

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Naikins Star Mott vs Pillan Reedy

NO. 188-14 ED NO. 1403-14 JD

DATE/TIME OF SALE: MAY 13, 2015 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 1757.87

POUNDAGE -- 2% OF BID \$ 35.16

TRANSFER TAX -- 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

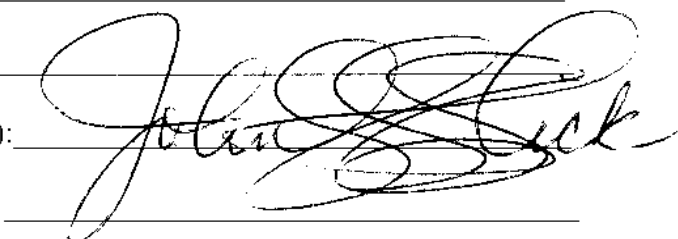
TOTAL AMOUNT NEEDED TO PURCHASE \$ 1792.98

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S):



TOTAL DUE: \$ 1792.98

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 442.98

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
NATIONSTAR MORTGAGE LLC

vs.

Defendant
PILIEN REEDY
PI LIEN REEDY
OCCUPANTS

Attorney for the Plaintiff:
SHAPIRO & DENARDO
3600 HORIZON DRIVE
SUITE 150
KING OF PRUSSIA, PA 19406

Sheriff's Sale Date: Wednesday, May 13, 2015

Writ of Execution No. : 2014CV1403

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 434 EAST 3RD STREET, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$955.32
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$150.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$110.00

Total Sheriff Costs \$1,690.82

Distribution Costs

Recording Fees \$67.00

Total Distribution Costs \$67.00

Grand Total: \$1,757.82

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

(c) County of Columbia Sheriff's Association, Inc.

SHAPIRO & DeNARDO, LLC

ATTORNEYS AT LAW
A PENNSYLVANIA LIMITED LIABILITY COMPANY

Pennsylvania Office

3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

Tel: (610) 278-6800 Fax: (610) 278-9980

New Jersey Office

14000 Commerce Parkway, Suite B
Mount Laurel, NJ 08054

Tel: (856) 793-3080 Fax: (847) 627-8809

GERALD M. SHAPIRO +++
DAVID S. KREISMAN ***
CHRISTOPHER A. DeNARDO *

PA Attorneys

BRADLEY J. OSBORNE +
LEEANE O. HUGGINS *
SARAH K. McCAFFERY +
KRISTEN D. LITTLE +
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NJ Attorneys

CHANDRA M. ARKEMA +
Managing Partner - NJ
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KATHLEEN M. MAGOON **

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+++ Licensed in Illinois and Florida

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*** Licensed in Illinois Only

May 13, 2015
Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

RE: Nationstar Mortgage LLC vs. Pilien Reedy a/k/a Pi Lien Reedy
Docket No.: 2014-CV-1403
Property Address: 434 East 3rd Street, Bloomsburg, PA 17815
S&D File No.: 14-046348

Dear Columbia County Sheriff:

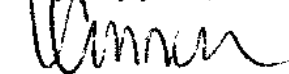
In reference to the above captioned matter, please prepare a deed to the following entity:
Federal National Mortgage Association
8950 Cypress Waters Blvd, Coppell, TX 75019

Enclosed is our check payable to the Sheriff of Columbia County in the amount of \$442.98 in payment of monies owed to settle.

Please forward the executed deed along with the enclosed package to the recorder of deeds office for recording. Please call me the day this deed goes for recording. WE WILL NEED THE RECORDING INFORMATION ON THIS AS SOON AS POSSIBLE.

Thank you for your prompt attention to this matter.

Very truly yours,



Laura Connor
Paralegal

Enclosures

SHAPIRO & DeNARDO, LLC

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* Licensed in Pennsylvania Only

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May 13, 2015

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815
ATTN: Columbia County Sheriff

RE: Nationstar Mortgage LLC vs. Pilien Reedy a/k/a Pi Lien Reedy
Docket No.: 2014-CV-1403
Property Address: 434 East 3rd Street, Bloomsburg, PA 17815
S&D File No.: 14-046348

Dear Columbia County Sheriff:

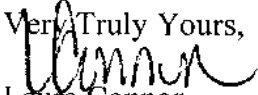
As you are aware, this office represents the Plaintiff, Nationstar Mortgage LLC, with respect to the Mortgage Foreclosure action against Pilien Reedy.

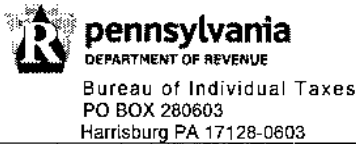
This letter will serve as authorization for you to ASSIGN the Plaintiff's successful bid at the COLUMBIA County Sheriff's Sale, held on May 13, 2015, to Federal National Mortgage Association.

Please prepare a Sheriff's Deed naming the Grantee to the subject property as Federal National Mortgage Association.

Please forward the Deed along with the enclosed package to the Recorder of Deeds Office to be recorded. **Please call us the day the Deed goes for recording. *WE WILL NEED THE RECORDING INFORMATION AS SOON AS POSSIBLE.**

As always, please feel free to contact me if you have any questions regarding this matter.

Very Truly Yours,

Laura Connor
Paralegal



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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. 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: SHAPIRO & DeNARDO, LLC

Telephone Number: (610)278-6800

Mailing Address:

3600 Horizon Drive, Suite 150

City:

King of Prussia

State:

PA

Zip Code:

19406

B. TRANSFER DATA

Date of Acceptance of Document 5/13 /2015

Grantor(s)/Lessor(s)

Columbia County Sheriff's Office

Telephone Number:

570-389-5622

Grantee(s)/Lessee(s)

Federal National Mortgage Association

Telephone Number

888-480-2432

Mailing Address

35 West Main Street

Mailing Address

8950 Cypress Waters Blvd

City

Bloomsburg

State

PA

Zip Code

17815

City

Coppell

State

Texas

Zip Code

75019

C. REAL ESTATE LOCATION

Street Address

434 East 3rd Street

City, Township, Borough

Town of Bloomsburg

County

Columbia

School District

Bloomsburg Area

Tax Parcel Number

05E-03-384

D. VALUATION DATA – WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? Y N

1. Actual Cash Consideration

\$1,792.98

2. Other Consideration

+ 0.00

3. Total Consideration

= \$1,792.98

4. County Assessed Value

\$40,516.00

5. Common Level Ratio Factor

x 3.61

6. Fair Market Value

= \$146,262.76

E. EXEMPTION DATA

1a. Amount of Exemption Claimed

\$146,262.76

1b. Percentage of Grantor's Interest in Real Estate

100%

1c. Percentage of Grantor's Interest Conveyed

100%

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.) Property transferred through a mortgage foreclosure action by Sheriff Sale held May 13, 2015 in satisfaction of judgment entered on Docket Number: 2014-CV-1403.

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

Laura Connor

Date

5/13/2015

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

Shapiro & DeNardo, LLC
General Business Account
3600 Horizon Drive, Suite 150
King Of Prussia, PA 19406
(610) 278-6800

MB Financial Bank 14-046348, REEDY, PIL
CHICAGO, ILLINOIS 60602
2-173-710

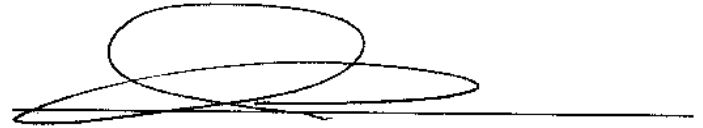
14033951

DATE	5/13/2015
AMOUNT	***442.98

PAY Four Hundred Forty-Two and 98/100*****

VOID AFTER 90 DAYS

TO THE SHERIFF OF COLUMBIA COUNTY
ORDER P.O. BOX 380
OF BLOOMSBURG, PA 17815



⑈ 14033951 ⑈ ⑆ 071001737⑆ 69385258 ⑈

SHERIFF'S SALE COST SHEET

NO. _____ ED NO. _____ VS. Reedy
 _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>42.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>6.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>385.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>955.32</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1180.32</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>67.00</u>	
TOTAL *****		\$ <u>77.00</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY	20	\$ _____	
SCHOOL. DIST.	20	\$ _____	
DELINQUENT	20	\$ <u>5.00</u>	
TOTAL *****			\$ <u>5.00</u>

MUNICIPAL FEES DUE:

SEWER	20	\$ _____	
WATER	20	\$ _____	
TOTAL *****			\$ <u>-0-</u>

SURCHARGE FEE (DSTE)		\$ <u>110.00</u>	
MISC.		\$ _____	
TOTAL *****			\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1757.82

SHAPIRO & DeNARDO, LLC

ATTORNEYS AT LAW

A PENNSYLVANIA LIMITED LIABILITY COMPANY

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April 17, 2015

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

RE: Nationstar Mortgage LLC vs. Pilien Reedy a/k/a Pi Lien Reedy
Docket No.: 2014-CV-1403
Property Address: 434 East 3rd Street, Bloomsburg, PA 17815
S&D File No.: 14-046348

Dear Sir/Madam:

Enclosed please find an Affidavit of Service of the Notice of Sale upon Pilien Reedy a/k/a Pi Lien Reedy.

Thank you very much for your time in this matter. If you have any questions or concerns, please do not hesitate to call.

Very truly yours,

SHAPIRO & DeNARDO, LLC



Meghan Williams
Legal Assistant

Enclosures



235 SOUTH 13TH STREET
 PHILADELPHIA, PA 19107
 PHONE: (215) 546-7400
 FAX: (215) 985-0169



Nationstar Mortgage LLC : COURT Court of Common Pleas of Pennsylvania
 -vs- : COUNTY Columbia County
 Pilien Reedy AKA Pi Lien Reedy : CASE NUMBER 2014-CV-1403

AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA:
 COUNTY OF PHILADELPHIA:

B&R Control # CS125208 - 1
 Reference Number 14-046348

SERVICE INFORMATION

On 30 day of March, 2015 we received the
 Notice of Sheriff Sale / Posting Order
 for service upon Pilien Reedy AKA Pi Lien Reedy
 at 434 East 3rd Street Bloomsburg, PA 17815

*** Special Instructions ***
 POST property per court order.

Served Date 4/13/2015 Time 11:08 AM Accepted By: Posteal

In the manner described below.

Personally served.

Adult family member. Relationship is _____

Adult in charge of residence who refused to give name and/or relationship. _____

Manager/Clerk of place of residence lodging _____

Agent or person in charge of office or usual place of business _____

Other the document was posted to the premises

Description of Person	Age	Height	Weight	Race	Sex
Other					

Not Served Date _____ Time _____

Not Served Information

Moved : Unknown : No Answer : Vacant : Other _____

The Process Server, being duly sworn,
 deposes and says that the facts set forth
 herein are true and correct to the best of their
 knowledge, information and belief.

Process Server/Sheriff _____



Sworn to and subscribed before me this

13th day of April 2015
 [Signature]
 Notary Public

Law Firm Phone (610)278-6800 Fo
 Bradley J Osborne, Esquire
 Shapiro and DeNardo LLC
 3600 Horizon Drive
 Suite 150
 King of Prussia, PA 19406

ServeBy Date 4/13/2015

Filed Date

Sale 5/13/2015

ORIGINAL

089MRO

SHAPIRO & DeNARDO, LLC

ATTORNEYS AT LAW

A PENNSYLVANIA LIMITED LIABILITY COMPANY

Pennsylvania Office

3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

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PA Attorneys

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April 16, 2015

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

RE: Nationstar Mortgage LLC vs. Pilien Reedy a/k/a Pi Lien Reedy
Docket No.: 2014-CV-1403
Property Address: 434 East 3rd Street, Bloomsburg, PA 17815
S&D File No.: 14-046348

Dear Sir/Madam:

Enclosed please find an Affidavit of Service of Publication.

Thank you very much for your time in this matter. If you have any questions or concerns, please do not hesitate to call.

Very truly yours,

SHAPIRO & DeNARDO, LLC



Meghan Williams
Legal Assistant

Enclosures

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
BRADLEY J. OSBORNE, PA I.D. NO. 312169
LEEANE O. HUGGINS, PA I.D. NO. 85144
SARAH K. McCAFFERY, PA I.D. NO. 311728
KRISTEN D. LITTLE, PA I.D. NO. 79992
KATHERINE M. WOLF, PA I.D. NO. 314307
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 14-046348

Nationstar Mortgage LLC
PLAINTIFF

VS.

Pilien Reedy a/k/a Pi Lien Reedy
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO: 2014-CV-1403

AFFIDAVIT OF SERVICE

I, Meghan Williams, the undersigned, being duly sworn according to law, hereby depose and say that on the 3rd day of April, 2015, pursuant to the Order of Court, attached as Exhibit "A." I served a true and correct copy of Notice of Sale in the above-captioned matter to the Defendant(s) listed below at the address provided by publication in a legal publication designated by the court for the publication of legal notices and in one newspaper of general circulation within Columbia County. Proof of said publications are attached as Exhibit "B."

Pilien Reedy a/k/a Pi Lien Reedy, 7616 Savannah Street, Apt T1, Falls Church, VA 22043

SHAPIRO & DeNARDO, LLC

BY: 

Meghan Williams,
Legal Assistant to
Attorney for Plaintiff

I hereby verify that the statements made herein are true and correct to the best of my knowledge, information and belief and that this Affidavit of Service is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

Nationstar Mortgage LLC
PLAINTIFF

NO: 2014-CV-1403

VS.

Pilien Reedy a/k/a Pi Lien Reedy
DEFENDANT

ORDER

FILED
PROTHONOTARY
2015 MAR 19 PM 3:15
CLERK OF COMMON PLEAS
COURTY OF COLUMBIA COUNTY

AND NOW, this 19th day of March, 2015, upon consideration of Plaintiff's Motion for Service Pursuant to Court Order, Affidavit of Good Faith Investigation and Memorandum of Law in support thereof, and any response thereto, it is hereby

ORDERED AND DECREED that Plaintiff may serve the Notice of Sale on Defendant, Pilien Reedy a/k/a Pi Lien Reedy, by (1) sending true and correct copies thereof by simultaneous certified and regular mail to the last known address located at 7616 Savannah Street, Apt T1, Falls Church, VA 22043; and (2) posting a true and correct copy thereof on the mortgaged property located at 434 East 3rd Street, Bloomsburg, PA 17815 by the Process Server or any competent adult, and publication per PA RCP 430(b)(1).

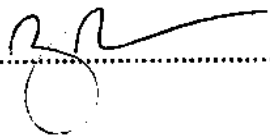
Service of the aforementioned mailings is effective upon the date of mailing and is to be effectuated by Plaintiff's attorney, who will file with the Prothonotary's Office a Certificate of Service as to such mailings

BY THE COURT:

1/ Mary E. Untch
J.

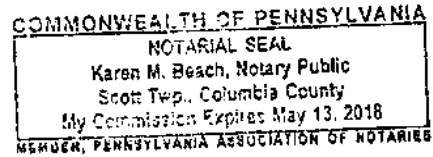
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice April 1, 2015 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....


Sworn and subscribed to before me this 1st day of April 2015

.....
Karen M. Beach
(Notary Public)



And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION LAW
NO. 2014-LV-1403

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

Nationstar Mortgage LLC, Plaintiff vs. Plien Reedy a/k/a P Lien Reedy, Defendant
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Plien Reedy a/k/a P Lien Reedy, Defendant, whose last known address is 434 East
3rd Street, Bloomsburg, PA 17815

Your house (real estate) at 434 East 3rd Street Bloomsburg, PA 17815, 05E-03-384, is
scheduled to be sold at Sheriff's Sale on May 13, 2015, at 9:00 AM, at Columbia County
Sheriff's Office, 36 W. Main St., Bloomsburg, PA 17815, to enforce the court judgment
of \$ 118,908.04, obtained by Nationstar Mortgage LLC (the mortgagee) against you.
NOTICE OF OWNERS RIGHTS - YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE
- To prevent this Sheriff's Sale you must take immediate action: 1. The sale will be can-
celled if you pay back to Nationstar Mortgage LLC, the amount of the judgment plus
costs or the back payments, late charges, costs, and reasonable attorneys fees due. To
find out how much you must pay, you may call 610-278-6800. 2. You may be able to
stop the sale by filing a petition asking the Court to strike or open the judgment, if the
judgment was improperly entered. You may also ask the Court to postpone the sale for
good cause. 3. You may be able to stop the sale through other legal proceedings. 4. You
may need an attorney to assert your rights. The sooner you contact one, the more
chance you will have of stopping the sale. (See notice below on how to obtain an attor-
ney) - **YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER
RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE** - 5. If the Sheriff's Sale is not
stopped, your property will be sold to the highest bidder. You may find out the price bid
by calling 610-278-6800. 6. You may be able to petition the Court to set aside the sale if
the bid price was grossly inadequate compared to the value of your property. 7. The sale
will go through only if the buyer pays the Sheriff the full amount due in the sale. To find
out if this has happened you may call 570-380-5622. 8. If the amount due from the
buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale
never happened. 9. You have a right to remain in the property until the full amount due
is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may
bring legal proceedings to evict you. 10. You may be entitled to a share of the money
which was paid for your house. A schedule of distribution of the money bid for your
house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This sched-
ule will state who will be receiving the money. The money will be paid out in accordance
with this schedule unless exceptions (reasons why the proposed distribution is wrong)
are filed with the Sheriff within ten (10) days after the date of filing of said schedule. 11.
You may also have other rights and defenses or ways of getting your house back, if you
act immediately after the sale. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT
ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE GO TO OR TELE-
PHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL
HELP.** Columbia County Lawyer Referral Service, North Penn Legal Services, 168 E. 5th
St., Bloomsburg, PA 17815, 570-784-8700. PURSUANT TO THE FAIR DEBT COLLEC-
TION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A
DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION
OBTAINED WILL BE USED FOR THAT PURPOSE. CHRISTOPHER A. DONARDO,
BRADLEY J. OSBORNE, LEEANNE C. HUGGINS, SARAH K. MCCAFFERY, KRISTEN D. LIT-
TLE & KATHERINE M. WOLF, Attys. for Plaintiff, SHAPIRO & DONARDO, LLC, 3000
HORIZON DR., STE. 150, KING OF PRUSSIA, PA 19406, 610-278-0800.

Personally appeared before me, the subscriber,
L.F.Machesic, Controller
of the DAILY ITEM PUBLISHING CO., publishers of THE DAILY ITEM, a
newspaper of general circulation in Union, Northumberland, Snyder and
Montour Counties, the paper in which publication has been directed, who
being duly sworn according to law, doth depose and say that said
newspaper was established April 15, 1970, and has its place of business
at Second & Market Sts., in the city of Sunbury, County of
Northumberland, and Commonwealth of Pennsylvania, and that, the
Notice, of which the attached is a copy was published in THE DAILY
ITEM in the City of Sunbury, County of Northumberland and State of
Pennsylvania on the

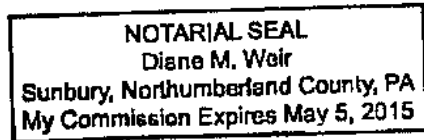
3rd day of April 2015

that affiant is not interested in the subject matter of the foregoing notice
of advertising, and avers that all of the allegations of the statement as to
the time, place and character of the publication are true.

L.F. Machesic

Sworn to and subscribed before me
This 3rd day of April A.D. 2015

Diane M. Weir



NOTICE

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION LAW - NO. 2014-CV-1493
NOTICE OF ACTION IN MORTGAGE FORECLOSURE
Nationstar Mortgage LLC, Plaintiff vs. Plien Reedy a/k/a Pl Lien Reedy,
Defendant

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Plien Reedy a/k/a Pl Lien Reedy, Defendant, whose last known address is 434 East 3rd Street, Bloomsburg, PA 17815.

Your house (real estate) at 434 East 3rd Street, Bloomsburg, PA 17815, 05E-03-384, is scheduled to be sold at Sheriff's Sale on May 13, 2015, at 9:00 AM, at Columbia County Sheriff's Office, 95 W. Main St., Bloomsburg, PA 17815, to enforce the court judgment of \$116,905.04, obtained Nationstar Mortgage LLC (the mortgage) against you. **NOTICE OF OWNER'S RIGHTS - YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE -** To prevent this Sheriff's Sale you must take immediate action: 1. The sale will be cancelled if you pay back to Nationstar Mortgage LLC, the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call 610-278-8800. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment; if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.) **- YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE -** 5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 610-278-8800. 6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 670-369-5622. 8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff's Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. 11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.** Columbia County Lawyer Referral Service, North Penn Legal Services, 168 E. 5th St., Bloomsburg, PA 17815, 570-784-8780. **PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.** CHRISTOPHER A. DeNARDO, BRADLEY J. OSBORNE, LEEANNE O. HUGGINS, SARAH K. McCAFFERY, KRISTEN D. LITTLE & KATHERINE M. WOLF, Attys. for Plaintiff, SHAPIRO & DeNARDO, LLC, 3500 HORIZON DR., STE. 150, KING OF PRUSSIA, PA 19406 610-278-8800
Dt: April 3, 2015

SHAPIRO & DeNARDO,
LLC

ATTORNEYS AT LAW

A PENNSYLVANIA LIMITED LIABILITY COMPANY

Pennsylvania Office

3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

Tel: (610) 278-6800 Fax: (610) 278-
9980

New Jersey Office

14000 Commerce Parkway, Suite B
Mount Laurel, NJ 08054

Tel: (856) 793-3080 Fax: (847) 627-
8809

GERALD M. SHAPIRO +++
DAVID S. KREISMAN ***
CHRISTOPHER A.
DeNARDO *

PA Attorneys
BRADLEY J. OSBORNE
+
LEEANE O. HUGGINS *
SARAH K. McCAFFERY
+
KRISTEN D. LITTLE +
KATHERINE M. WOLF
+

NJ Attorneys
CHANDRA M. ARKEMA +
Managing Partner - NJ
STEPHANIE L. SOONDAR
++
GEOFFREY SMITH +
ANDREW T. ARCHER **
KATHERINE M. MAGOON
**

+ Licensed in Pennsylvania and New Jersey

+ - Licensed in New Jersey and New York

+++ Licensed in Illinois and Florida

* Licensed in Pennsylvania Only

** Licensed in New Jersey Only

*** Licensed in Illinois Only

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

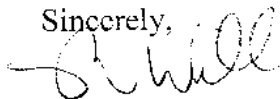
RE: Nationstar Mortgage LLC vs. Pilien Reedy a/k/a Pi Lien Reedy
Docket No.: 2014-CV-1403
Property Address: 434 East 3rd Street, Bloomsburg, PA 17815
S&D File No.: 14-046348
Sale Date: May 13, 2015

To whom it may concern:

Enclosed please find our Certification of Notice to Lienholders. Kindly file the same.

If you have any questions on this, please don't hesitate to call.

Sincerely,



Meghan Williams
Legal Assistant

S&D # 14-046348
Enclosures

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO.
78447
BRADLEY J. OSBORNE, PA I.D. NO. 312169
LEEANE O. HUGGINS, PA I.D. NO. 85144
SARAH K. McCAFFERY, PA I.D. NO. 311728
KRISTEN D. LITTLE, PA I.D. NO. 79992
KATHERINE M. WOLF, PA I.D. NO. 314307
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 14-046348

Nationstar Mortgage LLC
PLAINTIFF
VS.
Pilien Reedy a/k/a Pi Lien Reedy
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2014-CV-1403

CERTIFICATION OF NOTICE TO LIENHOLDERS
PURSUANT TO PA R.C.P 3129.2 (C) (2)

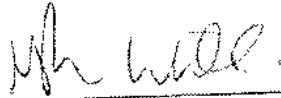
I, Meghan Williams, Legal Assistant for Shapiro & DeNardo, LLC, attorneys for the Plaintiff, Nationstar Mortgage LLC, hereby certify that Notice of Sale was served on all persons appearing on Exhibit "A" attached hereto, by United States mail, first class, postage prepaid, with Certificates of Mailing on March 18, 2015, the originals of which are attached and that each of said persons appears on Plaintiff's Affidavit pursuant to Pa. R.C.P. 3129.1.

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

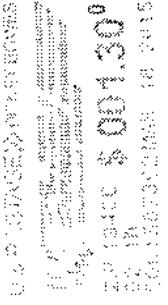
SHAPIRO & DENARDO, LLC

Date: 4-13-15

By: _____


Meghan Williams
Legal Assistant

14-046348



Postmark and Date of Receipt

- Check type of mail or service.
- Certified
 - COD
 - Delivery Confirmation
 - Express Mail
 - Insured
 - Registered Delivery (International)
 - Registered
 - Return Receipt for Merchandise
 - Signature Confirmation

Address (Name, Street, City, State, & ZIP Code)

Bernie Rubin
 51 Scarlet Oak Drive
 Latex etc LLC PA 19144

Name and Address of Sender
 Shapiro A. DeNardis, LLC
 3600 Horizon Drive
 Suite 150
 King of Prussia, PA 19106

Article Number	Actual Value of Registered	Insured Value	Postage	Fee	Handling Charge	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.										
2.										
3.										
4.										
5.										
6.										
7.										
8.										

Delivery Confirmation
 Signature Confirmation
 Special Handling
 Restricted Delivery
 Return Receipt

Postmaster, Per (Name of receiving employee)

Total Number of Pieces Listed by Sender: 1

Total Number of Pieces Received at Post Office

See Privacy Act Statement on Reverse

SHAPIRO & DeNARDO,
LLC

ATTORNEYS AT LAW

A PENNSYLVANIA LIMITED LIABILITY COMPANY

Pennsylvania Office

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

Tel: (610) 278-6800 Fax: (610) 278-9980

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14000 Commerce Parkway, Suite B

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GERALD M. SHAPIRO +++
DAVID S. KREISMAN ***
CHRISTOPHER A.
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Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

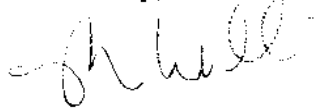
RE: Nationstar Mortgage LLC vs. Pilien Reedy a/k/a Pi Lien Reedy
Docket No.: 2014-CV-1403
Property Address: 434 East 3rd Street, Bloomsburg, PA 17815
S&D File No.: 14-046348
Sheriff's Sale: May 13, 2015

Dear Sir/Madam:

Enclosed please find a verification of service by certified and regular mail. Please file this verification.

If you have any further questions, please do not hesitate to contact me.

Sincerely,



Meghan Williams
Legal Assistant

Enclosures

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO.
78447
BRADLEY J. OSBORNE, PA I.D. NO. 312169
LEEANE O. HUGGINS, PA I.D. NO. 85144
SARAH K. McCAFFERY, PA I.D. NO. 311728
KRISTEN D. LITTLE, PA I.D. NO. 79992
KATHERINE M. WOLF, PA I.D. NO. 314307
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 14-046348

Nationstar Mortgage LLC
PLAINTIFF
VS.
Pilien Reedy a/k/a Pi Lien Reedy
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2014-CV-1403

VERIFICATION OF SERVICE BY CERTIFIED MAIL AND
REGULAR MAIL PURSUANT TO COURT ORDER

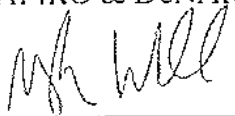
The undersigned hereby verifies that she is a legal assistant for Plaintiff in the above case and that pursuant to the attached Court Order she has mailed a true and correct copy of the Notice of Sale in the above-captioned case to Defendant by certified and regular mail, to the last known address of said Defendant as follows: Pilien Reedy a/k/a Pi Lien Reedy, 7616 Savannah Street, Apt T1, Falls Church, VA 22043 on March 30, 2015 as evidenced by the receipts of mailing attached hereto and made a part hereof.

I verify that the statements made herein are true and correct and I understand that false statements made herein are subject to the penalties set forth in 18 Pa. C.S. Section 4904, relating to unsworn falsification to authorities.

DATED: 4-10-15

SHAPIRO & DeNARDO, LLC

BY:



Meghan Williams
Legal Assistant

14-046348

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

Nationstar Mortgage LLC
PLAINTIFF

NO: 2014-CV-1403

VS.

Pilien Reedy a/k/a Pi Lien Reedy
DEFENDANT

ORDER

2015 MAR 19 PM 3:45
CLERK OF COMMONS PLEAS
COUNTY OF COLUMBIA, PENNSYLVANIA

FILED
PROTHONOTARY

AND NOW, this 19th day of March, 2015, upon consideration of Plaintiff's Motion for Service Pursuant to Court Order, Affidavit of Good Faith Investigation and Memorandum of Law in support thereof, and any response thereto, it is hereby

ORDERED AND DECREED that Plaintiff may serve the Notice of Sale on Defendant, Pilien Reedy a/k/a Pi Lien Reedy, by (1) sending true and correct copies thereof by simultaneous certified and regular mail to the last known address located at 7616 Savannah Street, Apt T1, Falls Church, VA 22043; and (2) posting a true and correct copy thereof on the mortgaged property located at 434 East 3rd Street, Bloomsburg, PA 17815 by the Process Server or any competent adult, and publication per PA RCP 430(b)(1).

Service of the aforementioned mailings is effective upon the date of mailing and is to be effectuated by Plaintiff's attorney, who will file with the Prothonotary's Office a Certificate of Service as to such mailings

BY THE COURT:

151 Mary E. Untch, J.

SDLLC Certified Desktop 1.12 SendSuite Live View 2.1 TX SendSuite Live View 1.11

From Selected Shipment Details

Recipient Details

Shipped To Address:
 Pilien Reedy a/k/a Pi Lien Reedy
 7616 Savannah Street, Apt T1

Falls Church
 VA
 22043
 US

Billed To Address:

Shipment Details

Order # Shipped Via: **USPS Service**
 PO# **First-Class Mail**

Shipment ID: **8375** Quantity
 Shipped Date: **03/30/2015** Shipping Cost 0.48 0.48
 Status: **Processed** Accession 3.30 3.30
 Other 0.00 0.00

Perio. Status: **Total Cost** 3.78 3.78
 most updated: ASN Sent:

Shipment Options

Void Complete Shipment Reprint Documents

Package ID	Waybill #	Status	Attention To	Receiver Phone
8375	715941213351010035624	Processed		

MW 14-046348

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
Shapiro and DeNardo, LLC	
3600 Horizon Drive, Ste.150	
King Of Prussia, PA 19406	
One piece of ordinary mail addressed to:	
Pilien Reedy a/k/a Pi Lien Reedy	
7616 Savannah Street	
Apt T1	
Falls Church, VA 22043	

ps
it

U.S. POSTAGE
 ZIP 19406 \$001.300
 0001387382MAR 30 2015

PS Form 3817, January 2001

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO,
ATTORNEY I.D. NO. 78447
BRADLEY J. OSBORNE, ATTORNEY I.D.
NO. 312169
LEEANE O. HUGGINS, ATTORNEY I.D.
NO. 85144
SARAH K. McCAFFERY, ATTORNEY I.D.
NO. 311728
KRISTEN D. LITTLE, ATTORNEY I.D.
NO. 79992
KATHERINE M. WOLF, ATTORNEY I.D.
NO. 314307
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 14-046348

Nationstar Mortgage LLC
PLAINTIFF

VS.

Pilien Reedy a/k/a Pi Lien Reedy
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

CASE NO. 2014-CV-1403

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

Nationstar Mortgage LLC, Plaintiff in the above action, sets forth, as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **434 East 3rd Street, Bloomsburg, PA 17815.**

1. Name and address of Owner(s) or Reputed Owner(s)

Pilien Reedy a/k/a Pi Lien Reedy
7616 Savannah Street
Apt T1
Falls Church, VA 22043

2. Name and address of Defendant in the judgment:

Pilien Reedy a/k/a Pi Lien Reedy
7616 Savannah Street
Apt T1
Falls Church, VA 22043

3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

Nationstar Mortgage LLC
8950 Cypress Waters Blvd.
Coppell, TX 75019

Mall at Potomac Mills, LLC
c/o Jackson & Campbell, P.C.
1120 20th Street, South Tower
Washington, DC 20036

4. Name and address of the last recorded holder of every mortgage of record:

Nationstar Mortgage LLC
8950 Cypress Waters Blvd.
Coppell, TX 75019

5. Name and address of every other person who has any record lien on the property:

PA Department of Revenue
Bureau of Compliance
P.O. Box 281230
Harrisburg, PA 17128-1230

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:


Columbia County Domestic Relations
15 Perry Avenue
P.O. Box 380
Bloomsburg, PA 17815

Bernie Rubin
51 Scarlet Oak Drive
Lafayette Hill, PA 19444

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

TENANT OR OCCUPANT
434 East 3rd Street
Bloomsburg, PA 17815

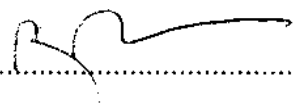
I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

SHABIRO & DeNARDO, LLC
BY:  _____
Bradley J Osborne

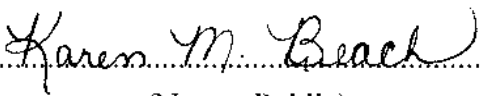
14-046348

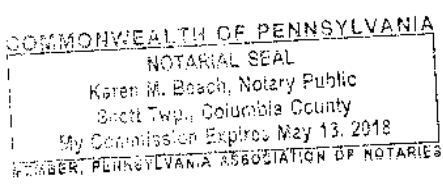
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice February 25 and March 4, 11, 2015 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....


Sworn and subscribed to before me this 11th day of March 2015.

.....

(Notary Public)



And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 02-MAR-15

FEE: \$5.00

CERT. NO19959

RUBIN BERNIE
51 SCARLET OAK DR
LAFAYETTE HILL PA 19444

DISTRICT: TOWN OF BLOOMSBURG
DEED
LOCATION: 434 E THIRD ST
PARCEL: 05E-03 -384-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2012	PRIM	0.00	0.00	0.00	0.00
TOTAL DUE :					\$0.00

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: April , 2015

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2014

REQUESTED BY: Columbia County Sheriff

AS

SD

SHAPIRO & DENARDO, LLC

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, PA 19406

Tel: (610) 278-6800 Fax: (610) 278-9980

GERALD M. SHAPIRO
Admitted in Illinois and Florida Only
DAVID S. KREISMAN
Admitted in Illinois Only
CHRISTOPHER A. DeNARDO
Managing Partner
Admitted in Pennsylvania Only
PA Attorneys
CHANDRA M. ARKEMA +
Managing Attorney - PA
BRADLEY J. OSBORNE +
LEANE O. HUGGINS
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SAKAR K. McCAFFERY +
NJ Attorneys
SALVATORE CAROLLO +
Managing Attorney - NJ
STEPHANIE L. SOONDAR ++
GEOFFREY SMITH +
ANDREW T. ARCHER
Admitted in New Jersey Only
KATHLEEN M. MAGOON
Admitted in New Jersey Only
+ Licensed in Pennsylvania and New Jersey
++ Licensed in New Jersey and New York

February 19, 2015

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

RE: Nationstar Mortgage LLC vs. Pilien Reedy a/k/a Pi Lien Reedy
Docket No.: 2014-CV-1403
Property Address: 434 East 3rd Street, Bloomsburg, PA 17815
S&D File No.: 14-046348

Dear Sir/Madam:

Enclosed please find Certificate of Filing.

Thank you very much for your time in this matter. If you have any questions or concerns, please do not hesitate to call.

Very truly yours,

SHAPIRO & DENARDO, LLC



Meghan Williams
Legal Assistant

Enclosures

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, ESQUIRE, ATTORNEY I.D. NO. 78447
BRADLEY J. OSBORNE, ATTORNEY I.D. NO. 312169
CHANDRA M. ARKEMA, ATTORNEY I.D. NO. 203437
LEEANE O. HUGGINS, ATTORNEY I.D. NO. 85144
SARAH K. McCAFFERY, ATTORNEY I.D. NO. 311728
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 14-046348

Nationstar Mortgage LLC
8950 Cypress Waters Blvd.
Coppell, TX 75019

PLAINTIFF

VS.

Pilien Reedy a/k/a Pi Licn Reedy
DEFENDANT(S)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

2014-CV-1403


Certificate of Filing

On or about this date, I sent for filing with the Prothonotary of Columbia County, in reference to the above captioned matter, a copy of the Notice of the Date of Continued Sheriff's sale from March 18, 2015 to May 13, 2015.

SHAPIRO & DeNARDO, LLC

Date: 2-19-15

BY: _____


Attorneys for Plaintiff
BRADLEY J. OSBORNE, ESQ.

SD**SHAPIRO & DENARDO, LLC**

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, PA 19406

Tel: (610) 278-6800 Fax: (610) 278-9980

GERALD M. SHAPIRO
Admitted in Illinois and Florida Only
DAVID S. KREISMAN
Admitted in Illinois Only
CHRISTOPHER A. DENARDO
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PA Attorneys
CHANDRA M. ARKEMA +
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Managing Attorney NJ
STEPHANIE L. SOUNDAR ++
GEOFFREY SMITH +
ANDREW T. ARCHER
Admitted in New Jersey Only
KATHLEEN M. MAGOOD
Admitted in New Jersey Only
+ Licensed in Pennsylvania and New Jersey
++ Licensed in New Jersey and New York

February 18, 2015

Office of the Sheriff of Columbia County
Attn: Real Estate DeputyRE: Nationstar Mortgage LLC vs. Pilien Reedy a/k/a Pi Lien Reedy
Docket No.: 2014-CV-1403
Property Address: 434 East 3rd Street, Bloomsburg, PA 17815
S&D File No.: 14-046348
Sale Date: March 18, 2015

Dear Sir or Madam:

Kindly continue the above-referenced sale until May 13, 2015.

Thank you for your anticipated cooperation. If you have any questions or problems, please do not hesitate to contact me directly.

Very truly yours,
Meghan Williams
Legal Assistantcc: Pilien Reedy a/k/a Pi Lien Reedy
7616 Savannah Street
Apt T1
Falls Church, VA 22043

SD

SHAPIRO & DENARDO, LLC

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, PA 19406

Tel: (610) 278-6800 Fax: (610) 278-9980

GERALD M. SHAPIRO
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Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

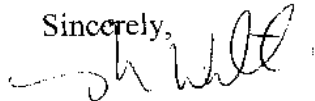
RE: Nationstar Mortgage LLC vs. Pilien Reedy a/k/a Pi Lien Reedy
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Sale Date: March 18, 2015

To whom it may concern:

Enclosed please find our Certification of Notice to Lienholders. Kindly file the same.

If you have any questions on this, please don't hesitate to call.

Sincerely,



Meghan Williams
Legal Assistant

S&D # 14-046348
Enclosures

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, ESQUIRE,
ATTORNEY I.D. NO. 78447
BRADLEY J. OSBORNE, ATTORNEY I.D. NO.
312169
CHANDRA M. ARKEMA, ATTORNEY I.D. NO.
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3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 14-046348

Nationstar Mortgage LLC
PLAINTIFF
VS.
Pilien Reedy a/k/a Pi Lien Reedy
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2014-CV-1403

CERTIFICATION OF NOTICE TO LIENHOLDERS
PURSUANT TO PA R.C.P 3129.2 (C) (2)

I, Meghan Williams, Legal Assistant for Shapiro & DeNardo, LLC, attorneys for the Plaintiff, Nationstar Mortgage LLC, hereby certify that Notice of Sale was served on all persons appearing on Exhibit "A" attached hereto, by United States mail, first class, postage prepaid, with Certificates of Mailing on January 21, 2015, the originals of which are attached and that each of said persons appears on Plaintiff's Affidavit pursuant to Pa. R.C.P. 3129.1.

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

SHAPIRO & DENARDO, LLC

Date: 2/11/15

By: 
Meghan Williams
Legal Assistant

14-046348

UNITED STATES POSTAL SERVICE
 REGISTERED MAIL PERMIT NO. 1000
 PHILADELPHIA, PA 19104
 ZIP CODE \$001280
 FEB 18 2016
 02 11 11
 REGISTERED MAIL JAN 21 2016

Attach Stamp Here
 (If issued on a
 certificate of mailing
 or for address
 change of this list)
 Postmark and
 Date of Receipt

Check type of mail or service:
 Certified
 COD
 Delivery Confirmation
 Express Mail
 Insured
 Registered Delivery (Intermittent)
 Registered
 Return Receipt for Merchandise
 Signature Confirmation

Article Number	Address (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value Registered	Insured Value	Due Sander (COD)	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	Columbia County Domestic Relations 15 Perry Avenue P.O. Box 380 Blomstburg, PA 17815											
2.	Mail in Postoffice Mills LLC 60 Jackson & Campbell P.C. 1126 28th Street, South Tower Washington, DC 20036											
3.	Tennant & Occupant 434 East 3rd Street Blomstburg, PA 17815											
4.	P.A. Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17126-0230											
5.												
6.												
7.												
8.												



Return Receipt
 Restricted Delivery
 Special Handling
 Signature Confirmation
 Delivery Confirmation

See Privacy Act Statement on Reverse

Postmark: Post Office or receiving employee

Total Number of Pieces Listed by Sender: 4
 Total Number of Pieces Received at Post Office

Complete by Typewriter, Ink or Ball Point Pen

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
PILIEN REEDY (et al.)

Case Number
2014CV1403

SHERIFF'S RETURN OF SERVICE

02/12/2015 09:23 AM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 434 EAST 3RD STREET, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

February 12, 2015

NOTARY

Affirmed and subscribed to before me this

12TH day of FEBRUARY, 2015

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

Sarah Jane Klingaman

Plaintiff Attorney: SHAPIRO & DENARDO, 3600 HORIZON DRIVE, SUITE 150, KING OF PRUSSIA, PA 19406