

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

LOANCARE, LLC

VS REGINA & REGINALD POPE

NO. 29-2023 ED

NO. 414-2022 JD

DATE/TIME OF SALE: OCTOBER 18, 2023 AT 9:00 AM

BID PRICE (INCLUDES COST)

\$ 2382.35

POUNDAGE - 2% OF BID

\$ 47.65

TRANSFER TAX - 2% OF FAIR MKT

\$ _____

MISC. COSTS

\$ _____

TOTAL AMOUNT NEEDED TO PURCHASE

\$ 2430.00

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Scott D. Kelley

TOTAL DUE:

\$ 2430.00

LESS DEPOSIT:

\$ 2000.00

DOWN PAYMENT:

\$ _____

TOTAL DUE IN 8 DAYS

\$ 430.00

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
LOANCARE, LLC

vs.

Defendant
REGINA B POPE
REGINALD POPE

Attorney for the Plaintiff:
RAS CITRON LLC
133 GAITHER DRIVE
SUITE F
MT. LAUREL, NJ 08054

Sheriff's Sale Date: Wednesday, October 18, 2023

Writ of Execution No. : 2022CV414

Advance Sheriff Costs: \$2,000.00

Location of the real estate: 124 LINDEN DRIVE, BERWICK, PA 18603

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		\$30.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,579.10
Prothonotary, Acknowledge Deed		\$10.00
Sheriff Automation Fund		\$50.00
Sheriff's Deed		\$35.00
Solicitor Services		\$100.00
Transfer Tax Form		\$25.00
Web Posting		\$100.00
Continued or Cancelled Sale	Postponed to: 10/18/2023	\$10.00
Service		\$150.00
Service Mileage		\$24.00
Distribution Form		\$25.00
Copies		\$5.00
Notary Fee		\$15.00
Tax Claim Search		\$5.00
Surcharge		\$60.00

Total Sheriff Costs \$2,310.60

Distribution Costs

Recording Fees \$71.75

Total Distribution Costs \$71.75

Grand Total: \$2,382.35

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

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 267253	Invoice Date: 01/02/2024 11:57:10 AM	RECEIPT	Reg/Drw ID: 0101
Customer: SHERIFF OFFICE	Last Change:	Receipt By: MAIL	By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	202400036	BERWICK BORO
	Grantor - POPE, REGINA		01/02/24 11:57:12 AM	
	Grantee - FEDERAL NATIONAL MORTGAGE ASSO			
	Consideration -	\$2,430.00		
	Tax Basis -	\$0.00		
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF DEED			
	TOTAL CHARGES	<u>\$71.75</u>		
	PAYMENTS			
	CHECK: 9358 - SHERIFF OFFICE	\$71.75		
	TOTAL PAYMENTS	<u>\$71.75</u>		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		



**ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC
LAW OFFICES**

*A professional limited liability company organized in the
State of Florida*

Richard Citron, Esq.
Managing Partner, NJ and PA Offices
Admitted in PA, NJ and NY

133 Gaither Drive, Suite F
Mount Laurel, NJ 08054
Phone: 855-225-6906
Fax: 866-381-9549
www.raslegalgroup.com

James Robertson, Esq.
deceased
Everett Anschutz, Esq. TX Bar
David J. Schneid, Esq. FL Bar
John T. Crane, Esq. GA, and
TX Bar

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA

Re: **LOANCARE, LLC**
vs.
REGINA POPE; REGINALD POPE
Property: 124 LINDEN DRIVE, BERWICK, PA 18603
Columbia County C.C.P. No.: 2022-CV-414
Sheriff's Sale Date: October 18, 2023

Dear Sir or Madam:

As the Attorney on the Writ, this firm requests that the Deed be recorded in the name of **Federal National Mortgage Association**, with its mailing address located at **1700 Market Street, Suite 3100, Philadelphia, PA 19103**.

Thank you in advance for your assistance in the matter and, as always, if you have any questions, please feel free to contact me.

Sincerely,

Edward Cotter
Legal Assistant



REV-183
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION

State Tax Paid: _____
Book: _____ Page: _____
Instrument Number: _____
Date Recorded: _____

SECTION I TRANSFER DATA

Date of Acceptance of Document
10/30/2023

Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number (570) 389-5624	Grantee(s)/Lessee(s) Federal National Mortgage Association	Telephone Number
Mailing Address 35 West Main Street		Mailing Address 1700 Market Street, Suite 3100	
City Bloomsburg	State PA	ZIP Code 17815	City Philadelphia
			State PA
			ZIP Code 19103

SECTION II REAL ESTATE LOCATION

Street Address 124 Linden Drive	City, Township, Borough Berwick
County Columbia	School District Berwick Area School District
	Tax Parcel Number 04D03 10059

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? YES NO

1. Actual Cash Consideration 2,430.00	2. Other Consideration + 0.00	3. Total Consideration = 2,430.00
4. County Assessed Value 34,023.00	5. Common Level Ratio Factor x 6.25	6. Computed Value = 212,643.75

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 212,643.75	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
--------------------------------------------------	--------------------------------------------------------------	--------------------------------------------------------

2. Fill in the Appropriate Oval Below for Exemption Claimed.
- Will or intestate succession. _____
(Name of Decedent) _____ (Estate File Number) _____
 - Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
 - Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
 - 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 (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)
Transfer to a government agency therefore tax exempt.

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name Robertson, Anschutz, Schneid, Crane & Partners, PLLC	Telephone Number (855) 225-6906
Mailing Address 133 Gaither Drive, Suite F	City Mount Laurel
	State NJ
	ZIP Code 08054

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

Signature of Correspondent or Responsible Party _____ Date 10/30/2023

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



1830019105

1830019105

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
Attorneys for Plaintiff
Nicole Rizzo Esq., Id No: 332712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

LOANCARE, LLC Plaintiff	COURT OF COMMON PLEAS COLUMBIACOUNTY
v.	NO: 2022-CV-414
REGINA POPE; REGINALD POPE Defendant(s)	MORTGAGE FORECLOSURE

AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P. RULE 3129.2

Plaintiff, by and through its undersigned counsel, avers that:

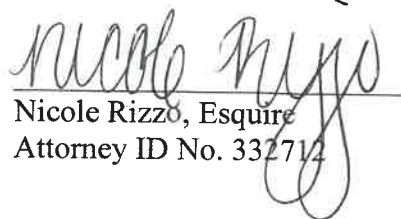
1. On May 23, 2023, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendant(s) by a private process server. A copy of the(se) service return(s) is/are attached hereto and made part hereof as Exhibit "A."
2. On June 13, 2023, a copy of the Notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made part hereof as Exhibit "B."
3. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "C."

All Notices were served within the time limits set forth by Pa. Rule C.P. 3129.

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

Dated: 10/17/23

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC
A Florida professional limited liability company


Nicole Rizzo, Esquire
Attorney ID No. 332712

COPY

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
Attorneys for Plaintiff
Nicole Rizzo, Esq. ID No. 332712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

LOANCARE, LLC Plaintiff v. REGINA POPE; REGINALD POPE Defendant(s)	COURT OF COMMON PLEAS COLUMBIA COUNTY NO: 2022-CV-414
----------------------------------------------------------------------------------------	-----------------------------------------------------------------

AFFIDAVIT PURSUANT TO RULE 3129.1

LOANCARE, LLC, Plaintiff in the above action, by the undersigned attorney, **Robertson, Anschutz, Schneid, Crane & Partners, PLLC** sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **124 LINDEN DRIVE BERWICK, PA 18603**.

1. Name and address of Owner(s) or reputed Owner(s):

Regina Pope
34 Orchard Avenue, Apt.4202
Danville, PA17821

Reginald Pope
34 Orchard Avenue, Apt.4202
Danville, PA17821

2. Name and address of Defendant(s) in the judgment:

Regina Pope
34 Orchard Avenue, Apt.4202
Danville, PA17821

Reginald Pope
34 Orchard Avenue, Apt.4202
Danville, PA17821

Regina Pope c/o The Law Office of Patrick T. O'Connell, Esquire
24 West Main Street
Bloomsburg, pa 17815

Reginald Pope c/o The Law Office of Patrick T. O'Connell, Esquire
24 West Main Street
Bloomsburg, pa 17815

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

Midland Funding LLC c/o Daniel J. Santucci, Esquire
1 International Plaza, 5TH Floor
Philadelphia, PA 19113

Midland Funding LLC
2365 Northside Drive, Suite 300
San Diego, CA 92108

Midland Funding LLC
8875 Aero Drive
San Diego, CA 92123

Midland Funding LLC
350 Camino De La Reina, Suite 100
San Diego, CA 92105-3007

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

LOANCARE, LLC
3637 Sentara Way
Virginia Beach, VA 23452

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

None

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 Tax Claim Bureau
11 W. Main Street, Main Street County Annex
Bloomsburg, PA 17815

Columbia County Domestic Relations Section
11 W. Main Street
Bloomsburg, PA 17815

Columbia County Probation Department
35 W. Main Street
Bloomsburg, PA 17815

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

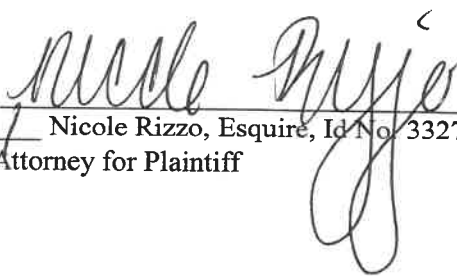
Tenants/Occupants
124 Linden Drive
Berwick, PA 18603

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:

None

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. § 4904 relating to unsworn falsification to authorities.

By:



Nicole Rizzo, Esquire, Id No. 332712
Attorney for Plaintiff

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
Nicole Rizzo, Esq. ID No. 332712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

LOANCARE, LLC Plaintiff	COURT OF COMMON PLEAS COLUMBIA COUNTY
v.	NO: 2022-CV-414
REGINA POPE; REGINALD POPE Defendant(s)	

AFFIDAVIT OF SERVICE

I, Nicole Rizzo, counsel for Plaintiff, hereby certify I did serve upon Defendant(s) REGINA POPE and REGINALD POPE a true and correct copy of the above-captioned Notice of Sale as follows:

By personally handing a copy to the Defendants at 34 Orchard Avenue, Apt. 402, Danville, PA 17821 and by handing a copy to Patrick O'Connell, Esquire who accepted service of the Notice of Sale for Defendants at 24 W. Main Street, Bloomsburg, PA-17815

The proof of service is attached hereto as Exhibit "A".

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 any false statements made herein are subject to the penalties of 18Pa.C.S. §4904 relating to unsworn falsification to authorities.

Date: 10/17/23

Respectfully submitted,
Robertson, Anschutz, Schneid, Crane &
Partners, PLLC
A Florida professional limited liability company



Nicole Rizzo, Esquire
ID No. 332712
Attorney for Plaintiff

EXHIBIT A

Loancare, LLC, et. al., Plaintiff(s)
vs.
Regina Pope, et. al., Defendant(s)



Service of Process by
APS International, Ltd.
1-800-328-7171
APS International Plaza
7800 Glenroy Rd.
Minneapolis, MN 55439-3122

APS File #: 164683-0001

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

ROBERTSON, ANSCHUTZ, SCHNEID ET AL
Ms. Henrietta Crommarty
133 Galther Dr., Sta. F
Mount Laurel, NJ 08054

--Regina Pope
Court Case No. 2022-CV-414

State of: PENNSYLVANIA ss.
County of: UNION

Name of Server: STEWAN C SEUVANO, undersigned, being duly sworn, deposes and says that at the time of service, s/he was of legal age and was not a party to this action;

Date/Time of Service: that on the 23 day of MAY, 20 23, at 1:01 o'clock PM

Place of Service: at 34 Orchard Avenue, Apt 4202, in Danville, PA 17821

Documents Served: the undersigned served the documents described as:
Notice of Sheriff's Sale of Real Property

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Regina Pope

Person Served, and Method of Service: By personally delivering them into the hands of the person to be served.
 By delivering them into the hands of _____, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with Regina Pope at the place of service, and whose relationship to the person is: _____

Description of Person Receiving Documents: The person receiving documents is described as follows:
Sex F; Skin Color GLAY; Hair Color Brown; Facial Hair No
Approx. Age 62; Approx. Height 51; Approx. Weight 140

To the best of my knowledge and belief, said person was not engaged in the US Military at the time of service.

Signature of Server: Undersigned declares under penalty of perjury that the foregoing is true and correct.

Signature of Server
STEWAN SEUVANO
PIC #3244

APS International, Ltd.

Subscribed and sworn to before me this
23rd day of May, 2023

Notary Public:
(Commission Expires)

Jeffrey L. Mensch
Magisterial District Judge
District 17-3-02
Union County, Pennsylvania
Commission Expires January 1, 2024

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
Attorneys for Plaintiff
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

LOANCARE, LLC Plaintiff	COURT OF COMMON PLEAS COLUMBIA COUNTY
v.	NO: 2022-CV-414
REGINA POPE; REGINALD POPE Defendant(s)	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: REGINA POPE

34 ORCHARD AVENUE, APT. 4202 DANVILLE, PA 17821

REGINALD POPE

34 ORCHARD AVENUE, APT. 4202 DANVILLE, PA 17821

*****PLEASE BE ADVISED THAT THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION RECEIVED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY AND THIS DEBT WAS NOT REAFFIRMED, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.*****

Your house (real estate) at **124 LINDEN DRIVE BERWICK, PA 18603** is scheduled to be sold at the Sheriff's Sale on **July 26, 2023** at **9:00 AM**, to enforce the court judgment of **\$168,001.54**, obtained by Plaintiff above (the mortgagee) against you. The Sale will be held at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. If the sale is postponed, the new date will be announced at the time of sale.

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 canceled if you pay to the mortgagee the back payments, late charges, costs and attorney's fees due. To find out how much you must pay, you may call: **855-225-6906**.
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 also be able to stop the sale through other legal proceedings.

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 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.**

1. 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 855-225-6906.
2. 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.
3. 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 855-225-6906.
4. 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.
5. You have the 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.
6. 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 within 30 days after the sale. This schedule will state who will be receiving that 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 Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home 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.

NORTH PENN LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
(570)784-8760

PENNSYLVANIA LAWYER REFERRAL SERVICE
PENNSYLVANIA BAR ASSOCIATION
PO BOX 186
HARRISBURG, PA 17108
1-800-692-7375

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
Attorneys for Plaintiff
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

LOANCARE, LLC
Plaintiff

COURT OF COMMON PLEAS
COLUMBIA COUNTY

v.

NO: 2022-CV-414

REGINA POPE; REGINALD POPE
Defendant(s)

SHORT LEGAL DESCRIPTION


ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF BERWICK,
COLUMBIA COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 124 LINDEN DRIVE, BERWICK, PA 18603

BEING PARCEL NUMBER: 04D-03-100-59

IMPROVEMENTS: RESIDENTIAL PROPERTY

By:


____ Robert Flacco, Esquire ID No. 325014
 Nicole Rizzo, Esquire ID No. 332712
____ John G. Simolike, Esquire ID No. 330430
Attorney for Plaintiff

Case Number: 2022-CV-414

Judgment Amount: \$ 168,001.54

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff
A Florida professional limited liability company

Legal Description

The land referred to in this Commitment is described as follows:

ALL that certain lot or piece of ground situate in Berwick Borough, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the easterly right-of-way of Linden Drive at the northwest corner of Lot No. 191;

THENCE along said right-of-way on a curve to the left having a radius of 1151.68 feet, a distance of 64.32 feet to an iron pin at the southwest corner of Lot No. 193;

THENCE along the southerly line of Lot No. 193, North 84 degrees 45 minutes East, 150 feet to an iron pin and lands now or late of the V and H Realty Corporation.

THENCE along lands now or late of said corporation on a curve to the right having a radius of 1301.68 feet, a distance of 72.70 feet to an iron pin at the northeast corner of Lot No. 191;

THENCE along the northerly line of Lot No. 191, South 87 degrees 57 minutes West, 150.00 feet to the place of BEGINNING. CONTAINING 10,276.61 square feet of land in all.

BEING KNOWN AS: 124 LINDEN DRIVE, BERWICK, PA 18603

PROPERTY ID: 04D-03-100-59

TITLE TO SAID PREMISES IS VESTED IN REGINALD POPE AND REGINA POPE, HIS WIFE BY DEED FROM VERONICA L. STOTLER DATED 12/28/2005 RECORDED 01/10/2006 AS INSTRUMENT NO. 200600315.

Loancare, LLC, et. al, Plaintiff(s)
vs.
Regina Pope, et. al., Defendant(s)



Service of Process by
APS International, Ltd.
1-800-328-7171

APS International Plaza
7800 Glenroy Rd.
Minneapolis, MN 55439-3122

APS File #: 164683-0001

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

ROBERTSON, ANSCHUTZ, SCHNEID ET AL
Ms. Henrietta Crommarty
133 Galther Dr., Ste. F
Mount Laurel, NJ 08054

--Reginald Pope
Court Case No. 2022-CV-414

State of: PENNSYLVANIA ss.

County of: UNION

Name of Server: STEWART SERRANO, undersigned, being duly sworn, deposes and says that at the time of service, s/he was of legal age and was not a party to this action;

Date/Time of Service: that on the 23 day of MAY, 20 23, at 1:01 o'clock PM

Place of Service: at 34 Orchard Avenue, Apt 4202, in Danville, PA 17821

Documents Served: the undersigned served the documents described as:
Notice of Sheriff's Sale of Real Property

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Reginald Pope

Person Served, and Method of Service: By personally delivering them into the hands of the person to be served.
By delivering them into the hands of _____, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with Reginald Pope at the place of service, and whose relationship to the person is: _____

Description of Person Receiving Documents: The person receiving documents is described as follows:
Sex M; Skin Color Light; Hair Color Brown; Facial Hair no
Approx. Age 63; Approx. Height 5'8; Approx. Weight 190

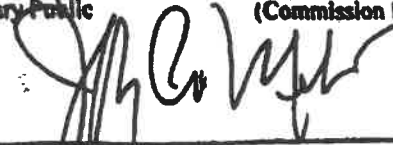
To the best of my knowledge and belief, said person was not engaged in the US Military at the time of service.

Signature of Server: Undersigned declares under penalty of perjury that the foregoing is true and correct.


Signature of Server
APS International, Ltd.
STEWART SERRANO
P/O #3296

Subscribed and sworn to before me this
23rd day of May, 20 23

Notary Public (Commission Expires)


Jeffrey L. Mensch
Magisterial District Judge
District 17-3-02
Union County, Pennsylvania
Commission Expires January 1, 2024

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
Attorneys for Plaintiff
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

LOANCARE, LLC Plaintiff	COURT OF COMMON PLEAS COLUMBIA COUNTY
v.	NO: 2022-CV-414
REGINA POPE; REGINALD POPE Defendant(s)	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: REGINA POPE
34 ORCHARD AVENUE, APT. 4202 DANVILLE, PA 17821

REGINALD POPE
34 ORCHARD AVENUE, APT. 4202 DANVILLE, PA 17821

*****PLEASE BE ADVISED THAT THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION RECEIVED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY AND THIS DEBT WAS NOT REAFFIRMED, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.*****

Your house (real estate) at 124 LINDEN DRIVE BERWICK, PA 18603 is scheduled to be sold at the Sheriff's Sale on July 26, 2023 at 9:00 AM, to enforce the court judgment of \$168,001.54, obtained by Plaintiff above (the mortgagee) against you. The Sale will be held at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. If the sale is postponed, the new date will be announced at the time of sale.

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 canceled if you pay to the mortgagee the back payments, late charges, costs and attorney's fees due. To find out how much you must pay, you may call: 855-225-6906.
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 also be able to stop the sale through other legal proceedings.

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 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.**

1. 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 855-225-6906.
2. 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.
3. 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 855-225-6906.
4. 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.
5. You have the 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.
6. 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 within 30 days after the sale. This schedule will state who will be receiving that 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 Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home 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.

NORTH PENN LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
(570)784-8760

PENNSYLVANIA LAWYER REFERRAL SERVICE
PENNSYLVANIA BAR ASSOCIATION
PO BOX 186
HARRISBURG, PA 17108
1-800-692-7375

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
Attorneys for Plaintiff
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

LOANCARE, LLC
Plaintiff

COURT OF COMMON PLEAS
COLUMBIA COUNTY

v.

NO: 2022-CV-414

REGINA POPE; REGINALD POPE
Defendant(s)

SHORT LEGAL DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF BERWICK,
COLUMBIA COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 124 LINDEN DRIVE, BERWICK, PA 18603

BEING PARCEL NUMBER: 04D-03-100-59

IMPROVEMENTS: RESIDENTIAL PROPERTY

By:


Robert Flacco, Esquire ID No. 329084

Nicole Rizzo, Esquire ID No. 332712

John G. Simolike, Esquire ID No. 330430
Attorney for Plaintiff

Case Number: 2022-CV-414

Judgment Amount: \$ 168,001.54

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff
A Florida professional limited liability company

Legal Description

The land referred to in this Commitment is described as follows:

ALL that certain lot or piece of ground situate in Berwick Borough, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the easterly right-of-way of Linden Drive at the northwest corner of Lot No. 191;

THENCE along said right-of-way on a curve to the left having a radius of 1151.68 feet, a distance of 64.32 feet to an iron pin at the southwest corner of Lot No. 193;

THENCE along the southerly line of Lot No. 193, North 84 degrees 45 minutes East, 150 feet to an iron pin and lands now or late of the V and H Realty Corporation.

THENCE along lands now or late of said corporation on a curve to the right having a radius of 1301.68 feet, a distance of 72.70 feet to an iron pin at the northeast corner of Lot No. 191;

THENCE along the northerly line of Lot No. 191, South 87 degrees 57 minutes West, 150.00 feet to the place of BEGINNING. CONTAINING 10,276.61 square feet of land in all.

BEING KNOWN AS: **124 LINDEN DRIVE, BERWICK, PA 18603**

PROPERTY ID: **04D-03-100-59**

TITLE TO SAID PREMISES IS VESTED IN **REGINALD POPE AND REGINA POPE, HIS WIFE BY DEED FROM VERONICA L. STOTLER DATED 12/28/2005 RECORDED 01/10/2006 AS INSTRUMENT NO. 200600315.**

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA
AFFIDAVIT OF SERVICE

LOANCARE, LLC
Plaintiff (Petitioner)

NO: 2022-CV-414

vs.

REGINA POPE; REGINALD POPE
Defendant (Respondent)

I, Denise Hinkle declare that I am a Pennsylvania State Constable and/or a Process Server, in and for the County of Berks, that I am not a party to this action, not an employee of a party to this action, or an attorney to the action, and that within the boundaries of the state where service was effected. I was authorized by law to perform the said service.

SERVICE UPON: REGINA POPE

ADDRESS: 24 W Main St, Bloomsburg, PA 17815, USA

ON: 6/7/2023

AT: 3:34:00 PM

With documents: **NOTICE OF SHERIFF'S SALE OF REAL PROPERTY, SHORT LEGAL DESCRIPTION, LEGAL DESCRIPTION**

Manner of Service - SUBSTITUTE

SERVED TO: **PATRICK O'CONNELL (ATTORNEY).**

DESCRIPTION: RACE: WHITE, SEX: MALE, AGE: 58, HEIGHT: 6'1", WEIGHT: 185, HAIR COLOR: BROWN

COMMENTS:

SERVICE WAS ATTEMPTED ON THE FOLLOWING DATES AND TIMES:

1.) 6/7/2023, 3:34:00 PM

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 8 DAY OF
JUNE, 2023



NOTARY

Civil Action Group, Ltd.
APS International Plaza
7800 Glenroy Road
Minneapolis, MN 55439-3122

Commonwealth of Pennsylvania - Notary Seal
Eric M. Afferbach, Notary Public
Berks County
My commission expires November 18, 2025
Commission number 1000860


CONSTABLE / PROCESS SERVER

APS File # 164683-0002

EXHIBIT B

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
Attorneys for Plaintiff
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

LOANCARE, LLC Plaintiff	COURT OF COMMON PLEAS COLUMBIA COUNTY
v.	NO: 2022-CV-414
REGINA POPE; REGINALD POPE Defendant(s)	MORTGAGE FORECLOSURE

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

Owner(s): REGINA POPE; REGINALD POPE

Property: 124 LINDEN DRIVE BERWICK, PA 18603

Improvements: RESIDENTIAL DWELLING

Judgment amount: \$168001.54

The above captioned property is scheduled to be sold at the COLUMBIA County Sheriff's Sale on **July 26, 2023 at 09:00AM**, to enforce the court Judgment of **\$168001.54**, obtained by the Plaintiff above (the mortgagee) against you. The Sale will be held at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

The Sheriff will file a Schedule of Distribution on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

If the sale is set aside for any reason, the purchaser shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the mortgagor, the mortgagee, or the mortgagee's attorney.

If you have any questions regarding the type of lien or the effect of the Sheriff's sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY** as we are not permitted to give you legal advice.

Name and Address of Sender
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida Limited Liability Company
 133 Gaither Drive, Suite F
 Mt. Laurel, NJ 08054
Henni Crommarty

Registered Insured
 COD Certified

Return Receipt for Merchandise
 Int'l Recorded Del.
 Express Mail

Check appropriate block for Registered Mail:
 With Postal Insurance
 Without postal Insurance

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Postmark and Date of Receipt

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (if Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del Fee Remarks
1	2022-CV-414	Columbia County Tax Claim Bureau, 11 W. Main Street, Main Street County Annex, Bloomsburg, PA 17815										
2		Columbia County Domestic Relations Section 11 W. Main Street, Bloomsburg, PA 17815										
3	07/26/2023	Columbia County Probation Department 35 W. Main Street, Bloomsburg, PA 17815										
4		Commonwealth of PA, Department of Revenue, Bureau of Compliance, P.O. Box 281230, Harrisburg, PA 17128-1230										
5		Tenants/Occupants 124 Linden Drive, Berwick, PA 18603										
6		Midland Funding LLC c/o Daniel J. Santucci, Esquire 1 International Plaza, 5TH Floor, Philadelphia, PA 19113										
7		Midland Funding LLC 2365 Northside Drive, Suite 300, San Diego, CA 92108										
8		Midland Funding LLC 8875 Aero Drive, San Diego, CA 92123										
9		Midland Funding LLC 350 Camino De La Reina, Suite 100, San Diego, CA 92105-3007										
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Permit No. 0003385687 JUN 13 2023		ZIP 08054 \$004.86 ⁰		US POSTAGE™ FITNEY BOWES		reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$300,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.			

PS Form 3877, February 1994

Form Must be Completed by Typewriter, Ink or Ball Point Pen

Pope - RAS #19-259122 (Columbia County)

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
Attorneys for Plaintiff
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

LOANCARE, LLC
Plaintiff

COURT OF COMMON PLEAS
COLUMBIA COUNTY

v.

NO: 2022-CV-414

REGINA POPE; REGINALD POPE
Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: REGINA POPE
C/O THE LAW OFFICE OF PATRICK T. O'CONNELL, ESQUIRE
PATRICK T. O'CONNELL, ESQUIRE
24 WEST MAIN STREET, BLOOMSBURG, PA 17815

REGINALD POPE
C/O THE LAW OFFICE OF PATRICK T. O'CONNELL, ESQUIRE
PATRICK T. O'CONNELL, ESQUIRE
24 WEST MAIN STREET, BLOOMSBURG, PA 17815

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NORTH PENN LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
(570)784-8760

PENNSYLVANIA LAWYER REFERRAL SERVICE
PENNSYLVANIA BAR ASSOCIATION
PO BOX 186
HARRISBURG, PA 17108
1-800-692-7375

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
Attorneys for Plaintiff
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

LOANCARE, LLC
Plaintiff

COURT OF COMMON PLEAS
COLUMBIA COUNTY

v.

NO: 2022-CV-414

REGINA POPE; REGINALD POPE
Defendant(s)

SHORT LEGAL DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF BERWICK,
COLUMBIA COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 124 LINDEN DRIVE, BERWICK, PA 18603

BEING PARCEL NUMBER: 04D-03-100-59

IMPROVEMENTS: RESIDENTIAL PROPERTY

By:



Robert Flacco, Esquire ID No. 32502

Nicole Rizzo, Esquire ID No. 332712

John G. Simolike, Esquire ID No. 330430

Attorney for Plaintiff

Case Number: 2022-CV-414

Judgment Amount: \$ 168,001.54

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff
A Florida professional limited liability company

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BEING KNOWN AS: 124 LINDEN DRIVE, BERWICK, PA 18603

PROPERTY ID: 04D-03-100-59

TITLE TO SAID PREMISES IS VESTED IN REGINALD POPE AND REGINA POPE, HIS WIFE BY DEED FROM VERONICA L. STOTLER DATED 12/28/2005 RECORDED 01/10/2006 AS INSTRUMENT NO. 200600315.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA
AFFIDAVIT OF SERVICE

LOANCARE, LLC
Plaintiff (Petitioner)

NO: 2022-CV-414

vs.

REGINA POPE; REGINALD POPE
Defendant (Respondent)

I, Denise Hinkle declare that I am a Pennsylvania State Constable and/or a Process Server, in and for the County of Berks, that I am not a party to this action, not an employee of a party to this action, or an attorney to the action, and that within the boundaries of the state where service was effected. I was authorized by law to perform the said service.

SERVICE UPON: REGINALD POPE

ADDRESS: 24 W Main St, Bloomsburg, PA 17815, USA

ON: 6/7/2023

AT: 3:34:00 PM

With documents: NOTICE OF SHERIFF'S SALE OF REAL PROPERTY, SHORT LEGAL DESCRIPTION, LEGAL DESCRIPTION

Manner of Service - SUBSTITUTE

SERVED TO: PATRICK O'CONNELL (ATTORNEY).

DESCRIPTION: RACE: WHITE, SEX: MALE, AGE: 58, HEIGHT: 6'1", WEIGHT: 185, HAIR COLOR: BROWN

COMMENTS:

SERVICE WAS ATTEMPTED ON THE FOLLOWING DATES AND TIMES:

1.) 6/7/2023. 3:34:00 PM

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 7 DAY OF

JUNE, 2023



NOTARY

Civil Action Group, Ltd.
APS International Plaza
7800 Glenroy Road
Minneapolis, MN 55439-3122

Commonwealth of Pennsylvania - Notary Seal
Eric M. Afferbach, Notary Public
Berks County
My commission expires November 18, 2025
Commission number 1000860


CONSTABLE / PROCESS SERVER

APS File # 164683-0002

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
Attorneys for Plaintiff
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

LOANCARE, LLC
Plaintiff

COURT OF COMMON PLEAS
COLUMBIA COUNTY

v.

NO: 2022-CV-414

REGINA POPE; REGINALD POPE
Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: REGINA POPE
C/O THE LAW OFFICE OF PATRICK T. O'CONNELL, ESQUIRE
PATRICK T. O'CONNELL, ESQUIRE
24 WEST MAIN STREET, BLOOMSBURG, PA 17815

REGINALD POPE
C/O THE LAW OFFICE OF PATRICK T. O'CONNELL, ESQUIRE
PATRICK T. O'CONNELL, ESQUIRE
24 WEST MAIN STREET, BLOOMSBURG, PA 17815

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29-23
2022-414

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</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>15.00</u>	
TOTAL *****		\$ <u>396.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1579.10</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1829.10</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</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>6.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>6-</u>

TOTAL COSTS (OPENING BID) \$ 2372.35



**ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC**
LAW OFFICES
*A professional limited liability company organized in the
State of Florida*

Richard Citron, Esq.
Managing Partner, NJ and PA Offices
Admitted in PA, NJ and NY

133 Gaither Drive, Suite F
Mount Laurel, NJ 08054
Phone: 855-225-6906
Fax: 866-381-9549
www.raslegalgroup.com

James Robertson, Esq.
deceased
Everett Anschutz, Esq. TX Bar
David J. Schneid, Esq. FL Bar
John T. Crane, Esq. GA, and
TX Bar

July 27, 2023

COLUMBIA County Sheriff's Office
COLUMBIA County Courthouse
35 West Main Street
Bloomsburg, PA, 17815

Re: LOANCARE, LLC VS. REGINA POPE; REGINALD POPE
COLUMBIA County Docket No.: 2022-CV-414

Dear Sir or Madam,

Enclosed please find a copy of the Notice of the Date of Continued Sheriff's Sale, and the Certificate of Filing for the above captioned matter.

Thank you for your assistance with this matter.

Very truly yours,

Jodie Boos

Legal Assistant

Enclosures

cc: REGINA POPE; REGINALD POPE

* Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for the purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida professional limited liability company

Attorneys for Plaintiff

Nicole C. Rizzo, Esquire – Pa. Id. No.: 332712

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

Phone: (855) 225-6906

Fax: (866) 381-9549

Email: nrizzo@raslg.com

LOANCARE, LLC

Plaintiff,

vs.

REGINA POPE; REGINALD POPE

Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

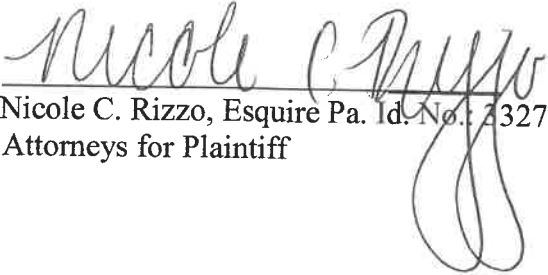
NO: 2022-CV-414

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for **07/26/2023** for the above-captioned matter has been continued until **10/18/2023 at 9:00 a.m.**

Robertson Anschutz, Schneid, Crane &
Partners, PLLC
A Florida professional limited liability company

Date: 7/27/23

By: 
Nicole C. Rizzo, Esquire Pa. Id. No.: 332712
Attorneys for Plaintiff

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida professional limited liability company

Attorneys for Plaintiff

Nicole C. Rizzo, Esquire – Pa. Id. No.: 332712

133 Gaither Drive, Suite F

Mount Laurel, NJ 08054

Phone: (855) 225-6906

Fax: (866) 381-9549

Email: nrizzo@raslg.com

LOANCARE, LLC

Plaintiff,

vs.

REGINA POPE; REGINALD POPE

Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2022-CV-414

CERTIFICATE OF FILING

I, Nicole C. Rizzo, Esquire, hereby certify the Notice of the Date of Continued Sheriff's Sale for the above-captioned matter was filed with the COLUMBIA County Office of Prothonotary on the date set forth below

Robertson Anschutz, Schneid, Crane &
Partners, PLLC
A Florida professional limited liability company

Date:

7/27/23

By:


Nicole C. Rizzo, Esquire Pa. Id. No.: 332712

Attorneys for Plaintiff

STATE OF PENNSYLVANIA }
COUNTY OF COLUMBIA } SS

Brad Bailey 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, published on dates listed below, and 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.

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Enforcement)
No. 2022CV414

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, JULY 26, 2023
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.

The land referred to in this Commitment is described as follows:
ALL that certain lot or piece of ground situate in Berwick Borough, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:
BEGINNING at an iron pin on the easterly right-of-way of Linden Drive at the northwest corner of Lot No. 191;
THENCE along said right-of-way on a curve to the left having a radius of 1151.88 feet, a distance of 64.32 feet to an iron pin at the southwest corner of Lot No. 193;
THENCE along the southerly line of Lot No. 193, North 84 degrees 45 minutes East, 150 feet to an iron pin and lands now or late of the V and H Realty Corporation;
THENCE along lands now or late of said corporation on a curve to the right having a radius of 180.68 feet, a distance of 72.70 feet to an iron pin at the northeast corner of Lot No. 191;
THENCE along the northerly line of Lot No. 191, South 87 degrees 57 minutes West, 150.00 feet to the place of CONTAINING 10,276.61 square feet of land in all.
BEING KNOWN AS: 124 LINDEN DRIVE, BERWICK, PA 18803
PROPERTY ID: 04D-03-100-59
TITLE TO SAID PREMISES IS VESTED REGINALD POPE AND POPE, HIS WIFE BY DEED FROM VERONICA L. STOTLER DATED 12/28/2005 RECORDED 01/10/2006 AS INSTRUMENT NO. 200600315.
PROPERTY ADDRESS: 124 LINDEN DRIVE, BERWICK, PA 18803
UR / TAX PARCEL NUMBER: 04D-03-100-59

Sold and taken into execution to be sold as the property of REGINA B. POPE, REGINALD POPE in suit of LOAN CARE, 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: TIMOTHY CHAMBERLAIN, Sheriff
RAS CITRON LLC
MT. LAUREL, NJ

Ad Text: Regina and Reginald Pope Sale
Date(s) Published: 7/5/2023, 7/12/2023, 7/19/2023

[Handwritten Signature]

Sworn and subscribed to before me
this 24 day of July 2023.

[Handwritten Signature: Shawn H. Stair]

(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Shawn H. Stair, Notary Public
Columbia County
My commission expires August 12, 2025
Commission number 1404114
Member, Pennsylvania Association of Notaries

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.

TIM CHAMBERLAIN - COLUM COUNTY SHER
PO BOX 380
BLOOMSBURG PA 17815

RASTM
ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC
LAW OFFICES
A professional limited liability company organized in the

State of Florida

133 Gaither Drive, Suite F
Mount Laurel, NJ 08054
Phone: 855-225-6906
Fax: 866-381-9549
www.raslegalgroup.com

Richard Citron, Esq.
Managing Partner, NJ and PA Offices
Admitted in PA, NJ and NY

James Robertson, Esq.
deceased
Everett Anschutz, Esq. TX Bar
David J. Schneider, Esq. FL Bar
John T. Crane, Esq. GA, and
TX Bar

July 5, 2023

VIA FACSIMILE 570-389-5625

COLUMBIA County Sheriff's Office
Attn: Real Estate Department

RE:

LOANCARE, LLC vs. REGINA POPE; REGINALD POPE
Columbia Docket: 2022-CV-414
Property Address: 124 LINDEN DRIVE , BERWICK PA, 18603
Our File No.: 19-259122 - JoB

Dear Sir/Madam:

Please be advised our office represents Plaintiff in the above referenced matter. Plaintiff requests that the sale scheduled for 07/26/2023 be postponed until 10/18/2023.

Should you have any questions or concerns, please contact our office via telephone or via email at PASales@raslg.com

Very Truly Yours,

Jodie Boos
Paralegal

*This firm is a debt collector attempting to collect a debt and any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of lien against property.

19-259122 - JoB



June 30, 2023

Timothy T. Chamberlain
Sheriff of Columbia County
Court House-P.O. BOX 380
Bloomsburg, Pa 17815

LOANCARE, LLC

VS.

REGINA POPE; REGINALD POPE

NO: 2022-CV-414

NO: 2023-ED-29

Dear Timothy:

The amount due on the sewer account #133001 for the property located at 124 Linden Drive, Berwick Pa through September 30, 2023, is \$0.

Please feel free to contact me with any questions that you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Morris", is written over a horizontal line.

Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



LOANCARE, LLC
vs.
REGINA B POPE (et al.)

Case Number
2022CV414

SHERIFF'S RETURN OF SERVICE

06/13/2023 02:09 PM - DEPUTY MICHAEL TKACH, 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 124 LINDEN DRIVE, BERWICK, PA 18603.


MICHAEL TKACH, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 15, 2023

NOTARY

Commonwealth of Pennsylvania - Notary Seal
Sarah Jane Klingaman - Notary Public
Columbia County
My Commission Expires March 23, 2026
Commission Number 1075245

Affirmed and subscribed to before me this

15TH day of JUNE, 2023



Plaintiff Attorney: RAS CITRON LLC, 133 GAITHER DRIVE, SUITE F, MT. LAUREL, NJ 08054

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



LOANCARE, LLC
vs.
POPE, REGINA B (et al.)

Case Number
2022CV414

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	29
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 07/26/2023 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	124 LINDEN DRIVE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:	Posting		
Date:	6/13/23	Time:	14:09
Deputy:	5	Mileage:	

Attorney / Originator:

Name:	RAS CITRON LLC	Phone:	
--------------	----------------	---------------	--

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

(POSTING)

2022CV414

124 LINDEN DRIVE, BERWICK, PA 18603

NO EXPIRATION

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
Attorneys for Plaintiff
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

LOANCARE, LLC Plaintiff	COURT OF COMMON PLEAS COLUMBIA COUNTY
v.	NO: 2022-CV-414
REGINA POPE; REGINALD POPE Defendant(s)	2023-ED-29

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: REGINA POPE
C/O THE LAW OFFICE OF PATRICK T. O'CONNELL, ESQUIRE
PATRICK T. O'CONNELL, ESQUIRE
24 WEST MAIN STREET, BLOOMSBURG, PA 17815

REGINALD POPE
C/O THE LAW OFFICE OF PATRICK T. O'CONNELL, ESQUIRE
PATRICK T. O'CONNELL, ESQUIRE
24 WEST MAIN STREET, BLOOMSBURG, PA 17815

5559 304B
319154

*****PLEASE BE ADVISED THAT THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION RECEIVED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY AND THIS DEBT WAS NOT REAFFIRMED, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.*****

Your house (real estate) at 124 LINDEN DRIVE BERWICK, PA 18603 is scheduled to be sold at the Sheriff's Sale on July 26, 2023 at 9:00 AM, to enforce the court judgment of \$168,001.54, obtained by Plaintiff above (the mortgagee) against you. The Sale will be held at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. If the sale is postponed, the new date will be announced at the time of sale.

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 canceled if you pay to the mortgagee the back payments, late charges, costs and attorney's fees due. To find out how much you must pay, you may call: 855-225-6906.
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 also be able to stop the sale through other legal proceedings.

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 on how to obtain an attorney.)

Make Check Payable To: The Berwick Area School District

The Berwick Area School District
Connie C. Gingher, Tax Collector
1615 Lincoln Avenue
Berwick, PA 18603

Telephone: 570-752-7442

Parcel #: 04D03 10059000

Property Location and Description:
124 LINDEN DR
.269

Assessment:
L= 4,680
B= 29,343
T= 34,023

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	48.910	1,664.06
HOMESTEAD EXCLUSION	(5,188.00)	(253.74)
FARMSTEAD EXCLUSION	NA	NA

2022-2023 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District
Berwick Borough

Taxes are due and payment is requested from:

AMOUNTS DUE		
If Paid By 8/31/2022	2% Discount Amount	1,382.11
If Paid By 10/31/2022	Face Amount	1,410.32
If Paid After 10/31/2022	10% Penalty Amount	1,551.35

012807

04D03 10059000 3191 C04
POPE REGINALD & REGINA
124 LINDEN DR
BERWICK, PA 18603-4213



Last Day to Pay: 12/31/2022 1382.11
For a receipt, return the entire bill with payment
and a self-addressed stamped envelope.

Office Hours

Monday, Tuesday, and Thursday from 9:30am - 4:00pm
Closed Wednesday and Friday
Closed Holidays

Connie C. Gingher
8-31-2028

Homestead/Farmstead Applied

Tax Notice 2023 County & Municipality
BERWICK BORO

MAKE CHECKS PAYABLE TO:

BERWICK BOROUGH
TAX COLLECTOR
1615 LINCOLN AVENUE
BERWICK PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS
NO PERSONAL CHECKS AFTER DEC.1, 2023

PHONE: 570-752-7442

FOR: COLUMBIA County		DATE	BILL NO.		
		03/01/2023	5559		
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	34,023	12.135	404.61	412.87	454.16
SINKING		1	33.34	34.02	37.42
FIRE		1.25	41.68	42.53	44.66
LIGHT		1.25	41.68	42.53	44.66
BORO RE		18.1	603.50	615.82	646.61
The discount & penalty have been calculated for your convenience		1,124.81		1,147.77	1,227.51
PAY THIS AMOUNT		April 30	June 30	June 30	June 30
		If paid on or before	If paid on or before	If paid after	If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

POPE REGINALD & REGINA
124 LINDEN DRIVE
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04D-03 -100-59,000
124 LINDEN DR
.2686 Acres Land 4,680
Buildings 29,343
Total Assessment 34,023

This tax returned to courthouse on:
January 1, 2024
1124.81
96464188
Connie
FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

Connie C. Gingher

no intarms

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



LOANCARE, LLC
vs.
POPE, REGINA B (et al.)

Case Number
2022CV414

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	29
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 07/26/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	BERWICK SEWER AUTHORITY
Primary Address:	1108 FREAS AVE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	KELLY MORRIS		
Relation:	CLERK.		
Date:	5/15/23	Time:	1435
Deputy:	4	Mileage:	

Attorney / Originator:

Name: RAS CITRON LLC	Phone:
-----------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

BERWICK SEWER AUTHOF

2022CV414

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



LOANCARE, LLC
vs.
POPE, REGINA B (et al.)

Case Number
2022CV414

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	29
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 07/26/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	Connie C. Gingher		
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603		
Phone:	570-752-7442	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	<input checked="" type="checkbox"/> Personally <input type="checkbox"/> Adult In Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other		
Adult In Charge:			
Relation:	Tax		
Date:	5/15/23	Time:	1422
Deputy:	4	Mileage:	

Attorney / Originator:

Name: RAS CITRON LLC	Phone:
-----------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

GINGHER, CONNIE C.

2022CV414

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



LOANCARE, LLC
vs.
POPE, REGINA B (et al.)

Case Number
2022CV414

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	29
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 07/26/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	124 LINDEN DRIVE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:	FRONT DOOR		
Relation:			
Date:	5/15/23	Time:	1301
Deputy:	4	Mileage:	

Attorney / Originator:

Name:	RAS CITRON LLC	Phone:	
--------------	----------------	---------------	--

Service Attempts:

Date:	5/11/23					
Time:	1530					
Mileage:						
Deputy:	4	2	3	4	5	6

Service Attempt Notes:

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

OCCUPANT
2022CV414
124 LINDEN DRIVE, BERWICK, PA 18603
NO EXPIRATION

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 05/09/23

Account:

Name:
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**
Address: **PO BOX 380**
BLOOMSBURG, PA 17815
Telephone: **(570) 389-5622**

Sale	Ad ID:	1267896
	Description:	Regina and Reginald Pope
	Run Dates:	07/05/23 to 07/19/23
	Class:	2
	Agate Lines:	222
	Blind Box:	

Total Ad Cost	\$1,579.10
Amount Paid	\$0.00
<u>Publication</u>	<u>Start</u> <u>Stop</u> <u>Inserts</u> <u>Cost</u>
Press Enterprise	07/05/23 07/19/23 3 \$1,579.10

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022CV414

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, JULY 26, 2023
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.

The land referred to in this Commitment is described as follows:
ALL that certain lot or piece of ground situate in Berwick Borough, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:
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THENCE along said right-of-way on a curve to the left having a radius of 1151.68 feet, a distance of 64.32 feet to an iron pin at the southwest corner of Lot No. 193;
THENCE along the southerly line of Lot No. 193, North 84 degrees 45 minutes East, 150 feet to an iron pin and lands now or late of the V and H Realty Corporation,
THENCE along lands now or late of said corporation on a curve to the right having a radius of 1301.68 feet, a distance of 72.70 feet to an iron pin at the northeast corner of Lot No. 191 ;
THENCE along the northerly line of Lot No. 191, South 87 degrees 57 minutes West, 150.00 feet to the place of CONTAINING
10,276.61 square feet of land in all,
BEING KNOWN AS: 124 LINDEN DRIVE, BERWICK, PA 18603
PROPERTY ID: 04D-03-100-59
TITLE TO SAD PREMISES IS VESTED REGINALD POPE AND POPE, HIS WIFE BY DEED FROM VERONICA L. STOTLER DATED 12/28/2005 RECORDED 01/10/2006 AS INSTRUMENT NO. 200600315.

PROPERTY ADDRESS: 124 LINDEN DRIVE, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04D-03-100-59

Seized and taken into execution to be sold as the property of REGINA B. POPE, REGINALD POPE in suit of LOANCARE, 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: RAS CITRON LLC
MT. LAUREL, NJ

TIMOTHY CHAMBERLAIN, Sheriff
Columbia County, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



LOANCARE, LLC
vs.
REGINA B POPE (et al.)

Case Number
2022CV414

SHERIFF'S RETURN OF SERVICE

05/09/2023 03:50 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE ATTY PATRICK O'CONNELL, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR REGINA B POPE AT THE SHERIFF OFFICE, BLOOMSBURG, PA 17815.


MICHAEL BEYER, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

May 09, 2023

Commonwealth of Pennsylvania - Notary Seal
Sarah Jane Klingaman - Notary Public
Columbia County
My Commission Expires March 23, 2026
Commission Number 1075245

NOTARY

Affirmed and subscribed to before me this

9TH day of MAY, 2023



Plaintiff Attorney: RAS CITRON LLC, 133 GAITHER DRIVE, SUITE F, MT. LAUREL, NJ 08054

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



LOANCARE, LLC
vs.
REGINA B POPE (et al.)

Case Number
2022CV414

SHERIFF'S RETURN OF SERVICE

05/08/2023 03:50 PM - SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO AATY PATRICK O'CONNELL A PERSON REPRESENTING THE DEFENDANT, TO WIT: REGINALD POPE AT THE COLUMBIA COUNTY SHERIFF OFFICE, P.O. BOX 380 , BLOOMSBURG, PA 17815.


MICHAEL BEYER, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

May 09, 2023

NOTARY

Affirmed and subscribed to before me this

9TH day of MAY, 2023

Plaintiff Attorney: RAS CITRON LLC, 133 GAITHER DRIVE, SUITE F, MT. LAUREL, NJ 08054

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



LOANCARE, LLC
vs.
POPE, REGINA B (et al.)

Case Number
2022CV414

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	29
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 07/26/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	REGINA B POPE
Primary Address:	c/o Patrick O'Connell Esq. 24 WEST MAIN STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	124 LINDEN DRIVE BERWICK, PA 18603
Phone:	CCSU

Final Service:

Served:	<input checked="" type="checkbox"/> Personally <input type="checkbox"/> Adult In Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other		
Adult In Charge:			
Relation:	Attly		
Date:	5/8/23	Time:	3:50
Deputy:	2	Mileage:	

Attorney / Originator:

Name: RAS CITRON LLC	Phone:
-----------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

POPE, REGINA B 2022CV414 /O PATRICK O'CONNELL ESQ., 24 WEST MAIN STREET, | NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



LOANCARE, LLC
vs.
POPE, REGINA B (et al.)

Case Number
2022CV414

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice	Zone: 29	
Manner: Adult in Charge	Expires:	Warrant:
Notes: SALE DATE & TIME: 07/26/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name: REGINALD POPE	
Primary Address: c/o Patrick O'Connell Esq. 24 WEST MAIN STREET BLOOMSBURG, PA 17815	
Phone:	DOB:
Alternate Address: 124 LINDEN DRIVE BERWICK, PA 18603	
Phone:	

Final Service:

Served: Personally · Adult In Charge · Posted · Other	
Adult In Charge:	
Relation:	
Date: 5/8/23	Time: 3:50
Deputy: 2	Mileage:

Attorney / Originator:

Name: RAS CITRON LLC	Phone:
-----------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

-
-
-
-
-
-

POPE, REGINALD
2022CV414
/O PATRICK O'CONNELL ESQ., 24 WEST MAIN STREET, | NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



LOANCARE, LLC
vs.
POPE, REGINA B (et al.)

Case Number
2022CV414

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice	Zone: 29	
Manner: < Not Specified >	Expires:	Warrant:
Notes: SALE DATE & TIME: 07/26/2023 AT 9:00 AM 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: Lynn Dixon
Relation: Clerk
Date: 5-9-23 Time: 1255
Deputy: 6 Mileage:

Attorney / Originator:

Name: RAS CITRON LLC	Phone:
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2022CV414

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



LOANCARE, LLC
vs.
POPE, REGINA B (et al.)

Case Number
2022CV414

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	29
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 07/26/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

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 · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Julie Klinger		
Relation:	Secretary		
Date:	5-9-23	Time:	1300
Deputy:		Mileage:	

Attorney / Originator:

Name: RAS CITRON LLC	Phone:
-----------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2022CV414 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

LOANCARE, LLC Plaintiff	COURT OF COMMON PLEAS COLUMBIA COUNTY
v.	NO: 2022-CV-414
REGINA POPE; REGINALD POPE Defendant(s)	2023-ED-29

WRIT OF EXECUTION

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:

PREMISES: 124 LINDEN DRIVE, BERWICK, PA 18603
(SEE LEGAL DESCRIPTION ATTACHED)

Judgment Amount	\$ 168,001.54
Interest From 04/26/2023 to (day of sale) _____ (at \$27.62 per diem)	\$ _____ *
Total	\$ _____ *
Interest from (day after sale) ___ at \$27.62 per diem	\$ _____
Costs to be added	\$ _____
Writ Total	\$ _____
	<i>Prothonotary</i>

Prothonotary

By: Barbara N. Sulztaum
Clerk
Proth & Clerk of Sev. Courts

Date: 5/4/2023 My Com. Ex. 1st Monday in 2024

*This figure includes amounts not due yet. It anticipates that the default is not cured before the sale date. If the default of the loan secured by the mortgage is cured before Sheriff's sale, in accordance with law, interest that is not yet due is NOT collected.

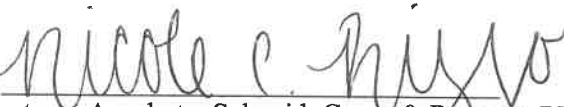
COLUMBIA COUNTY
COURT OF COMMON PLEAS
NO. 2022-CV-414

LOANCARE, LLC
v.
REGINA POPE; REGINALD POPE

WRIT OF EXECUTION

Judgment Amount	\$ 168,001.54
Interest From 04/26/2023 to (day of sale) _____ (at \$27.62 per diem)	\$ _____ *
Total	\$ _____ *
Interest from (day after sale) ___ at \$27.62 per diem	\$ _____
Costs to be added	\$ _____
Writ Total	\$ _____
	<i>Prothonotary</i>
COSTS PAID:	
PROTHONOTARY	\$ _____
SHERIFF	\$ _____
STATUTORY	\$ _____
COSTS DUE PROTHONOTARY	\$ _____

PREMISES TO BE SOLD: 124 LINDEN DRIVE, BERWICK, PA 18603

By: 
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
 Robert Flacco, Esquire ID No. 325024 rflacco@raslg.com
 X Nicole Rizzo, Esquire ID No. 332712 nrizzo@raslg.com
 John G. Simolike, Esquire ID No. 330430 jsimolike@raslg.com
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

*This figure includes amounts not due yet. It anticipates that the default is not cured before the sale date. If the default of the loan secured by the mortgage is cured before Sheriff's sale, in accordance with law, interest that is not yet due is NOT collected.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
Attorneys for Plaintiff
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

LOANCARE, LLC Plaintiff	COURT OF COMMON PLEAS COLUMBIA COUNTY
v.	NO: 2022-CV-414
REGINA POPE; REGINALD POPE Defendant(s)	2023-ED-29

AFFIDAVIT PURSUANT TO RULE 3129.1

LOANCARE, LLC, Plaintiff in the above action, by the undersigned attorney, **Robertson, Anschutz, Schneid, Crane & Partners, PLLC** sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **124 LINDEN DRIVE BERWICK, PA 18603**.

1. Name and address of Owner(s) or reputed Owner(s):

REGINA POPE
C/O THE LAW OFFICE OF PATRICK T. O'CONNELL, ESQUIRE
PATRICK T. O'CONNELL, ESQUIRE
24 WEST MAIN STREET, BLOOMSBURG, PA 17815

REGINALD POPE
C/O THE LAW OFFICE OF PATRICK T. O'CONNELL, ESQUIRE
PATRICK T. O'CONNELL, ESQUIRE
24 WEST MAIN STREET, BLOOMSBURG, PA 17815

2. Name and address of Defendant(s) in the judgment:

REGINA POPE
C/O THE LAW OFFICE OF PATRICK T. O'CONNELL, ESQUIRE
PATRICK T. O'CONNELL, ESQUIRE
24 WEST MAIN STREET, BLOOMSBURG, PA 17815

REGINALD POPE
C/O THE LAW OFFICE OF PATRICK T. O'CONNELL, ESQUIRE
PATRICK T. O'CONNELL, ESQUIRE
24 WEST MAIN STREET, BLOOMSBURG, PA 17815

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

MIDLAND FUNDING LLC
1 INTERNATIONAL PLAZA 5TH FL, PHILADELPHIA, PA 19113

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

LOANCARE, LLC
3637 SENTARA WAY, VIRGINIA BEACH, VA 23452

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

NONE

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
11 WEST MAIN STREET, BLOOMSBURG, PA 17815

COLUMBIA COUNTY TAX CLAIM BUREAU
11 W MAIN STREET, MAIN STREET COUNTY ANNEX, BLOOMSBURG, PA 17815

COMMONWEALTH OF PA, DEPARTMENT OF REVENUE
BUREAU OF COMPLIANCE, P.O. BOX 281230, HARRISBURG, PA 17128-1230

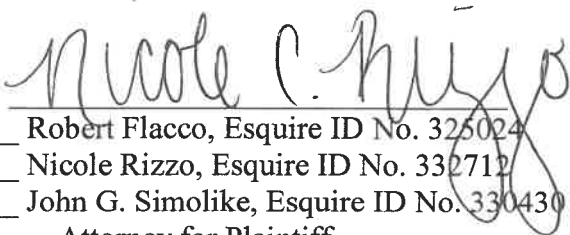
TENANTS/OCCUPANTS
124 LINDEN DRIVE, BERWICK, PA 18603

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:

NONE

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. § 4904 relating to unsworn falsification to authorities.

By:



Robert Flacco, Esquire ID No. 325024

Nicole Rizzo, Esquire ID No. 330712

John G. Simolike, Esquire ID No. 330430

Attorney for Plaintiff

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
Attorneys for Plaintiff
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

LOANCARE, LLC Plaintiff	COURT OF COMMON PLEAS COLUMBIA COUNTY
v.	NO: 2022-CV-414
REGINA POPE; REGINALD POPE Defendant(s)	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: REGINA POPE
C/O THE LAW OFFICE OF PATRICK T. O'CONNELL, ESQUIRE
PATRICK T. O'CONNELL, ESQUIRE
24 WEST MAIN STREET, BLOOMSBURG, PA 17815

REGINALD POPE
C/O THE LAW OFFICE OF PATRICK T. O'CONNELL, ESQUIRE
PATRICK T. O'CONNELL, ESQUIRE
24 WEST MAIN STREET, BLOOMSBURG, PA 17815

*****PLEASE BE ADVISED THAT THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION RECEIVED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY AND THIS DEBT WAS NOT REAFFIRMED, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.*****

Your house (real estate) at **124 LINDEN DRIVE BERWICK, PA 18603** is scheduled to be sold at the Sheriff's Sale on 7-26-23 at **9:00 AM**, to enforce the court judgment of **\$168,001.54**, obtained by Plaintiff above (the mortgagee) against you. The Sale will be held at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. If the sale is postponed, the new date will be announced at the time of sale.

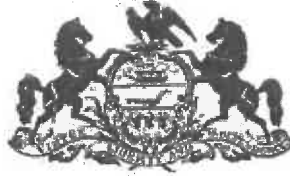
NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's sale, you must take **immediate action**:

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and attorney's fees due. To find out how much you must pay, you may call: 855-225-6906.
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 also be able to stop the sale through other legal proceedings.

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 on how to obtain an attorney.)

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE
(570) 389-5622

COURT HOUSE:
P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

24 HOUR PHONE
(570) 784-6300

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: May 8, 2023

Re: Sheriffs Sale Advertising Dates

LOANCARE, LLC
VS.
Reginia & Reginald Pope

No. 414 of 2022 J.D. and No. 29 of 2023 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week July 5th 2023

2nd Week July 12th 2023

3rd Week July 19th 2023

SALE DATE: July 26th 2023 @ 9:00 a.m

Feel free to contact me if you have any questions. Sarah 570-389-5622.

Respectfully,

Timothy Chamberlain
Sheriff of Columbia County

Case Number: 2022-CV-414

Judgment Amount: \$ 168,001.54

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff
A Florida professional limited liability company

Legal Description

The land referred to in this Commitment is described as follows:

ALL that certain lot or piece of ground situate in Berwick Borough, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the easterly right-of-way of Linden Drive at the northwest corner of Lot No. 191;

THENCE along said right-of-way on a curve to the left having a radius of 1151.68 feet, a distance of 64.32 feet to an iron pin at the southwest corner of Lot No. 193;

THENCE along the southerly line of Lot No. 193, North 84 degrees 45 minutes East, 150 feet to an iron pin and lands now or late of the V and H Realty Corporation.

THENCE along lands now or late of said corporation on a curve to the right having a radius of 1301.68 feet, a distance of 72.70 feet to an iron pin at the northeast corner of Lot No. 191;

THENCE along the northerly line of Lot No. 191, South 87 degrees 57 minutes West, 150.00 feet to the place of BEGINNING. CONTAINING 10,276.61 square feet of land in all.

BEING KNOWN AS: **124 LINDEN DRIVE, BERWICK, PA 18603**

PROPERTY ID: **04D-03-100-59**

TITLE TO SAID PREMISES IS VESTED IN **REGINALD POPE AND REGINA POPE, HIS WIFE** BY DEED FROM **VERONICA L. STOTLER** DATED **12/28/2005** RECORDED **01/10/2006** AS INSTRUMENT NO. **200600315**.

REAL ESTATE OUTLINE

ED # 2023 ED 29

DATE RECEIVED 5-4-2023
DOCKET AND INDEX 2022 CV 414

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>83749</u>

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

SALE DATE July 26 TIME 9:00am
 POSTING DATE _____
 ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>July 5</u>
2 ND WEEK	<u>July 12</u>
3 RD WEEK	<u>July 19</u>

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
Attorneys for Plaintiff
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

LOANCARE, LLC
Plaintiff

COURT OF COMMON PLEAS
COLUMBIA COUNTY

v.

NO: 2022-CV-414

REGINA POPE; REGINALD POPE
Defendant(s)

AFFIDAVIT OF NON-MILITARY SERVICE

The undersigned attorney states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), REGINA POPE; REGINALD POPE, who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto.

This statement is made subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

Dated:

4/25/23

By:

Nicole C. Rizzo
Robert Flacco, Esquire ID No. 325024

8 Nicole Rizzo, Esquire ID No. 332712

John G. Simolike, Esquire ID No. 330430
Attorney for Plaintiff



**Status Report
Pursuant to Servicemembers Civil Relief Act**

SSN: ██████████ 2082
 Birth Date:
 Last Name: POPE
 First Name: REGINALD
 Middle Name:
 Status As Of: Apr-25-2023
 Certificate ID: V2NSNRYLW9YDKT2

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.

Michael V. Sorrento, Director
 Department of Defense - Manpower Data Center
 400 Gigling Rd.
 Seaside, CA 93955



**Status Report
Pursuant to Servicemembers Civil Relief Act**

SSN: ██████████-4749
 Birth Date:
 Last Name: POPE
 First Name: REGINA
 Middle Name:
 Status As Of: Apr-25-2023
 Certificate ID: 67JQCLQ8CG3KFYT

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.

Michael V. Sorrento, Director
 Department of Defense - Manpower Data Center
 400 Gigling Rd.
 Seaside, CA 93955

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
Attorneys for Plaintiff
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855)225-6906

LOANCARE, LLC Plaintiff	COURT OF COMMON PLEAS COLUMBIA COUNTY
v.	NO: 2022-CV-414
REGINA POPE; REGINALD POPE Defendant(s)	

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

The undersigned states that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or 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.

Date: 5/8/23

By: Nicole E. Rizzo
____ Robert Flacco, Esquire ID No. 325024
X Nicole Rizzo, Esquire ID No. 332712
____ John G. Simolike, Esquire ID No. 330430
Attorney for Plaintiff

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
Attorneys for Plaintiff
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

LOANCARE, LLC Plaintiff	COURT OF COMMON PLEAS COLUMBIA COUNTY
v.	NO: 2022-CV-414
REGINA POPE; REGINALD POPE Defendant(s)	2023-ED-29

CERTIFICATION

The undersigned attorney hereby states that he is the attorney for the Plaintiff in the above captioned matter and that:

- Act 91 procedures have been fulfilled.
- Act 91 is not applicable to this matter as the subject mortgage is an FHA Mortgage.
- Act 91 is not applicable to this matter as the premises is non-owner occupied.
- Act 91 is not applicable to this matter as the premises is vacant.
- Act 91 is not applicable to this matter as the mortgage is in default for more than twenty-four (24) months or the aggregate amount of arrearages due pursuant to the terms of the mortgage exceeds the sum of sixty thousand dollars (\$60,000).

This certification is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

By: Nicole C. Rizzo
Robert Flacco, Esquire ID No. 325024
8 Nicole Rizzo, Esquire ID No. 332712
John G. Simolike, Esquire ID No. 330430
Attorney for Plaintiff

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
Attorneys for Plaintiff
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

LOANCARE, LLC Plaintiff	COURT OF COMMON PLEAS COLUMBIA COUNTY
v.	NO: 2022-CV-414
REGINA POPE; REGINALD POPE Defendant(s)	2023-ED-29

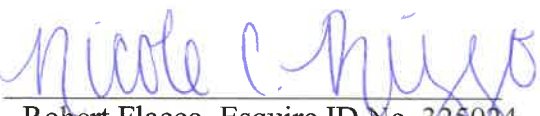
LAST KNOWN MAILING ADDRESS

The Defendant(s) last known address is as follows:

REGINA POPE
C/O THE LAW OFFICE OF PATRICK T. O'CONNELL, ESQUIRE
PATRICK T. O'CONNELL, ESQUIRE
24 WEST MAIN STREET
BLOOMSBURG, PA 17815

REGINALD POPE
C/O THE LAW OFFICE OF PATRICK T. O'CONNELL, ESQUIRE
PATRICK T. O'CONNELL, ESQUIRE
24 WEST MAIN STREET
BLOOMSBURG, PA 17815

This statement is made subject to the penalties of 18 Pa.C.S. 4904 relating to unsworn falsification to authorities.

By: 
____ Robert Flacco, Esquire ID No. 325024
 Nicole Rizzo, Esquire ID No. 332712
____ John G. Simolike, Esquire ID No. 330430
Attorney for Plaintiff

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022CV414

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, JULY 26, 2023
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.

The land referred to in this Commitment is described as follows:

ALL that certain lot or piece of ground situate in Berwick Borough, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the easterly right-of-way of Linden Drive at the northwest corner of Lot No. 191,

THENCE along said right-of-way on a curve to the left having a radius of 1151.68 feet, a distance of 64.32 feet to an iron pin at the southwest corner of Lot No. 193;

THENCE along the southerly line of Lot No. 193, North 84 degrees 45 minutes East, 150 feet to an iron pin and lands now or late of the V and H Realty Corporation.

THENCE along lands now or late of said corporation on a curve to the right having a radius of 1301.68 feet, a distance of 72.70 feet to an iron pin at the northeast corner of Lot No. 191 ;

THENCE along the northerly line of Lot No. 191, South 87 degrees 57 minutes West, 150.00 feet to the place of CONTAINING 10,276.61 square feet of land in all.

BEG KNOWN AS: 124 LINDEN DRIVE, BERWICK, PA 18603

PROPERTY ID: 04D-03-100-59

TITLE TO SAD PREMISES IS VESTED REGINALD POPE AND POPE, HIS WIFE BY DEED

FROM VERONICA L. STOTLER DATED 12/28/2005 RECORDED 01/10/2006 AS INSTRUMENT NO. 200600315.

PROPERTY ADDRESS: 124 LINDEN DRIVE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-03-100-59

Seized and taken into execution to be sold as the property of REGINA B POPE, REGINALD POPE in suit of LOANCARE, 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:
RAS CITRON LLC
MT. LAUREL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
Attorneys for Plaintiff
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

LOANCARE, LLC Plaintiff	COURT OF COMMON PLEAS COLUMBIA COUNTY
v.	NO: 2022-CV-414
REGINA POPE; REGINALD POPE Defendant(s)	2023-ED-29

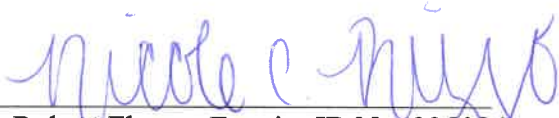
SHORT LEGAL DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF BERWICK, COLUMBIA COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 124 LINDEN DRIVE, BERWICK, PA 18603

BEING PARCEL NUMBER: 04D-03-100-59

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: 
____ Robert Flacco, Esquire ID No. 325024
 Nicole Rizzo, Esquire ID No. 332712
____ John G. Simolike, Esquire ID No. 330430
Attorney for Plaintiff



**ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC**
LAW OFFICES

*A professional limited liability company organized in the State
of Florida*

133 Gaither Drive, Suite F
Mount Laurel, NJ 08054
Phone: 855-225-6906
Fax: 866-381-9549
www.raslegalgroup.com

James Robertson, Esq. deceased
Everett Anschutz, Esq. TX Bar
David J. Schneid, Esq. FL Bar
John T. Crane, Esq. GA, and TX Bar

Richard Citron, Esq.
Managing Partner, NJ and PA Offices
Admitted in PA, NJ and NY

COLUMBIA COUNTY SHERIFF'S OFFICE
35 WEST MAIN STREET, BLOOMSBURG, PA 17815

RE: LOANCARE, LLC
V.
REGINA POPE; REGINALD POPE
Columbia County Docket No. 2022-CV-414

Dear Sir or Madam:

Enclosed please find the Writ of Execution and Notice of Sale for the above captioned matter and a check made payable to Sheriff of Columbia County for the required service fee.

INSTRUCTIONS FOR SERVICE:

Please be informed that our office will use an outside servicer to serve the defendant(s) with the enclosed Notice of Sheriff Sale. When service has been successfully completed our office will file the proof of service. **PLEASE ONLY POST THE HANDBILL.**

Thank you for your assistance in this matter.

Sincerely,

Christina Jans
Paralegal
chjans@raslg.com

* Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of lien against property.

Case Number: 2022-CV-414

Judgment Amount: \$ 168,001.54

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff
A Florida professional limited liability company

Legal Description

The land referred to in this Commitment is described as follows:

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THENCE along the northerly line of Lot No. 191, South 87 degrees 57 minutes West, 150.00 feet to the place of BEGINNING. CONTAINING 10,276.61 square feet of land in all.

BEING KNOWN AS: **124 LINDEN DRIVE, BERWICK, PA 18603**

PROPERTY ID: **04D-03-100-59**

TITLE TO SAID PREMISES IS VESTED IN **REGINALD POPE AND REGINA POPE, HIS WIFE BY DEED FROM VERONICA L. STOTLER DATED 12/28/2005 RECORDED 01/10/2006 AS INSTRUMENT NO. 200600315.**

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
Attorneys for Plaintiff
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

LOANCARE, LLC
Plaintiff

COURT OF COMMON PLEAS
COLUMBIA COUNTY

v.

NO: 2022-CV-414

REGINA POPE; REGINALD POPE
Defendant(s)

2023-ED-29

SHORT LEGAL DESCRIPTION

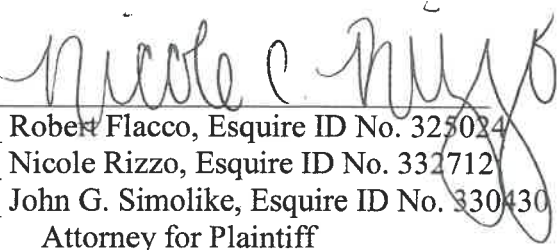
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF BERWICK,
COLUMBIA COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 124 LINDEN DRIVE, BERWICK, PA 18603

BEING PARCEL NUMBER: 04D-03-100-59

IMPROVEMENTS: RESIDENTIAL PROPERTY

By:


Robert Flacco, Esquire ID No. 325024
 Nicole Rizzo, Esquire ID No. 332712
 John G. Simolike, Esquire ID No. 330430
Attorney for Plaintiff



**ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC**
LAW OFFICES

COPY

Richard Citron, Esq.
Managing Partner, NJ and PA Offices
Admitted in PA, NJ and NY

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Everett Anschutz, Esq. TX Bar
David J. Schneid, Esq. FL Bar
John T. Crane, Esq. GA, and TX Bar

COLUMBIA COUNTY SHERIFF'S OFFICE
35 WEST MAIN STREET, BLOOMSBURG, PA 17815

RE: LOANCARE, LLC
V.

REGINA POPE; REGINALD POPE
Columbia County Docket No. 2022-CV-414

Dear Sir or Madam:

Enclosed please find the Writ of Execution and Notice of Sale for the above captioned matter and a check made payable to Sheriff of Columbia County for the required service fee.

INSTRUCTIONS FOR SERVICE:

Please be informed that our office will using an outside servicer to serve the defendant(s) with the enclosed Notice of Sheriff Sale. When service has been successfully completed our office will file the proof of service. **PLEASE ONLY POST THE HANDBILL.**

Thank you for your assistance in this matter.

Sincerely,

Christina Jans
Paralegal
chjans@raslg.com

* Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of lien against property.

Document Receipt

Trans # 19423 Carrier / service: USPS Server First-Class Mail® 5/8/2023 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

660 AMERICAN AVENUE
301

Tracking #: 71901140006000188361

Doc Ref #: 2023ED29

Postage 5.8600

KING OF PA 19406-4032
PRUSSIA

Document Receipt

Trans # 19422 Carrier / service: USPS Server First-Class Mail® 5/8/2023 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000188354

Doc Ref #: 2023ED29

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans # 19421 Carrier / service: USPS Server First-Class Mail® 5/8/2023 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000188347

Doc Ref #: 2023ED29

Postage 5.8600

HARRISBURG PA 17128

Document Receipt

Trans # 19423 Carrier / service: USPS Server First-Class Mail® 5/8/2023 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

660 AMERICAN AVENUE
301

Tracking #: 71901140006000188361
Doc Ref #: 2023ED29
Postage 5.8600

KING OF PRUSSIA PA 19406-4032

Document Receipt

Trans #	19424	Carrier / service:	USPS Server	First-Class Mail®	5/8/2023 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000188378

Doc Ref #: 2023ED29

Postage 5.8600

PHILADELPHIA PA 19106

Document Receipt

Trans #	19424	Carrier / service:	USPS Server	First-Class Mail®	5/8/2023 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000188378

Doc Ref #: 2023ED29

Postage 5.8600

PHILADELPHIA PA 19106



RAS Citron, LLC
A subsidiary of Robertson, Anschutz, Schried, Crane & Partners, PLLC
PA Cost Advance Account
130 Clinton Road, Suite 202 Fairfield, NJ 07004

Date 05/03/2023

83749
63-8413/2870

*****Two thousand and 00/100 USD*****

***2,000.00**

PAY TO THE Columbia County Sheriff's Office
ORDER OF 35 West Main Street

Bloomsburg PA 17815

JPMorgan Chase Bank, N.A.
Miami, FL

AUTHORIZED SIGNATURE

Memo Sheriff Sale D/2022-CV-414/LN#***50055/P/POPE, REGINA

⑈83749⑈ ⑆26708413⑆ 260179707⑈