

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



ATLANTICA LLC
vs.
ROBERT REAP

Case Number
2016CV1166

PROPERTY ADDRESS

322 EAST 6TH STREET, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
12/15/2016	Advance Fee	Advance Fee	001643028	\$0.00	\$2,500.00
12/15/2016	Advertising Sale (Newspaper)			\$15.00	\$0.00
12/15/2016	Advertising Sale Bills & Copies			\$17.50	\$0.00
12/15/2016	Crying Sale			\$10.00	\$0.00
12/15/2016	Docketing			\$15.00	\$0.00
12/15/2016	Levy			\$15.00	\$0.00
12/15/2016	Mailing Costs			\$78.00	\$0.00
12/15/2016	Posting Handbill			\$15.00	\$0.00
12/15/2016	Poundage			\$58.41	\$0.00
12/15/2016	Press Enterprise Inc.			\$987.90	\$0.00
12/15/2016	Prothonotary, Acknowledge Deed			\$10.00	\$0.00
12/15/2016	Sheriff Automation Fund			\$50.00	\$0.00
12/15/2016	Sheriff's Deed			\$35.00	\$0.00
12/15/2016	Solicitor Services			\$100.00	\$0.00
12/15/2016	Transfer Tax Form			\$25.00	\$0.00
12/15/2016	Web Posting			\$100.00	\$0.00
03/01/2017	Service			\$240.00	\$0.00
03/01/2017	Service Mileage			\$24.00	\$0.00
03/01/2017	Distribution Form			\$25.00	\$0.00
03/01/2017	Copies			\$8.00	\$0.00
03/01/2017	Notary Fee			\$10.00	\$0.00
03/01/2017	Surcharge			\$170.00	\$0.00
03/01/2017	Delinquent Taxes			\$903.33	\$0.00
03/01/2017	Recording Fees			\$67.00	\$0.00
				\$2,979.14	\$2,500.00
TOTAL BALANCE:				\$(479.14)	

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

ATLANTICA LLC

VS ROBERT REAP

NO. 187-2016 ED

NO. 1166-2016 JD

DATE/TIME OF SALE: MAY 3, 2017 @ 9:00 AM

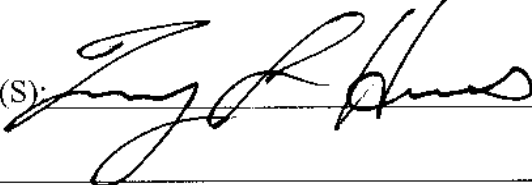
BID PRICE (INCLUDES COST) \$ 2980.23

POUNDAGE - 2% OF BID \$ 58.41

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2979.14

PURCHASER(S):  Phelan Heilman Diamond
Jones

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 2979.14

LESS DEPOSIT: \$ 2500.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 479.14

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 213488
Customer:
SHERIFF'S OFFICE

Invoice Date: 05/25/2017 11:51:59 AM
Last Change:

RECEIPT
Receipt By: MAIL

Reg/Drw ID: 0102
By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201704086	BERWICK BORO
	Grantor - REAP, ROEBRT J		05/25/17 11:52:00 AM	
	Grantee - ALTA REO LLC			
	Consideration -	\$2,979.14		
	Tax Basis -	\$0.00		
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$67.00		
	PAYMENTS			
	CHECK: 7828 - SHERIFF'S OFFICE	\$67.00		
	TOTAL PAYMENTS	\$67.00		
	AMOUNT DUE	\$67.00		
	PAYMENT ON INVOICE	(\$67.00)		
	BALANCE DUE ON INVOICE	\$0.00		



1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax #: 215-568-7616
deedinstructions@phelanhallinan.com

May 11, 2017

Office of the Sheriff
COLUMBIA County Courthouse
PO Box 380
W. Main Street
Bloomsburg, PA 17815

Re: ROBERT J. REAP
322 EAST 6TH STREET, BERWICK, PA 18603-3202
2016-CV-1166

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan Diamond & Jones, LLP as "attorney-on-the-writ," and prepare the Sheriff's Deed to **ALTA REO, LLC**, 18451 NORTH DALLAS PARKWAY, SUITE 100, DALLAS, TX 75287.

Enclosed are two (2) transfer tax affidavits reflecting the assignment, and a stamped self-addressed envelope for your convenience. Thank you in advance for your cooperation in this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "Sierra Gross", written over a horizontal line.

For Phelan Hallinan Diamond & Jones, LLP

PH # 975220

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorders of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name Phelan Hallinan Diamond & Jones, LLP	Telephone Number: 215-563-7000
Mailing Address 1617 JFK Boulevard, Suite 1400, One Penn Center Plaza	City Philadelphia
	State PA
	ZIP Code 19103

B. TRANSFER DATA

Date of Acceptance of Document 5/15/17	
Grantor(s)/Lessor(s) Timothy Chamberlain	Telephone Number: (570) 389-5622
Mailing Address PO Box 380, W. Main Street	City Bloomsburg
State PA	ZIP Code 17815
Grantor(s)/Lessee(s) ALTA REO, LLC	Telephone Number: (305) 532-1400
Mailing Address 18451 NORTH DALLAS PARKWAY, SUITE 100	City DALLAS
State TX	ZIP Code 75287

C. REAL ESTATE LOCATION

Street Address 322 EAST 6TH STREET, BERWICK, PA 18603-3202	City, Township, Borough BERWICK BOROUGH
County COLUMBIA	School District BERWICK AREA
	Tax Parcel Number 04A-09-008-00,000

D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration \$ 1,950.40 (winning bid)	2. Other Consideration + -0-	3. Total Consideration = \$ 1,950.40
4. County Assessed Value \$ 21381.0	5. Common Level Ratio Factor X 3.69	6. Computed Value = \$78,895.89

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed = \$78,895.89	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	--	--

2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession (Name of Decedent) Estate File Number
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust
- ☐ If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer to the Commonwealth, the United States 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 confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)
- ☐ *Other (Please explain exemption claimed, if other than listed above.)

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

Sierra Grago

Sierra Grago

Date

5/15/17

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

Phelan Hallinan Diamond & Jones, LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, NA
3-180/360

001669334

DATE
5/22/2017

AMOUNT
****\$479.14

PAY FOUR HUNDRED SEVENTY-NINE AND 14 / 100 Dollars

TO THE Sheriff of Columbia County
ORDER 35 W Main Street
OF Bloomsburg, PA 17815

SIG [975220] 322 EAST 6TH STREET (2016-CV-1166)


AUTHORIZED SIGNATURE

⑈001669334⑈ ⑆036001808⑆ 361508666⑈

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
ATLANTICA LLC

vs.

Defendant
ROBERT REAP

Attorney for the Plaintiff:

PHELAN & HALLINAN LLP
ONE PENN CENTER AT SUBURAN STATION
SUITE 1400 1617 JFK BLVD
PHILADELPHIA, PA 19103-1814

Sheriff's Sale Date: Wednesday, May 3, 2017

Writ of Execution No. : 2016CV1166

Advance Sheriff Costs: \$2,500.00

Location of the real estate: 322 EAST 6TH STREET, 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	\$78.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$987.90
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
Service	\$240.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$8.00
Notary Fee	\$10.00
Surcharge	\$170.00

Total Sheriff Costs **\$1,950.40**

Municipal Costs

Delinquent Taxes	\$903.33
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Total Municipal Costs **\$903.33**

Distribution Costs

Recording Fees	\$67.00
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Total Distribution Costs **\$67.00**

Grand Total: **\$2,920.73**

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

Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax: 215-568-7616

Office of the Prothonotary
COLUMBIA County

RE: ATLANTICA, LLC v. ROBERT J. REAP
COLUMBIA County, CCP No. 2016-CV-1166, PH # 975220

Dear Sir/Madam:

Enclosed please find the original and one copy each of a Praecipe to Mark Judgment to Use Plaintiff, a Praecipe to Substitute Party Plaintiff Name Change, an Entry of Appearance and a Certification of Service. Kindly file the original of record. Once time-stamped, kindly return the time-stamped copies in the envelope enclosed.

Very truly yours,

Praecipe Department

CC: ROBERT J. REAP

enclosures

PH # 975220

PHELAN HALLINAN DIAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103

Jennie.Tsai@phelanhallinan.com

215-563-7000

ATLANTICA, LLC

Plaintiff

v.

ROBERT J. REAP

Defendant

Attorney for Plaintiff

: Court of Common Pleas

:

: Civil Division

:

: COLUMBIA County

:

: No. 2016-CV-1166

:

:

PRAECIPE FOR VOLUNTARY SUBSTITUTION OF PARTY PLAINTIFF
PURSUANT TO Pa.R.C.P. 2352

TO THE PROTHONOTARY:

Kindly substitute ALTA REO, LLC as successor Plaintiff for the originally named Plaintiff.
The material facts on which the right of succession and substitution are based are as follows:

ALTA REO, LLC is the current holder of the mortgage by virtue of that certain
Assignment of Mortgage, which Assignment was recorded on 04/24/2017 in
Instrument Number 201703125 of the Recorder of Deeds Office in and for
COLUMBIA County.

Kindly amend the information on the docket accordingly.

Date: **APR 28 2017**

By: 
Jennie C. Tsai, Esq., Id. No. 315213
Attorney for Plaintiff

Jennie C. Tsai, Esq., Id. No.315213
PHELAN HALLINAN DIAMOND & JONES,
LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
Identification No: 315213
215-563-7000
ATLANTICA, LLC
Plaintiff

v.

ROBERT J. REAP
Defendant

Attorney for Plaintiff

: Court of Common Pleas
:
: Civil Division
:
: COLUMBIA County
:
: No. 2016-CV-1166
:
:

PRAECIPE TO MARK JUDGMENT TO USE PLAINTIFF

TO THE PROTHONOTARY:

Please mark the judgment in the above-captioned matter to the use of ALTA REO, LLC, located
18451 NORTH DALLAS PARKWAY SUITE 100 DALLAS, TX 75287-5206.

Date: APR 28 2017

PHELAN HALLINAN DIAMOND & JONES, LLP

By: 
Jennie C. Tsai, Esq., Id. No.315213
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000
ATLANTICA, LLC

Plaintiff

v.

ROBERT J. REAP

Defendant

Attorney for Plaintiff

: Court of Common Pleas
:
: Civil Division
:
: COLUMBIA County
:
: No. 2016-CV-1166
:
:

ENTRY OF APPEARANCE

TO THE PROTHONOTARY:

Kindly enter my appearance on behalf of ALTA REO, LLC.

Date: APR 28 2017

PHELAN HALLINAN DIAMOND & JONES, LLP

By: 
Jennie C. Tsai, Esq., Id. No. 315213
Attorney for Plaintiff

Jennie C. Tsai, Esq., Id. No.315213
PHILAN HALLINAN DIAMOND & JONES, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
Identification No: 315213
215-563-7000

ATLANTICA, LLC

Plaintiff

v.

ROBERT J. REAP

Defendant

Attorney for Plaintiff

: Court of Common Pleas
:
: Civil Division
:
: COLUMBIA County
:
: No. 2016-CV-1166
:
:

CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of the foregoing Plaintiff's Praecipe to Mark Judgment to ALTA REO, L.L.C. Substitution of Party Plaintiff and Entry of Appearance were served by regular mail on the person(s) on the date listed below:

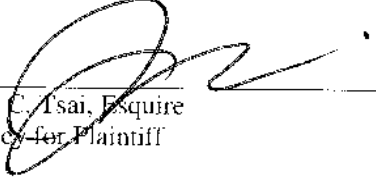
ROBERT J. REAP
322 EAST 6TH STREET
BERWICK, PA 18603-3202

Timothy Chamberlain
PO Box 380,
W. Main Street,
Bloomsburg, PA 17815

Date: APR 28 2017

Phelan Hallinan Diamond & Jones, LLP

By:



Jennie C. Tsai, Esquire
Attorney for Plaintiff

Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax: 215-568-7616

Timonthy Chamberlain
Acting Sheriff
PO Box 380
W. Main Street
Bloomsburg, PA 17815

Re: ATLANTICA, LLC v. ROBERT J. REAP et al.
No.: 2016-CV-1166

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

****Property is listed for the 05/03/2017 Sheriff Sale.****

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP
By: Legal Assistant

CC: ROBERT J. REAP

Attorney for Plaintiff

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

ATLANTICA, LLC
Plaintiff

v.

ROBERT J. REAP
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2016-CV-1166**
:
:

CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

ROBERT J. REAP
322 EAST 6TH STREET
BERWICK, PA 18603-3202

Date: MAR 08 2017



Jennie C. Tsai, Esq., Id. No.315213
Attorney for Plaintiff

Attorney for Plaintiff

Phelan Hallinan Diamond & Jones, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Representing Lenders in
Pennsylvania

Foreclosure Manager

March 7, 2017

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: ATLANTICA, LLC v.
ROBERT J. REAP
322 EAST 6TH STREET BERWICK, PA 18603-3202
No.: 2016-CV-1166

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for March 8, 2017 due to the following: Assignment.

The Property is to be relisted for the May 3, 2017 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
PATRICK RALSTON for
Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>240.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>78.00</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>8.00</u>	
NOTARY	\$ <u>16.00</u>	
TOTAL *****		\$ <u>532.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>987.90</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1237.90</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY	20	\$ _____
SCHOOL DIST.	20	\$ _____
DELINQUENT	20	\$ <u>903.33</u>
TOTAL *****		\$ <u>903.33</u>

MUNICIPAL FEES DUE:		
SEWER	20	\$ _____
WATER	20	\$ _____
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)		\$ <u>170.00</u>
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2920.73

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

DATE: 13-FEB-17

FEE: \$5.00

CERT. NO26400

REAP ROBERT J
322 EAST SIXTH STREET
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 20030-0382
LOCATION: 322 E 6TH ST LOT 198
PARCEL: 04A-09 -008-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2016	PRIM	855.81	12.52		30.00	898.33
TOTAL DUE :						\$898.33

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: April ,2017

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2016

REQUESTED BY: COLUMBIA COUNTY SHERIFF

Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax 215-568-7616

KIM ZIELINSKI
Legal Assistant, 1328

Representing Lenders in
Pennsylvania

Office of the Prothonotary
Columbia County Courthouse
35 W. Main St.
Bloomsburg, PA 17815

No.: 2016-CV-1166
No.: 2016-ED-187

Re: ATLANTICA, LLC VS. ROBERT J. REAP
No.: 2016-CV-1166, No.: 2016-ED-187

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.2 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

*****Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.*****

****Property is listed for the 03/08/2017 Sheriff Sale.****

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

KIM ZIELINSKI, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN DIAMOND & JONES, LLP
PETER WAPNER, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

ATLANTICA, LLC
Plaintiff,

v.

ROBERT J. REAP
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
:
: No.: 2016-CV-1166
: No.: 2016-ED-187

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".

Date: FEB 08 2017

PETER WAPNER, Esq., Id. No.318263
Attorney for Plaintiff

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Name and
Address
Of Sender

Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

AZK/SRC - 03/08/2017 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fcc
1	****	Robert J. Reap C/O Kevin Tanribilir, Esq. Law Offices of Kevin Tanribilir, P.C. 701 E FRONT STREET BERWICK, PA 18603	US POSTAGE >> PRIME FLOWES ZIP 19103 \$ 003.65 0000338439 JAN 03 2017	
2	****	Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105		
4	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222		
5	****	U.S. Department of Justice U.S. Attorney for The Middle District of PA Federal Building 228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754		
		RE: ROBERT J. REAP (COLUMBIA) PH # 975220/1021	Page 2 of 2	Writ Team
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 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 insurance. See Domestic Mail Manual R010 S913 and S921 for limitations of coverage.

Form 3877 Facsimile

Name and
Address
Of Sender

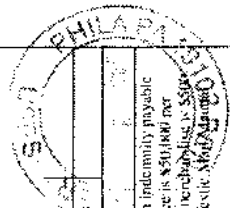
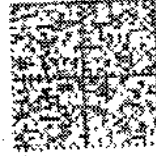


Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

AZK/SRC - 03/08/2017 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fcc
1	****	TENANT/OCCUPANT 322 EAST 6TH STREET BERWICK, PA 18603-3202	\$0.47	
2	****	Absolute Resolutions VI, LLC 6602 El Cajon Blvd. #200 SAN DIEGO, CA 92115	\$0.47	
3	****	Absolute Resolutions VI, LLC. C/O PRESSLER AND PRESSLER LLP. 7 ENTIN ROAD PARSIPPANY, NJ 07054-5020	\$0.47	
4	****	Absolute Resolutions VI, LLC. C/O Ralph Gulko, Esquire PO BOX 500 PARSIPPANY, NJ 07054-0500		
5	****	Absolute Resolutions VI, LLC. C/O Ralph Gulko, Esquire 804 WEST AVENUE JENKINTOWN, PA 19046		
6	****	Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division 6th Floor, Strawberry Sq. Dept 280601 Harrisburg, PA 17128		
7	****	Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105		
8	****	Elaine Marie Reap 81 EVANSVILLE RD BERWICK, PA 18603-5514		
9	****	Ivy Taylor 106 FOX TRACE RINCON, GA 31326-9325		
10	****	PA Department of Revenue BUREAU OF COMPLIANCE LIEN SECTION, P.O. BOX 280948 HARRISBURG, PA 17128-0948		
RE: ROBERT J. REAP (COLUMBIA) PH # 975220/1021			Page 1 of 2	Writ Team
Total Number of Pieces Listed by Number		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

U.S. POSTAGE >>> PRIORITY BOWES
ZIP 19103 \$006.00
0000388439 JAN 03 2017



The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$50,000 for registered mail sent with optional insurance. See Domestic Mail Manual R9001.9013 and 9012 for limitations of coverage.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

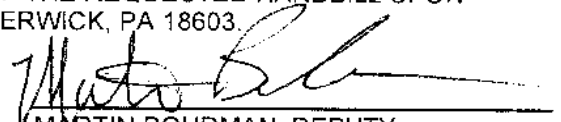


ATLANTICA LLC
vs.
ROBERT REAP

Case Number
2016CV1166

SHERIFF'S RETURN OF SERVICE

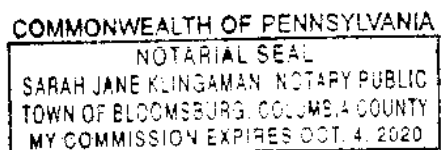
01/26/2017 03:01 PM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 322 EAST 6TH STREET, BERWICK, PA 18603.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

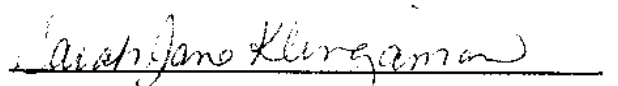
January 27, 2017



NOTARY

Affirmed and subscribed to before me this

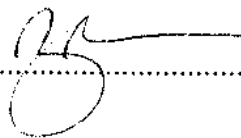
27TH day of JANUARY, 2017



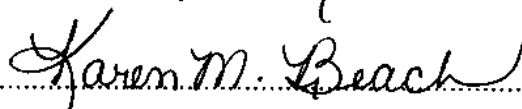
PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice February 15, 22 and March 1, 2017 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



Sworn and subscribed to before me this 1st day of March 2017.



(Notary Public)



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

.....

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



ATLANTICA LLC
vs.
REAP, ROBERT

Case Number
2016CV1166

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 322 EAST 6TH STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

1-26-17

Time:

1501

Deputy:

14

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2016CV1166

322 EAST 6TH STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



ATLANTICA LLC
vs.
ROBERT REAP

Case Number
2016CV1166

SHERIFF'S RETURN OF SERVICE

12/27/2016 03:25 PM - DEPUTY SCOTT MAYERNICK, 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 THE DEFENDANT, TO WIT: ROBERT REAP AT 600 EAST 9TH STREET, BERWICK, PA 18603. #570-594-7210.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 28, 2016

NOTARY

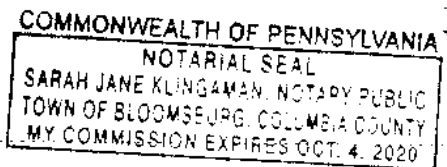
Affirmed and subscribed to before me this

28TH

day of

DECEMBER

2016





PHILAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



ATLANTICA LLC
vs.
ROBERT REAP

Case Number
2016CV1166

SHERIFF'S RETURN OF SERVICE

12/27/2016 01:15 PM - DEPUTY SCOTT MAYERNICK, 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 THOMAS DERBY HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ELAINE REAP AT 81 EVANSVILLE ROAD, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

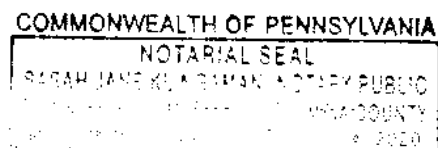

TIMOTHY T. CHAMBERLAIN, SHERIFF


December 28, 2016

Affirmed and subscribed to before me this

NOTARY

28TH day of DECEMBER, 2016





PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

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



71901140006000095164

IVY TAYLOR
106 FOX TRACE

RINCON GA 31326

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

ATLANTICA LLC
vs.
REAP, ROBERT

Case Number
2016CV1166

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

187

Warrant:

Serve To:

Name: OCCUPANT

Primary Address: 322 EAST 6TH STREET
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Cassandra Zagata

Relation:

tenant

Date:

12-24-16

Time:

12:05

Deputy:

4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

OCCUPANT

2016CV1166

322 EAST 6TH STREET, BERWICK, PA 18603

NO EXPIRATION

BERWICK BORO
MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS
CLOSED HOLIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2016

BILL NO.
5618

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	21,381	10.491	219.82	224.31	246.74
SINKING		1	20.95	21.38	23.52
FIRE		1.25	26.20	26.73	28.07
LIGHT		1.75	36.67	37.42	39.29
BORO RE		11.1	232.58	237.33	249.20
The discount & penalty have been calculated for your convenience			536.22 April 30 If paid on or before	547.17 June 30 If paid on or before	586.82 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

REAP ROBERT J
322 EAST SIXTH STREET
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04A-09 -008-00,000
322 E SIXTH ST
.1894 Acres Land 3,300
Buildings 18,081
Total Assessment 21,381

This tax returned
to courthouse on:
January 1, 2017

CK 536.22

CK 110053915

FILE COPY

4-14-16

Connie C. Gingher

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

2016 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District-A185
Berwick Borough

Make Check Payable To:

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

Telephone: 570-752-7442 Email: jimoon@pa.metrocast.net

Taxes are due and payment is requested from:

073383

C04
REAP ROBERT J
322 E 6TH ST
BERWICK, PA 18603-3202

Bill Date: 7/1/2016

Bill #: 3232

RETURN THIS TOP PART IF PAYING IN FULL

Parcel #: 04A09 00800000

Prop. Type

Property Location and Description:

322 E SIXTH ST
.189

Assessment:

L= 3,300

B= 18,081

T= 21,381

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.2300	945.68
HOMESTEAD EXCLUSION	(4,228.00)	(187.00)
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2016	2% Discounted Amount	743.51
If Paid By 10/31/2016	FACE Amount	758.68
If Paid After 10/31/2016	10% Penalty Amount	834.55

Last Day to Pay: 12/31/2016

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

****Homestead/Farmstead Applied****

School tax not paid as of 12/19/16

Connie

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

ATLANTICA LLC
vs.
REAP, ROBERT

Case Number
2016CV1166

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 187
Warrant:

Expires:

600 E 9th St
Berwick, PA
594-7210

Serve To:

Name: ROBERT REAP

Primary Address: 322 EAST 6TH STREET
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 12-27-16 **Time:** 15:25

Deputy: 4 **Mileage:**

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:	12-15-16	12-27-16				
Time:	15:20	14:50				
Mileage:						
Deputy:	4	4				

Service Attempt Notes:

1. Case card to Juvenile
2. 11

3.

4.

5.

6.

REAP, ROBERT

2016CV1166

322 EAST 6TH STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

ATLANTICA LLC
vs.
REAP, ROBERT

Case Number
2016CV1166

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 187

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: ELAINE REAP

Primary Address: 81 EVANSVILLE ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Thomas Dechy

Relation: Husband

Date: 12-27-16

Time: 13:15

Deputy: 4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

REAP, ELAINE

2016CV1166

81 EVANSVILLE ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

ATLANTICA LLC
vs.
REAP, ROBERT

Case Number
2016CV1166

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 187

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/08/2017 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: ELIZABETH WHITENIGHT

Relation: Clerk

Date: 12/20/16 Time: 12:37

Deputy: 5 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

COLUMBIA COUNTY TAX C

2016CV1166

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

ATLANTICA LLC
vs.
REAP, ROBERT

Case Number
2016CV1166

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 187

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: ASHLEY TALALILA

Relation: CLERK

Date: 12/20/16

Time: 045

Deputy: 5

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

DOMESTIC RELATIONS OF

2016CV1166

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

ATLANTICA LLC
vs.
REAP, ROBERT

Case Number
2016CV1166

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 187

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

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: Secretary

Date: 12-15-16

Time: 14:55

Deputy: 4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BERWICK SEWER AUTHORITY

2016CV1166

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

ATLANTICA LLC
vs.
REAP, ROBERT

Case Number
2016CV1166

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 187

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

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: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 12-15-16 Time: 15:10

Deputy: 4 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

GINGHER, CONNIE C.

2016CV1166

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

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



US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV1166

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

WEDNESDAY, MARCH 08, 2017
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN property situated in the borough of Berwick in the county of Columbia and Commonwealth of Pennsylvania, being more fully described in a deed dated 01/31/1997 and recorded 02/27/1997, among the land records of the county and state set forth above, in deed volume 648 page 1035.

BOUNDED on the north by East Sixth Street; on the east by Lot No. 199; on the south by a 33 foot alley; and on the west by Lot No. 197. Being Lot No. 198 in Gilbert Fowler's Addition to Berwick. Being 49 1/2 feet more or less front on Sixth Street, and 165 feet in depth of the same width.

TITLE TO SAID PREMISES IS VESTED IN Robert J. Reap, married person, by deed from Robert J. Reap and Elaine M. Reap, Dated 12/16/2002, Recorded 01/13/2003, Instrument No. 200300382.

Tax Parcel: 04A-09-008

Premises Being: 322 East 6th Street, Berwick, PA 18603-3202

PROPERTY ADDRESS: 322 EAST 6TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-09-008

Seized and taken into execution to be sold as the property of ROBERT REAP in suit of ATLANTICA 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:
PHELAN & HALLINAN LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

Atlantica, LLC

vs.

Robert J. Reap

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2016-CV-1166

2016-ED-187

COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 322 East 6th Street, Berwick, PA 18603-3202
(See Legal Description attached)

Amount Due
Interest from 12/09/2016 to Date of Sale
@ \$18.76 per diem

\$114,146.17
\$_____ and costs.

Barbara N. Luettich, ISS
(Clerk) Office of the Prothonotary Support, Common Pleas Court
of Columbia County, Penna.

Dated 12-12-2016
(SEAL)

**Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020**

PH # 975220

REAL ESTATE OUTLINE

ED # 2016 ED 187

DATE RECEIVED 12/15/14
DOCKET AND INDEX 2016 CV 1166

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>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR <u>2,500.00</u>	<u>X</u>	CK# <u>001643028</u>

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

SALE DATE March 8th, 17 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000

Attorneys for Plaintiff

Atlantica, LLC
Plaintiff

v.

Robert J. Reap
Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2016-CV-1166
: 2016-ED-187
: COLUMBIA County
:

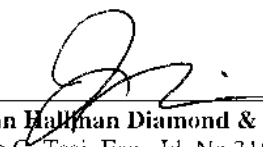
CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- () the mortgage is an FHA Mortgage
- () the premises is non-owner occupied
- () the premises is vacant
- (X) Act 91 procedures have been fulfilled
- () Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

By: _____


Phelan Hallinan Diamond & Jones, LLP
Jennie C. Tsai, Esq., Id. No.315213
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

Atlantica, LLC

vs.

Robert J. Reap

: **COLUMBIA County**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2016-CV-1166**

2016-ED-187

VERIFICATION OF NON-MILITARY SERVICE

The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) Robert J. Reap is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

(b) that defendant Robert J. Reap is over 18 years of age and resides at 322 East 6th Street, Berwick, PA 18603-3202.

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


Phelan Hallinan Diamond & Jones, LLP
Jennie C. Tsai, Esq., Id. No.315213
Attorney for Plaintiff

Atlantica, LLC	:	COURT OF COMMON PLEAS
Plaintiff	:	
v.	:	CIVIL DIVISION
	:	
Robert J. Reap	:	NO.: <u>2016-CV-1166</u>
Defendant(s)	:	2016-ED-187
	:	COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

Atlantica, LLC, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at **322 East 6th Street, Berwick, PA 18603-3202**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Robert J. Reap	322 East 6th Street, Berwick, PA 18603-3202

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Robert J. Reap	322 East 6th Street Berwick, PA 18603-3202

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
Absolute Resolutions VI, LLC	6602 El Cajon Blvd. #200 San Diego, CA 92115 ✓
Absolute Resolutions VI, LLC.	C/O Pressler and Pressler LLP. 7 Entin Road Parsippany, NJ 07054-5020 ✓
Absolute Resolutions VI, LLC. C/O Ralph Gulko, Esquire	PO Box 500 Parsippany, NJ 07054-0500
Absolute Resolutions VI, LLC. C/O Ralph Gulko, Esquire	804 West Avenue Jenkintown, PA 19046 ✓
PA Department of Revenue	Bureau of Compliance Lien Section, P.O. Box 280948 Harrisburg, PA 17128-0948

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

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

Name	Address (if address cannot be
------	-------------------------------

PH # 975220

reasonably ascertained, please indicate)

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.

Name

Address (if address cannot be
reasonably ascertained, please indicate)

None.

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:

Name

Address (if address cannot be
reasonably ascertained, please indicate)

Tenant/Occupant

**322 East 6th Street
Berwick, PA 18603-3202**

**Commonwealth of Pennsylvania Bureau of
Individual Taxes Inheritance Tax Division**

**6th Floor, Strawberry Sq.
Dept 280601
Harrisburg, PA 17128**

**Department of Public Welfare, TPL Casualty
Unit, Estate Recovery Program**

**P.O. Box 8486
Willow Oak Building
Harrisburg, PA 17105**

Elaine Marie Reap

**81 Evansville rd
Berwick, PA 18603-5514**

Ivy Taylor

**106 Fox Trace
Rincon, Ga 31326-9325**

Robert J. Reap C/O Kevin Tanribilir, Esq.

**Law Offices of Kevin Tanribilir, P.C.
701 E Front Street
Berwick, PA 18603**

**Domestic Relations of
Columbia County**

**Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815**

**Commonwealth of Pennsylvania
Department of Welfare**

**P.O. Box 2675
Harrisburg, PA 17105**

Internal Revenue Service Advisory

**1000 Liberty Avenue Room 704
Pittsburgh, PA 15222**

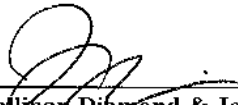
U.S. Department of Justice
U.S. Attorney for The Middle District of PA
Federal Building

228 Walnut Street, Suite 220
PO Box 11754
Harrisburg, PA 17108-1754

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.A. § 4904 relating to unsworn falsification to authorities.

Date: DEC 09 2016

By: _____


Phelan Hallinan Diamond & Jones, LLP
Jennie C. Tsai, Esq., Id. No. 315213
Attorney for Plaintiff
PHELAN HALLINAN DIAMOND & JONES, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000

Atlantica, LLC	:	COURT OF COMMON PLEAS
	:	
	Plaintiff	: CIVIL DIVISION
	:	
vs.	:	NO.: <u>2016-CV-1166</u>
	:	
Robert J. Reap	:	<u>2016-ED-187</u>
	Defendant(s)	: COLUMBIA County
	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Robert J. Reap
322 East 6th Street
Berwick, PA 18603-3202

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS 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 **322 East 6th Street, Berwick, PA 18603-3202** is scheduled to be sold at the Sheriff's Sale on March 8 2017 at 9:00 am in the Office of The Sheriff, **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$114,146.17** obtained by **Atlantica, LLC** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

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 reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230**.
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.

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 **215-563-7000**.

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 215-563-7000.
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 proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. 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 filing of the proposed schedule.
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**

**Telephone (570) 784-8760
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
PO Box 186
Harrisburg, PA 17108**

Telephone (800) 692-7375

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2016-CV-1166**

Atlantica, LLC

v.

Robert J. Reap

owner(s) of property situate in the **BERWICK BOROUGH**, COLUMBIA County,
Pennsylvania, being

322 East 6th Street, Berwick, PA 18603-3202

Parcel No. 04A-09-008

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$114,146.17**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN property situated in the borough of Berwick in the county of Columbia and Commonwealth of Pennsylvania, being more fully described in a deed dated 01/31/1997 and recorded 02/27/1997, among the land records of the county and state set forth above, in deed volume 648 page 1035.

BOUNDED on the north by East Sixth Street; on the east by Lot No. 199; on the south by a 33 foot alley; and on the west by Lot No. 197. Being Lot No. 198 in Gilbert Fowler's Addition to Berwick. Being 49 1/2 feet more or less front on Sixth Street, and 165 feet in depth of the same width.

TITLE TO SAID PREMISES IS VESTED IN Robert J. Reap, married person, by deed from Robert J. Reap and Elaine M. Reap, Dated 12/16/2002, Recorded 01/13/2003, Instrument No. 200300382.

Tax Parcel: 04A-09-008

Premises Being: 322 East 6th Street, Berwick, PA 18603-3202

LEGAL DESCRIPTION

ALL THAT CERTAIN property situated in the borough of Berwick in the county of Columbia and Commonwealth of Pennsylvania, being more fully described in a deed dated 01/31/1997 and recorded 02/27/1997, among the land records of the county and state set forth above, in deed volume 648 page 1035.

BOUNDED on the north by East Sixth Street; on the east by Lot No. 199; on the south by a 33 foot alley; and on the west by Lot No. 197. Being Lot No. 198 in Gilbert Fowler's Addition to Berwick. Being 49 1/2 feet more or less front on Sixth Street, and 165 feet in depth of the same width.

TITLE TO SAID PREMISES IS VESTED IN Robert J. Reap, married person, by deed from Robert J. Reap and Elaine M. Reap, Dated 12/16/2002, Recorded 01/13/2003, Instrument No. 200300382.

Tax Parcel: 04A-09-008

Premises Being: 322 East 6th Street, Berwick, PA 18603-3202

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2016-CV-1166** 2016-ED-187

Atlantica, LLC

v.

Robert J. Reap

owner(s) of property situate in the **BERWICK BOROUGH**, COLUMBIA County,
Pennsylvania, being

322 East 6th Street, Berwick, PA 18603-3202

Parcel No. 04A-09-008

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$114,146.17**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.
Expiration date

Plaintiff
Atlantica, LLC

No.: 2016-CV-1166

Defendant
Robert J. Reap

2016-ED-187
Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
322 East 6th Street

Berwick, PA 18603-3202

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

NOW, 20__ I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff
____ Defendant
ADDRESS: One Penn Center, Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number
(215)563-7000

Date

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____ 20__

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

No.: 2016-CV-1166

Plaintiff
Atlantica, LLC

Defendant
Robert J. Reap

2016-ED-187

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE



NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

ROBERT J. REAP

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

322 East 6th Street

Berwick, PA 18603-3202

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

____ Defendant

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

(215)563-7000

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____, 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S RETURN

Atlantica, LLC

Plaintiff

vs.

Robert J. Reap

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2016-CV-1166

2016-ED-187

ISSUED

NOW, _____ 20__ I, _____ High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 20__, at _____ O'Clock _____ m., served the within upon _____ at _____

_____ by handing to _____ a true and correct copy of the original Notice of Sale and made known to _____ the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

20_____, See return endorsed hereon by Sheriff of _____ County, Pennsylvania, and made a part of this return

So Answers,

Sheriff

Deputy Sheriff

Document Receipt

Trans #	9524	Carrier / service:	USPS Server	First-Class Mail®	12/15/2016 12:00:00 AM
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Ship to:

RALPH GULKO

804 WEST AVNUE

JENKINSTOWN PA 19046

Tracking #: 71901140006000095201

Doc Ref #: 2016ED187

Postage 5.1300

Document Receipt

Trans #	9517	Carrier / service:	USPS Server	First-Class Mail®	12/15/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000095133

Doc Ref #: 2016ED187

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	9517	Carrier / service:	USPS Server	First-Class Mail®	12/15/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000095133

Doc Ref #: 2016ED187

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	9518	Carrier / service:	USPS Server	First-Class Mail®	12/15/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 719011400D6000095140

Doc Ref #: 2016ED187

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	9518	Carrier / service:	USPS Server	First-Class Mail®	12/15/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000095140

Doc Ref #: 2016ED187

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	9519	Carrier / service:	USPS Server	First-Class Mail®	12/15/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000095157

Doc Ref #: 2016ED187

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	9520	Carrier / service:	USPS Server	First-Class Mail®	12/15/2016 12:00:00 AM
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Ship to:

IVY TAYLOR

106 FOX TRACE

Tracking #: 71901140006000095164

Doc Ref #: 2016ED187

Postage 5.1300

RINCON GA 31326

Document Receipt

Trans #	9521	Carrier / service:	USPS Server	First-Class Mail®	12/15/2016 12:00:00 AM
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Ship to:

ABSOLUTE RESOLUTIONS LLC

6602 EL CAJON BLVD #200

Tracking #: 71901140006000095171

Doc Ref #: 2016ED187

Postage 5.1300

SAN DIEGO CA 92115

Document Receipt

Trans #	9522	Carrier / service:	USPS Server	First-Class Mail®	12/15/2016 12:00:00 AM
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Ship to:

ABSOLUTE RESOLUTIONS LLC

PRESSLER / PRESSLER

7 ENTIN ROAD

PARSIPPANY NJ 07054

Tracking #:	71901140006000095188
Doc Ref #	2016ED187
Postage	5.1300

Document Receipt

Trans #	9523	Carrier / service:	USPS Server	First-Class Mail®	12/15/2016 12:00:00 AM
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Ship to:

ABSOLUTE SOLUTIONS LLC

P.O. BOX 500

Tracking #: 71901140006000095195

Doc Ref #: 2016ED187

Postage 5.1300

PARSIPPANY NJ 07054

Document Receipt

Trans #	9524	Carrier / service:	USPS Server	First-Class Mail®	12/15/2016 12:00:00 AM
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Ship to:

RALPH GULKO

804 WEST AVNUE

JENKINSTOWN PA 19046

Tracking #: 71901140006000095201

Doc Ref #: 2016ED187

Postage 5.1300

Document Receipt

Trans #	9515	Carrier / service:	USPS Server	First-Class Mail®	12/15/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000095119

Doc Ref #: 2016ED 187

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	9515	Carrier / service:	USPS Server	First-Class Mail®	12/15/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000095119

Doc Ref #: 2016ED 187

Postage 5.1300

HARRISBURG PA 17128

Phelan Hallinan Diamond & Jones, LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, NA
3-180/360

001643028

DATE
12/9/2016

AMOUNT
****\$2,500.00

PAY TWO THOUSAND FIVE HUNDRED AND XX / 100 Dollars

TO THE ORDER OF Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

SCL [975220] 322 EAST 6TH STREET (2016-CV-1166)


AUTHORIZED SIGNATURE

⑈001643028⑈ ⑆036001808⑆ 361508666⑈