Plaintiff

Vs. _____ Civil _____

Defendant

Certification pursuant to Act 32 of 2018
Expedited Sale Fee

The undersigned, counsel for Plaintiff, hereby certifies as follows in support of Plaintiff's request for an expedited sale of real property which is the subject of the above captioned matter.

1. Pursuant to Act 32 of 2018, Plaintiff obtained an Order or final determination from the municipality that deems the property vacant and/or abandoned and for substituted service. See Exhibit 1.

2. Pursuant to Act 32, Plaintiff requests that the Sheriff conduct a Sheriff sale as to the property located at _____("Property") and has deposited the required expedited sale fee of $500.00 together with Plaintiff's deposit, writ of execution and other documents required to set a Sheriff's sale.

3. Plaintiff waives strict compliance with the sixty (60) day sale requirement of Act 32 so long as a sale of the property is scheduled on or before a regularly scheduled Sheriff sale of this county within ninety (90) days of the filing of the writ of execution.

4. The Sheriff shall retain and earn the expedited sale fee of $500.00 upon receipt of the funds and no refund shall be due so long as the sale is not postponed by the Sheriff, absent extraordinary circumstances and the Sheriff deed is prepared and recorded within sixty (60) days following the date the Plaintiff makes settlement with the Sheriff and provides the documents and funds required for settlement.

5. If a bankruptcy is filed and the sale is stayed, postponed or continued or the Defendant obtains a court order to postpone, stay or continue the sale, the Plaintiff shall direct the Sheriff as to the Sheriff's sale and such direction shall not constitute action by the Sheriff to delay the sale. In these events, the Sheriff shall retain the right to the expedited sale fee of $500.00.

6. In the event that the property is sold to a third party at the Sheriff's sale, Plaintiff waives strict compliance with Act 32 of 2018 as it pertains to recordation of the Sheriff's deed and distribution of funds within thirty (30) days of the sale so long as the distribution of funds to Plaintiff and recordation of the Sheriff's deed to the third party is completed within sixty (60) days of the Sheriff's sale.

Date:_____ By:_____