

**RECEIVER'S SALE**  
**UNITED STATES DISTRICT**  
**COURT**  
**FOR THE WESTERN**  
**DISTRICT OF**  
**PENNSYLVANIA**  
**DOCKET NUMBER**  
**2:23-cv-01862-CCW (the**  
**Action)**

U.S. Bank National Association, as Trustee for J.P. Morgan Chase Commercial Mortgage Securities Trust 2013-C16, Commercial Mortgage Pass-Through Certificates Series 2013-C16 is the plaintiff (the **Plaintiff**) in the Action and 121 Champion, LLC is the defendant (the **Defendant**) in the Action.

Execution for Sale of Premises and Other Things  
Dinsmore & Shohl LLP  
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Attorneys for the Plaintiff

By virtue of that certain Consent Judgment for Mortgage Foreclosure and Sale (the **Judgment and Sale Order**) entered on January 22, 2024 in favor of Plaintiff and against Defendant, and that certain Order Appointing Receiver entered on December 13, 2023, TriGild VL, LLC, the Court-appointed Receiver (the **Receiver**) in the Action, shall conduct a foreclosure sale (the **Sale**) by public venue, pursuant to 28 U.S.C. §§ 2001, et seq. **The Sale will take place on SEPTEMBER 24, 2024 (the Sale Date) at 11:00 A.M., prevailing time, in the lobby of the building located at 121 Champion Way, Cecil Township, Washington County, PA. The premises (the Mortgaged Premises) being sold are located at 121 Champion Way, Cecil Township, Washington County, PA, Parcel 140-010-00-00-0008051, as more fully described in Exhibit D to the Complaint in Mortgage Foreclosure (the Complaint) filed in the Action. The property being sold (together with the Mortgaged Premises, the "Mortgaged Property") consists of the interests, rights, and property more fully described in the Open-End Mortgage and Security Agreement attached as Exhibit C to the Complaint.** The Receiver shall sell the Mortgaged Property to the highest bidder at the Sale. Funds held by the Plaintiff and/or by the Receiver are not included in the Mortgaged Property. The above concise description of the Mortgaged Premises does not constitute a legal description of the real estate. A full legal description can be found at the offices of Dinsmore & Shohl LLP, or by reviewing Exhibit D to the Complaint together with Exhibit C to the Complaint. Depending upon the nature and amount of the successful bid, surplus money may be generated from the Sale. Claims must be filed at the offices of Dinsmore & Shohl LLP, Attention: Richard A. O'Halloran, Esq., 850 Cassatt Road, 100 Berwyn Park, Suite 110, Berwyn, PA 19312, 610.408.6035/610.505.1956; richard.ohalloran@dinsmore.com before the Sale Date. A Schedule of Distribution will be filed with the Court by the Receiver no later than thirty (30) days from the date of the passing of the deed to the Mortgaged Premises to the successful bidder. Funds, if any, shall be distributed not more than thirty (30) days following the posting of the Schedule of Distribution. If Plaintiff is the successful bidder, no Schedule of Distribution will be filed, as Plaintiff will not be required to make a cash bid, but rather will be permitted to credit bid against its Judgment. Any sums in the Receiver's estate as of the date of passing of title following the foreclosure sale shall, after payment of all costs associated with the receivership, be the property of Plaintiff. The amount due to Plaintiff, as of January 22, 2024, was \$8,993,852.45. Continuing interest and costs thereafter have increased the amount due Plaintiff. Receiver makes no representations or warranties (expressed or implied) as to the existence or validity of any liens and/or encumbrances on the Mortgaged Property which is the subject matter of this Sale. Lienholders and/or claimants are hereby notified that liens and claims relating to the Mortgaged Property will be divested as a result of the Sale if any such lienholders and/or claimants are not the successful bidder at the Sale. Twenty percent (20%) of the amount bid will be required as a non-refundable deposit at time of Sale, in cash or Certified Check payable to and to be held by the Receiver, balance to be paid by wire, cash, or Certified Check not later than thirty (30) calendar days following the date of the Sale. Plaintiff may tender a credit bid and Plaintiff will not be required to post a deposit or tender cash on any credit bid it makes. The Sale may also be subject to additional terms and conditions which may be announced on the date of the Sale. Receiver hereby reserves the right to adjourn this Sale from time to time on its own initiative or at the request of Plaintiff. Any adjournment or adjournments will be announced on the Sale date or adjourned Sale date, without the need for new advertising. For questions, contact Richard A. O'Halloran, Esq. at 610.408.6020 or 610.505.1956 or richard.ohalloran@dinsmore.com or Nicholas J. Godfrey, Esq. at 412.288.5861 or nicholas.godfrey@dinsmore.com.