  
298 Wissahickon Avenue  
North Wales, PA 19454

SL  
UPI# 34-1-10.3

**SHERIFF DEED**

*Know by all Men by these Presents*

**THAT I,** Carolyn B. Welsh, Sheriff of the County of Chester, in the Commonwealth of Pennsylvania, for and in consideration of the sum of

One Dollar (\$1.00)

to me in hand paid, **DO** hereby grant and convey to

REO Acquisition LLC Its Successors and/or Assigns

**LEGAL DESCRIPTION ATTACHED HERETO**



TO THE SHERIFF OF CHESTER COUNTY:

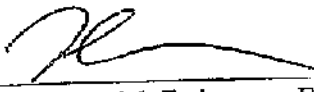
As the Attorney for the Plaintiff, in the matter of REO Asset Acquisition, LLC, Plaintiff, v. Charles B. Orlando, Barbara L. Orlando, Defendants, I submit the following information with the request that is used, verbatim, FOR ADVERTISEMENT PURPOSES IN THE CHESTER COUNTY NEWSPAPER AND SUCH OTHER NEWSPAPER OR NEWSPAPERS AS REQUIRED BY LAW.

HLADIK, ONORATO & FEDERMAN, LLP

Date:

6/30/18

By:

- 
- Thomas M. Federman, Esq., ID No. 64068
  - Stephen M. Hladik, Esq., ID No. 066287
  - Jordan David, Esq., ID No. 311968
  - Pamela Cunningham, Esq. ID No. 312388  
Counsel for Plaintiff

**SHERIFF'S SALE**

By virtue of a Writ of Execution No. 12-05157 issued out of the Court of Common Pleas of Chester, PA, to me directed will be sold at Public Sale on  
Thursday - October 15, 2015

at 11:00 AM, prevailing time, at The Justice Center, Chester County Courthouse, High & Market Streets, West Chester, PA 19380, said County the following described Real Estate:

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in the Township of West Pikeland, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Property of Historic Yellow Springs made by Yerkes Associates, Inc., Surveyors, dated November 30, 1978 and last revised February 9, 1979, as follows to wit:

**PREMISES "A":**

BEGINNING at a point on the title line in the bed of Art School Road, a point a corner of Lot #7 on said Plan; thence extending along the title line in the bed of Art School Road North 84 degrees 16 minutes 00 seconds West 64.13 feet to a point a corner of Lot #5 on said Plan; thence leaving the said Art School Road and extending along the said Lot #5 North 04 degrees 53 minutes 00 seconds East crossing two water pipes 295.92 feet to a point; thence extending South 85 degrees 07 minutes 00 seconds East 64.13 feet to a point a corner of the said Lot #7; thence extending along Lot #7 South 04 degrees 53 minutes 00 seconds West recrossing the said water pipes and partly passing through the party wall between this premises and the premises adjoining to the East 296.87 feet to the first mentioned point and place of beginning.

BEING Lot #6 on said Plan.

**PREMISES "B":**

BEGINNING at a point on the title line in the bed of Art School Road, a point a corner of Lot #8 on said Plan; thence extending along the title line in the bed of Art School Road North 84 degrees 16 minutes 00 West 75.01 feet to point a corner of Lot #6 on said Plan; thence leaving the said Art School Road and extending along the said Lot #6 North 04 degrees 53 minutes 00 seconds East



partly passing through the party wall between the premises and the premises adjoining to the West and crossing two water pipes 296.87 feet to a point; thence extending South 85 degrees 07 minutes 00 seconds East 75.00 feet to a point in line of the said Lot# 8; thence extending along Lot #8 South 04 degrees 53 minutes 00 seconds West recrossing the said water pipe 297.98 feet to the first mentioned point and place of beginning.

BEING Lot #7 on said Plan.

CONTAINING 24,182.00 square feet, more or less

BLR No. 34-1-1.3

**BLR: 34-1-10.3**

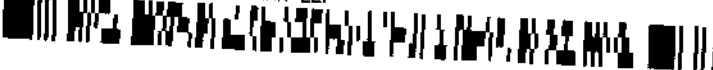
BEING the same premises that 1657 Art School Road Associates, LLC, by Deed dated 5/10/2007 and recorded 6/14/2007 in the County of Chester (in Book 7186 Page 2056) (as Document No. 10762806) granted and conveyed unto Charles B. Orlando and Barbara L. Orlando, husband and wife, their heirs and assigns, in fee.

LOCATION OF PROPERTY: 1657 Art School Road, Chester Springs, PA 19425

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Charles B. Orlando, Barbara L. Orlando

REAL DEBT: \$764,116.19



The same having been sold by me to the said grantee on the 15<sup>th</sup> day of February  
Anno Domini two thousand and seventeen after due advertisement according to the  
law, under and by virtue of a Writ of Execution issued on the 2<sup>nd</sup> day of July  
Anno Domini two thousand and fifteen out of the Court of Common Pleas, Chester County,  
Pennsylvania, as of Term two thousand twelve Number 05157 at the suit of

REO ASSET ACQUISITION, LLC

vs.

CHARLES B. ORLANDO  
BARBARA L. ORLANDO

IN WITNESS WHEREOF, I have hereto affixed my signature, this 27<sup>th</sup> day of  
September Anno Domini two thousand and seventeen

SEALED AND DELIVERED  
in the presence of us:

Nicole E. Barron

Carolyn B. Welsh  
Carolyn B. Welsh, Sheriff of Chester County



COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF CHESTER :

On this 27 day of Sept., two thousand and seventeen (2017), personally appeared Carolyn B. Welsh, Sheriff of the County of Chester, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/it executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

*Janet E. Isom Esq.*  
Prothonotary

No. 12-05157

**Deed = Poll**

Carolyn B. Welsh, Sheriff

TO

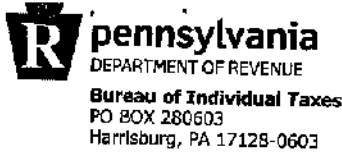
REO Acquisition LLC Its Successors and/or Assigns

The address of the Grantee is:

c/o FCN Lender Services, Inc.  
P.O. Box 27370  
Anaheim, CA 27370

*Nicole E. Barron*





# REALTY TRANSFER TAX STATEMENT OF VALUE

### RECORDER'S USE ONLY

State Tax Paid	
Book Number	9624
Page Number	736
Date Recorded	9-29-17

See reverse for instructions.

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

### A. CORRESPONDENT - All inquiries may be directed to the following person:

Name: **Stephen M. Hladik, Esquire** Telephone Number: **(215) 855-9521**

Mailing Address: **298 Wissahickon Avenue** City: **North Wales** State: **PA** ZIP Code: **19454**

### B. TRANSFER DATA

Date of Acceptance of Document: **02 / 16 / 2017**

Grantor(s)/Lessor(s) <b>Chester County Sheriff</b>	Telephone Number: <b>(610) 344-6850</b>	Grantee(s)/Lessee(s) <b>REO Acquisition LLC*</b>	Telephone Number: <b>(215) 855-9521</b>
Mailing Address: <b>201 W. Market Street, Suite 1201</b>		Mailing Address: <b>c/o FCI Lender Services, Inc. PO Box 27370</b>	
City: <b>West Chester</b>	State: <b>PA</b> ZIP Code: <b>19380</b>	City: <b>Anaheim</b>	State: <b>CA</b> ZIP Code: <b>27370</b>

### C. REAL ESTATE LOCATION

Street Address: **1657 Art School Road** City, Township, Borough: **Chester Springs**

County: **Chester** School District: **Downington Area** Tax Parcel Number: **34-1-10.3**

### D. VALUATION DATA

Was transaction part of an assignment or relocation?  Y  N

1. Actual Cash Consideration <b>1.00</b>	2. Other Consideration <b>+0.00</b>	3. Total Consideration <b>= 1.00</b>
4. County Assessed Value <b>387,720.00</b>	5. Common Level Ratio Factor <b>x 1.89</b>	6. Computed Value <b>= 732,790.80</b>

### E. EXEMPTION DATA - Refer to Instructions for exemption status.

1a. Amount of Exemption Claimed <b>\$ 732,790.80</b>	1b. Percentage of Grantor's Interest in Real Estate <b>100.00 %</b>	1c. Percentage of Grantor's Interest Conveyed <b>100.00 %</b>
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- 2. Check Appropriate Box Below for Exemption Claimed.**
- Will or intestate succession. (Name of Decedent: \_\_\_\_\_ (Estate File Number): \_\_\_\_\_)
  - Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
  - Transfer from a trust. Date of transfer into the trust: \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
  - Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
  - Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
  - Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
  - Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
  - Statutory corporate consolidation, merger or division. (Attach copy of articles.)
  - Other (Please explain exemption claimed.) \_\_\_\_\_ \* its successors and/or assigns

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party: \_\_\_\_\_ Date: **08/10/17**

ATTACH REQUESTED DOCUMENTATION MAY RESULT D.