

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

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	434 EAST 3RD STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally - Adult In Charge	<input checked="" type="radio"/> Posted	<input type="radio"/> Other
Adult In Charge:			
Relation:			
Date:	2-12-15	Time:	09:23
Deputy:	4	Mileage:	

Attorney / Originator:

Name:	SHAPIRO & DENARDO	Phone:	
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Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

(POSTING)

2014CV1403

434 EAST 3RD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



7190114000600043486

PILIEN REEDY A/K/A PILIEN REEDY
7616 SAVANNAH STREET
APT T1
FALLS VA 22043
CHURCH

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



71901140006000043462

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING
PHILADELPHIA PA 19107

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 12/18/14

Account:

Name:
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**
Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Ad ID: **1019396**
Description: **Pilien Reedy estate**
Run Dates: **02/25/15 to 03/11/15**
Class: **2**
Agate Lines: **174**
Blind Box:

Total Ad Cost \$955.32
Amount Paid \$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	02/25/15	03/11/15	3	\$955.32

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV1403

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, MARCH 18, 2015
AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel and Lot or land Situate in the Town of Bloomsburg, Columbia County, Pennsylvania bounded and described, viz:
Lot No. A-6 as shown on the plan of Lots of the J.M. Robbins Estate as recorded in the Office for the Recording of Deeds in and for the Columbia County, Pa., in Map Book 1, page 319 said lot having a frontage on the South side of East Third Street of 41.4 feet and extending in depth 183.3 feet more or less to an alley on the rear.
BEING Parcel No. 05E-03-384

BEING the same premises which Michael G. Reedy (deceased) and Pilien Reedy, by Deed dated July 18, 2007 and recorded August 22, 2007 in the Columbia County Recorder of Deeds Office as Deed Instrument No. 200708679, granted and conveyed unto Pilien Reedy.

PROPERTY ADDRESS: 434 EAST 3RD STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-03-384

Seized and taken into execution to be sold as the property of PILIEN REEDY, PI LIEN REEDY, OCCUPANTS in suit of NATIONSTAR MORTGAGE LLC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

**TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania**

Attorney for the Plaintiff:
SHAPIRO & DENARDO
KING OF PRUSSIA, PA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2014CV1403

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 188

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Deb Miller

Relation: Clerk

Date: 12-18-14 Time: 10:05

Deputy: 4 Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY TAX C

2014CV1403

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

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

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 188

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co.

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Melissa Cole

Relation: Clerk

Date: 12-18-14 Time: 10:00

Deputy: 4 Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

DOMESTIC RELATIONS OF 2014CV1403 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

V314

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

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 188

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Mary F. Ward

Primary Address: 301 E Second Street, Town Hall
Bloomsburg, PA 17816

Phone: 570-784-1581

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Mary Ward

Relation:

Tax Collector

Date:

12-18-14

Time:

10:45

Deputy:

4

Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

WARD, MARY F. 2014CV1403 01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

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

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 188

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

See Sarah before taking out ☺

Serve To:

Name: PILIEN REEDY

Primary Address: 434 EAST 3RD STREET
BLOOMSBURG, PA 17815

Phone: _____ DOB: _____

Alternate Address: Cell #
610-772-1825

Phone: _____

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone: _____

Service Attempts:

Date:	12-18-14					
Time:	10:59					
Mileage:						
Deputy:	4					

Service Attempt Notes:

1. House vacant - fee rent sign in window w/ Cell #
610-772-1825
2. _____
3. _____
4. _____
5. _____
6. _____

REEDY, PILIEN
2014CV1403
434 EAST 3RD STREET, BLOOMSBURG, PA 17815
NO EXPIRATION

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

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 188

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANTS

Primary Address: 434 EAST 3RD STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANTS

2014CV1403

434 EAST 3RD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

REAL ESTATE OUTLINE

ED # 2014ED188

DATE RECEIVED 12-16-2014
DOCKET AND INDEX 2014 CV 1403

CHECK FOR PROPER INFO.

WRIT OF EXECUTION X
COPY OF DESCRIPTION X
WHEREABOUTS OF LKA X
NON-MILITARY AFFIDAVIT X
NOTICES OF SHERIFF SALE X
WAIVER OF WATCHMAN X
AFFIDAVIT OF LIENS LIST X
CHECK FOR \$1,350.00 OR _____ X CK# 14027533

****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE March 18th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV1403

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WEDNESDAY, MARCH 18, 2015
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel and Lot or land Situate in the Town of Bloomsburg, Columbia County, Pennsylvania bounded and described, viz:

Lot No. A-6 as shown on the plan of Lots of the J.M. Robbins Estate as recorded in the Office for the Recording of Deeds in and for the Columbia County, Pa., in Map Book 1, page 319 said lot having a frontage on the South side of East Third Street of 41.4 feet and extending in depth 183.3 feet more or less to an alley on the rear.

BEING Parcel No. 05E-03-384

BEING the same premises which Michael G. Reedy (deceased) and Pilien Reedy, by Deed dated July 18, 2007 and recorded August 22, 2007 in the Columbia County Recorder of Deeds Office as Deed Instrument No. 200708679, granted and conveyed unto Pilien Reedy.

PROPERTY ADDRESS: 434 EAST 3RD STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-03-384

Seized and taken into execution to be sold as the property of PILIEN REEDY, PI LIEN REEDY, OCCUPANTS in suit of NATIONSTAR MORTGAGE LLC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
SHAPIRO & DENARDO
KING OF PRUSSIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS

Nationstar Mortgage LLC
PLAINTIFF

No: 2014-CV-1403

VS.

2014-ED-188

Pilien Reedy a/k/a Pi Lien Reedy
DEFENDANT

WRIT OF EXECUTION:
MORTGAGE FORECLOSURE

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following described property:

434 East 3rd Street, Bloomsburg, PA 17815
See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due
Interest from December 6, 2014 to

\$118,905.04

Costs to be Added

Seal of Court

Barbara N. Silvette
PROTHONOTARY

Date: 12/17/2014

Rosalie Antoniazco
Deputy Prothonotary

Proth & Clerk of Sev. Courts

My Comm. Expires Monday in 2016

~~SEAL OF THE COUNTY OF COLUMBIA
PLACED IN THIS 17th DAY OF Dec
A.D. 2014
PROTHONOTARY
Barbara N. Silvette/c~~

~~Verified from the records this
____ Day of _____ A.D. 20
PROTHONOTARY~~

~~Per _____~~

~~Not a Public Record~~

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

PLAINTIFF

VS.

Pilien Reedy a/k/a Pi Lien Reedy

DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

CASE NO. 2014-CV-1403

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
350 HIGHLAND DRIVE
Lewisville, TX 75067

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
350 HIGHLAND DRIVE
Lewisville, TX 75067

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

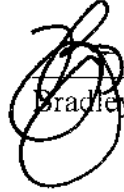
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

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.

SHAPIRO & DeNARDO, LLC

BY:



Bradley J Osborne

14-046348



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 Pennsylvania

CHRISTOPHER A. DENARDO
Admitted in Florida
Admitted in Pennsylvania only

PA Attorneys

CHANDRA M. ARKEMA +
Managing Attorney - PA

BRADLEY J. OSBORNE +
LEFANE O. HUGGINS
Admitted in Pennsylvania only

SARAH 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
Admitted in Pennsylvania and New Jersey
+ Licensed in New Jersey and New York

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

Sir/Madam:


Our office will serve the Defendant with the Notice of Sale and we will file an affidavit of service.

Please post the Handbill on the property, 434 East 3rd Street, Bloomsburg, PA 17815.

Upon service, please forward to this office in the enclosed self-addressed stamped envelope, a copy of you Sheriff's Return.

Pursuant to audit guidelines required by both the Federal Government as well as our clients, our office requires a receipt for any funds that have been provided for this filing. Please return a receipt (handwritten or computer generated) in the enclosed envelope. We greatly appreciate your cooperation with this request.

Your assistance in this matter is greatly appreciated.

Very truly yours,

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
PLAINTIFF
VS.
Pilien Reedy a/k/a Pi Lien Reedy
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO: 2014-CV-1403

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Pilien Reedy a/k/a Pi Lien Reedy
7616 Savannah Street
Apt T1
Falls Church, VA 22043
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 March 18^m at:
Columbia County Sheriff's County

35 West Main Street
Bloomsburg, PA 17185

at 9:00 am to enforce the court judgment of \$118,905.04 obtained by Nationstar Mortgage LLC 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 attorney's 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 on page two of 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)278-6800.
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 570-389-5622.
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 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 East 5th Street
Bloomsburg, PA 17815
570-784-8760

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.

14-046348

ALL THAT CERTAIN piece, parcel and Lot or land Situate in the Town of Bloomsburg, Columbia County, Pennsylvania bounded and described, viz:

Lot No. A-6 as shown on the plan of Lots of the J.M. Robbins Estate as recorded in the Office for the Recording of Deeds in and for the Columbia County, Pa., in Map Book 1, page 319 said lot having a frontage on the South side of East Third Street of 41.4 feet and extending in depth 183.3 feet more or less to an alley on the rear.

BEING Parcel No. 05E-03-384

BEING the same premises which Michael G. Reedy (deceased) and Pilien Reedy, by Deed dated July 18, 2007 and recorded August 22, 2007 in the Columbia County Recorder of Deeds Office as Deed Instrument No. 200708679, granted and conveyed unto Pilien Reedy.

ALL THAT CERTAIN piece, parcel and Lot or land Situate in the Town of Bloomsburg, Columbia County, Pennsylvania bounded and described, viz:

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BEING Parcel No. 05E-03-384

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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

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 ADDRESS

I hereby certify that the correct address of the judgment creditor (Plaintiff) is:

Nationstar Mortgage LLC
350 HIGHLAND DRIVE
Lewisville, TX 75067


and that the last known address of the judgment debtor (Defendant) is:

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

SHAPIRO & DeNARDO, LLC

Date: 12-16-14

BY:


Attorneys for Plaintiff
BRADLEY J. OSBORNE, ESQ.

14-046348

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, ESQUIRE, ATTORNEY I.D. NO. 78447
BRADLEY J. OSBORNE, ATTORNEY I.D. NO. 312.69
CHANDRA M. ARKEMA, ATTORNEY I.D. NO. 203437
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PLAINTIFF

VS.

Pilien Reedy a/k/a Pi Lien Reedy

DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2014-CV-1403

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I hereby certify that I am the Attorney of record for the Plaintiff in this Action against Real Property and further certify this Property is:

FHA - Tenant Occupied or Vacant

Commercial

As a result of a Complaint in Assumpsit

That the Plaintiff has complied in all respects with Section 403 of the Mortgage

Assistance Act including but not limited to:

- (a) Service of notice on Defendant
- (b) Expiration of 30 days since the service of notice
- (c) Defendant failure to request or appear at meeting with Mortgagee or Consumer Credit Counseling Agency
- (d) Defendant failure to file application with Homeowners Emergency Assistance Program.

I further agree to indemnify and hold harmless the Sheriff of Columbia County for any false statement given herein.

SHAPIRO & DeNARDO, LLC

Date: _____

12-16-14

BY: _____

Attorneys for Plaintiff

BRADLEY J. OSBORNE, ESQ.

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, ESQUIRE, ATTORNEY I.D. NO. 78447
BRADLEY J. OSBORNE, ATTORNEY I.D. NO. 312169
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Nationstar Mortgage LLC
350 HIGHLAND DRIVE
Lewisville, TX 75067
PLAINTIFF

VS.
Pilien Reedy a/k/a Pi Lien Reedy
DEFENDANT(S)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

2014-CV-1403

STATE OF: Pennsylvania

COUNTY OF: Montgomery

AFFIDAVIT OF NON-MILITARY SERVICE

Affiant has performed a search of the records maintained by the Department of Defense, Defense Manpower Data Center (DMDC), and has determined that according to DMDC records (attached hereto as Exhibit "A") Defendant Pilien Reedy a/k/a Pi Lien Reedy is not presently engaged in active duty military service as contemplated by the Servicemembers Civil Relief Act at 50 U.S.C. App. §521.

SHAPIRO & DeNARDO, LLC

Date: 12/16/14

BY:


Attorneys for Plaintiff
CHRISTOPHER A. DeNARDO, ESQ.

Sworn to and subscribed
before me this 16th day
of December, 2014.


Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jennifer M. Sharkey, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires Oct. 19, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: REEDY

First Name: PILIEN

Middle Name:

Active Duty Status As Of: Dec-16-2014

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Shavelly-Dixon

Mary M. Shavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenseink.mil" URL: <http://www.defenseink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: NOWFWACEJ167O90

WAIVER OF WATCHMAN/WAIVER OF INSURANCE - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody or whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Bradley J Osborne, Attorney for Plaintiff

ALL THAT CERTAIN piece, parcel and Lot or land Situate in the Town of Bloomsburg, Columbia County, Pennsylvania bounded and described, viz:

Lot No. A-6 as shown on the plan of Lots of the J.M. Robbins Estate as recorded in the Office for the Recording of Deeds in and for the Columbia County, Pa., in Map Book 1, page 319 said lot having a frontage on the South side of East Third Street of 41.4 feet and extending in depth 183.3 feet more or less to an alley on the rear.

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Document Receipt

Trans #	4350	Carrier / service:	USPS Server	First-Class Mail®	12/18/2014 12:00:00 AM
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Ship to:

PILIEEN REEDY A/K/A PILIEN REEDY

7616 SAVANNAH STREET

APT T1

FALLS CHURCH VA 22043

Tracking #: 71901140006000043486

Doc Ref #: 2014ED188

Postage 5.3400

188

Document Receipt

Trans #	4350	Carrier / service:	USPS Server	First-Class Mail®	12/18/2014 12:00:00 AM
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Ship to:

PILIEEN REEDY A/K/A PILIEN REEDY

7616 SAVANNAH STREET

APT T1

FALLS CHURCH VA 22043

Tracking #: 71901140006000043486

Doc Ref #: 2014ED188

Postage 5.3400

188

Document Receipt

Trans #	4349	Carrier / service:	USPS Server	First-Class Mail®	12/18/2014 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000043479

Doc Ref #: 2014ED188

Postage 5.3400

PHILADELPHIA PA 19106

188

Document Receipt

Trans #	4348	Carrier / service:	USPS Server	First-Class Mail®	12/18/2014 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING
PHILADELPHIA PA 19107

US SMALL BUSINESS
ADMINISTRATION

Tracking #: 71901140006000043462
Doc Ref #: 2014ED188
Postage 5.3400

188

Document Receipt

Trans # 4347 Carrier / service: USPS Server First-Class Mail® 12/18/2014 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 71901140006000043455
Doc Ref #: 2014ED188
Postage 5.3400

HARRISBURG PA 17105

188

Document Receipt

Trans #	4346	Carrier / service:	USPS Server	First-Class Mail®	12/18/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000043448

Doc Ref #: 2014ED188

Postage 5.3400

HARRISBURG PA 17128

Document Receipt

Trans #	4351	Carrier / service:	USPS Server	First-Class Mail®	12/18/2014 12:00:00 AM
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Ship to:

MALL AT POTOMAC MILLS LLC
1120 20TH STREET
SOUTH TOWER

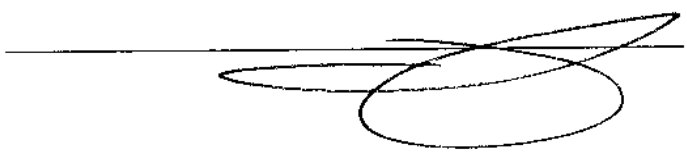
WASHINGTON DC 20036

JACKSON & CAMPBELL

Tracking #: 71901140006000043493
Doc Ref #: 2014ED188
Postage 5.3400

188

⑈ 14027533 ⑈ 0210003431 ⑈ 69385258 ⑈



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

TO THE
ORDER
OF

PAY One Thousand Three Hundred Fifty and 00/100*****

VOID AFTER 90 DAYS

AMOUNT	***1,350.00
DATE	12/16/2014

MB Financial Bank
CHICAGO, ILLINOIS 60602
2-34-710

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

14027533

14-046348, REEDY, PII