

SHERIFF'S SALE COST SHEET

Bank of NY vs. L'Jock
 NO. 161-10 ED NO. 1129-10 JD DATE/TIME OF SALE Sept 1

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>39.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</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>2.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>339.00</u>	

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

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ _____
TOTAL ***** \$ <u>0.00</u>	

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>0.00</u>	

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ _____	

TOTAL COSTS (OPENING BID) \$ 624.00

Refund \$ 706.00

MILSTEAD & ASSOCIATES, LLC

WOODLAND FALLS CORPORATE PARK
220 LAKE DRIVE EAST, SUITE 301
CHERRY HILL, NJ 08002

(856) 482-1400
fax: (856) 482-9190

FACSIMILE TRANSMITTAL SHEET

TO:	Sheriff Chamberlain	FROM:	Greg Wilkins
COMPANY:	Columbia County Sheriff's Office	DATE:	December 20, 2010
FAX NUMBER:	570-389-5625	TOTAL NO. OF PAGES INCLUDING COVER:	1
PHONE NUMBER:	570-389-5624	SENDER'S REFERENCE NUMBER:	55.11947
RE:	Paul and Tami Klock	YOUR REFERENCE NUMBER:	2010 CV 1169

A follow-up copy ☐ will ☐ not be sent by mail.

Comments

Please accept this fax as authorization to stay the sale proceedings on the above referenced matter. The defendants filed a chapter 13 BK on 12/4/10 at 10-09794.

Thank you for your attention in this matter.

Thanks,



Gregory Wilkins

**IF THERE IS A PROBLEM WITH THIS TRANSMISSION
PLEASE CALL (856) 482-1400**

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INTENDED RECIPIENT(S) NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE TO DELIVER IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ADDRESS LISTED ABOVE VIA UNITED STATES POSTAL SERVICE.

**PRIORITY CLAIM
FOR
SHERIFFS SALE**
Please Print or Type

EXECUTION NUMBER

0CV1169 (02/09/11)

DATE OF SALE

02/09/2011

AMOUNT

\$5,208.71

CORPORATION TAX FILE (BOX) NUMBER

- \$0.00

EMPLOYER EIN

- \$0.00

SALES TAX LICENSE NUMBER

- \$0.00

SOCIAL SECURITY NUMBER

***-1932 - \$5,208.71

MR TIMOTHY T CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY
BOX 380

BLOOMSBURG

PA 17815

DEFENDANT PAUL KLOCK & TAMI KLOCK

This statement is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes. This statement is made in accordance with 42 Pa. C.S.A. § 8151 and 72 P.S. § 1402 (Fiscal Code § 1402).

A. For the following taxes a priority in the distribution of the proceeds of the judicial sale should be made in accordance with the applicable provisions of the Tax Reform Code of 1971, 72 P.S. § 7101, et seq. Tax liens were filed with the Prothonotary of Columbia County.

- ☐ Sales and Use Tax, 72 P.S. § 7242
- ☐ Employer Withholding Tax, 72 P.S. § 7345
- ☒ Pennsylvania Personal Income Tax, 72 P.S. § 7345

B. A Corporation tax lien is a first lien and is required to be paid out of the proceeds of the judicial sale before any pre-existing judgement, mortgage, or any other claim or lien against the corporation in accordance with 72 P.S. § 1401 (Fiscal Code § 1401).

☐ Corporation Taxes, 72 P.S. § 1401

STATEMENT OF ACCOUNT

Type of Tax	Settlement or Lien Date	Lien Number or Filing Period	Amount or Balance
Personal Income Tax	2/11/2010	2010-CV238	\$3,443.78
Personal Income Tax	10/29/2010	10CV-1976	\$1,764.93
TOTAL:			\$5,208.71

I certify that the above Statement of Account is a true and correct statement of all liened taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity.

WITNESS my hand and the seal of the Department of

Revenue 09 day of, December 2010

DIRECTOR, BUREAU OF COMPLIANCE

SECRETARY OF REVENUE

C. Daniel Hassell

161
United States Bankruptcy Court
Middle District of Pennsylvania

Notice of Bankruptcy Case Filing

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 12/04/2010 at 7:24 PM and filed on 12/04/2010.



Paul W Klock

Box 824

Millville, PA 17846

SSN / ITIN: xxx-xx-1932

Tami S Klock

Box 824

Millville, PA 17846

SSN / ITIN: xxx-xx-1406

The case was filed by the debtor's attorney: The bankruptcy trustee is:

Robert Spielman

29 East Main Street

Bloomsburg, PA 17815-1485

570 380-1072

Charles J. DeHart, III (Trustee)

8125 Adams Drive, Suite A

Hummelstown, PA 17036

717 566-6097

The case was assigned case number 5:10-bk-09794-JJT to Judge John J Thomas.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

If you would like to view the bankruptcy petition and other documents filed by the debtor, they are available at our *Internet* home page <http://ecf.pamb.uscourts.gov/> or at the Clerk's Office, U.S. Bankruptcy Court, 274 Max Rosenn U.S. Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

TELECOPY COVER SHEET**ROBERT SPIELMAN**

**ATTORNEY AT LAW
A PROFESSIONAL CORPORATION**

29 EAST MAIN STREET SUITE D BLOOMSBURG PA 17815 • 14 SPRUCE AVENUE WILKES BARRE PA 18705-2214

If there is a problem with transmission or if all pages are not received, please call 570-380-1072 for retransmission.

TO: Columbia County Sheriff's Office **FAX #:** 389-5625
FROM: Robert Spielman **DATE:** December 6, 2010
RE: Paul W and Tami S Klock; 5:10-bk-09794

Number of pages including this cover page: 2

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is **PRIVILEGED, CONFIDENTIAL** and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone, and return the original to us by mail without making a copy. Thank you.

Comments:

Notice of Bankruptcy Case Filing – Chapter 13 petition filed December 4, 2010
to case no 5:10-bk-09794

RE: Bank of new York Mellon Trust Co v Klock
No 2010-CV-1169 / No 2010-ED-161

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 388
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

THE BANK OF NEW YORK MELLON TRUST Docket # 161ED2010
COMPANY, NATIONAL ASSOCIATION AS
GRANTOR TRUSTEE OF THE PROTIUM
MASTER GRANTOR TRUST
VS

MORTGAGE FORECLOSURE

PAUL KLOCK
TAMI KLOCK

AFFIDAVIT OF SERVICE

NOW, THIS SATURDAY, NOVEMBER 13, 2010, AT 10:17 AM, SERVED THE WITHIN
MORTGAGE FORECLOSURE UPON TAMI KLOCK AT 406 EAST MAIN STREET,
MILLVILLE BY HANDING TO SCOTT FULLER, Friend, A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, NOVEMBER 15, 2010

Sarah Jane Klingaman
NOTARY PUBLIC

Timothy T. Chamberlain

X
TIMOTHY T. CHAMBERLAIN
SHERIFF

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

X *R. Tonkinson*
R. TONKINSON
DEPUTY SHERIFF

MILSTEAD & ASSOCIATES, LLC
220 LAKE DRIVE EAST
Suite 301
CHERRY HILL, NJ 08002

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

THE BANK OF NEW YORK MELLON TRUST Docket # 161ED2010
COMPANY, NATIONAL ASSOCIATION AS
GRANTOR TRUSTEE OF THE PROTUM
MASTER GRANTOR TRUST
VS

MORTGAGE FORECLOSURE

PAUL KLOCK
TAMI KLOCK

AFFIDAVIT OF SERVICE

NOW, THIS SATURDAY, NOVEMBER 13, 2010, AT 10:17 AM, SERVED THE WITHIN
MORTGAGE FORECLOSURE UPON PAUL KLOCK AT 406 EAST MAIN STREET,
MILLVILLE BY HANDING TO SCOTT FULLER, Friend, A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, NOVEMBER 15, 2010

Sarah Jane Klingaman
NOTARY PUBLIC

Timothy T. Chamberlain

X
TIMOTHY T. CHAMBERLAIN
SHERIFF

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

X *R. Tonkinson*
R. TONKINSON
DEPUTY SHERIFF

MILSTEAD & ASSOCIATES, LLC
220 LAKE DRIVE EAST
Suite 301
CHERRY HILL, NJ 08002

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: 17 J. ARTER
DATE RECEIVED 11/4/2010

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 161ED2010

PLAINTIFF THE BANK OF NEW YORK MELLON TRUST COMPANY,
NATIONAL ASSOCIATION AS GRANTOR TRUSTEE OF
THE PROTIUM MASTER GRANTOR TRUST

DEFENDANT PAUL KLOCK
TAMI KLOCK
ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

PERSON/CORP TO SERVED
PAUL KLOCK
406 EAST MAIN STREET
MILLVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Scott Fuller

RELATIONSHIP Friend IDENTIFICATION _____

DATE 11-13-10 TIME 1017 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

TYPE OF SERVICE: ☒ A. PERSONAL SERVICE AT POA ☐ POB ☐ POE ☐ CCSO ☐
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY [Signature] DATE 11-13-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: 14 J. ARTER
DATE RECEIVED 11/4/2010

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 161ED2010

PLAINTIFF THE BANK OF NEW YORK MELLON TRUST COMPANY,
NATIONAL ASSOCIATION AS GRANTOR TRUSTEE OF
THE PROTUM MASTER GRANTOR TRUST

DEFENDANT PAUL KLOCK
TAMI KLOCK
ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

PERSON/CORP TO SERVED
TAMI KLOCK
406 EAST MAIN STREET
MILLVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Scott Egler

RELATIONSHIP Friend IDENTIFICATION _____

DATE 11-13-10 TIME 1017 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

TYPE OF SERVICE: ☒ A. PERSONAL SERVICE AT POA ☐ POB ☐ POE ☐ CCSO ☐
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

Ray Tucker

DATE 11-13-10

Connie Crawford

Madison Twp/Millville Boro – Tax Collector
2227 Valley Road
Bloomsburg, PA 17815-6551
570-437-2153
ccrawford2227@hotmail.com

09-November-2010

Timothy T Chamberlain
Sheriff of Columbia County
Court House PO Box 380
Bloomsburg PA 17815

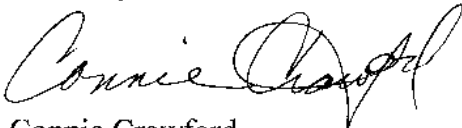
Dear Mr. Chamberlain

Regarding Docket # 161ED2010, (Paul & Tami Klock)

Their property taxes were all paid. The only thing I have open is their Personal Taxes in the amount of \$5.00 each, plus penalty of 50cents, for a total of \$11.00.

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

Sincerely,

A handwritten signature in cursive script that reads "Connie Crawford". The signature is written in black ink and is positioned above the printed name and title.

Connie Crawford
Tax Collector
Madison Twp/Millville Boro
Enclosures

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Friday, November 05, 2010

**CONNIE CRAWFORD-TAX COLLECTOR
2227 VALLEY ROAD
BLOOMSBURG, PA 17815-**

**THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL
ASSOCIATION AS GRANTOR TRUSTEE OF THE PROTIUM MASTER
GRANTOR TRUST
VS
PAUL KLOCK
TAMI KLOCK**

DOCKET # 161ED2010

JD # 1169JD2010

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

Timothy T. Chamberlain

Timothy T. Chamberlain
Sheriff of Columbia County

Columbia County Sheriff
Tim Chamberlain
35 W Main St
PO BOX 380
BLOOMSBURG PA 17815



91 7192 4291 0010 0000 5513

COMMONWEALTH OF PA
PO BOX 2635
HARRISBURG PA 17105

161ED2010

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 11/4/2010

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 161ED2010

PLAINTIFF THE BANK OF NEW YORK MELLON TRUST COMPANY,
NATIONAL ASSOCIATION AS GRANTOR TRUSTEE OF
THE PROTUM MASTER GRANTOR TRUST

DEFENDANT PAUL KLOCK
TAMI KLOCK
ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

PERSON/CORP TO SERVED	PAPERS TO SERVED
MILLVILLE BOROUGH	MORTGAGE FORECLOSURE
MOOREHEAD AVE	
MILLVILLE	

SERVED UPON Vicky Meyer

RELATIONSHIP Boys Sect IDENTIFICATION _____

DATE 11-16-10 TIME 1120 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB ☒ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA _____
C. CORPORATION MANAGING AGENT _____
D. REGISTERED AGENT _____
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE _____

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

J. Arter

DATE 11-16-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 11/4/2010

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 161ED2010

PLAINTIFF THE BANK OF NEW YORK MELLON TRUST COMPANY,
NATIONAL ASSOCIATION AS GRANTOR TRUSTEE OF
THE PROTIUM MASTER GRANTOR TRUST

DEFENDANT PAUL KLOCK
TAMI KLOCK
ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

PERSON/CORP TO SERVED	PAPERS TO SERVED
CONNIE CRAWFORD-TAX COLLECTOR	MORTGAGE FORECLOSURE
2227 VALLEY ROAD	
BLOOMSBURG	

SERVED UPON Connie Crawford

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 11-08-10 TIME 3:40 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: ☒ A. PERSONAL SERVICE AT POA _____ POB ☒ POE _____ CCSO _____
☐ B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
☐ C. CORPORATION MANAGING AGENT
☐ D. REGISTERED AGENT
☐ E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

☐ F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY [Signature] DATE 11-08-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: 14
DATE RECEIVED 11/4/2010

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 161ED2010

PLAINTIFF

THE BANK OF NEW YORK MELLON TRUST COMPANY,
NATIONAL ASSOCIATION AS GRANTOR TRUSTEE OF
THE PROTIUM MASTER GRANTOR TRUST

DEFENDANT

PAUL KLOCK
TAMI KLOCK

ATTORNEY FIRM

MILSTEAD & ASSOCIATES, LLC

PERSON/CORP TO SERVED
DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Mason Cole

RELATIONSHIP For Hire IDENTIFICATION _____

DATE 11-08-10 TIME 0926 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

TYPE OF SERVICE: ☒ A. PERSONAL SERVICE AT POA ____ POB ☒ POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

[Signature] DATE 11-08-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: 14
DATE RECEIVED 11/4/2010

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 161ED2010

PLAINTIFF THE BANK OF NEW YORK MELLON TRUST COMPANY,
NATIONAL ASSOCIATION AS GRANTOR TRUSTEE OF
THE PROTIUM MASTER GRANTOR TRUST

DEFENDANT PAUL KLOCK
TAMI KLOCK
ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

PERSON/CORP TO SERVED
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Featherly, Jett

RELATIONSHIP Employee IDENTIFICATION _____

DATE 11-08-10 TIME 0815 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

TYPE OF SERVICE: ☒ A. PERSONAL SERVICE AT POA ____ POB ____ POE ____ CCSO ____
☐ B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
☐ C. CORPORATION MANAGING AGENT
☐ D. REGISTERED AGENT
☐ E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

DATE 11-08-10

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 11/08/2010

Fee: \$5.00

Cert. NO: 8970

KLOCK PAUL & TAM
406 EAST MAIN STREET
P O BOX 824
MILLVILLE PA 17846

District: MILLVILLE BORO
Deed: 20070 -5924
Location: PARTIAL
Parcel Id: 24 -01D-005-00,000

Assessment: 33,474
Balances as of 11/08/2010

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: Timothy T. Chamberlain, Sheriff
dm.

Per: _____

SHERIFF'S SALE

WEDNESDAY FEBRUARY 9, 2011 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 161 OF 2010 ED AND CIVIL WRIT NO. 1169 OF 2010 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

All that certain piece, parcel or lot of land situate in the Borough of Millville, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the center of the intersection between Township Route 452 and the roadway between Rohrsburg and Township Route 42; thence along the centerline of Township Route 452, North 45 degrees 40 minutes East, 67.2 feet to a point; thence along same, North 51 degrees 04 minutes East, 63.8 feet to a point; thence along same, North 56 degrees 17 minutes East, 133.5 feet to a point; thence along same, North 56 degrees 12 minutes East, 166.6 feet to a point; thence South 9 degrees 06 minutes West, 28.9 feet to a point along the western edge of lands of Dennis Klinger, et. ux.; thence along the lands of the said Dennis Klinger, et. ux., South 24 degrees 47 minutes West, 253.3 feet to the center of the roadway between Rohrsburg and Township Route 42; thence along the centerline of the roadway between Rohrsburg and Township Route 42, North 80 degrees 01 minutes West, 90.5 feet to a point; thence along same, North 89 degrees 52 minutes West, 76.2 feet to a point; thence along same, South 81 degrees 02 minutes West, 72.0 feet to a point, the place of beginning.

Containing 0.75 acres. This description is in accordance with the draft of survey prepared by Richard G. Wood, P.E., dated April 22, 1978, which was recorded in Columbia County Map Book 4, at page 416.

Also all that certain piece, parcel or tract of land situate in the Borough of Millville, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at an existing iron pin on the Easterly edge of lands of Allen Kitchen; thence through lands of Dennis Klinger, North 66 degrees 42 minutes 15 seconds East, 31.76 feet to a set iron pin; thence along the Western edge of lands retained by Dennis Klinger, North 09 degrees 06 minutes 03 seconds East, 78.45 feet to an 8-inch walnut tree; thence along the Eastern edge of lands of Allen Kitchen, South 24 degrees 47 minutes 33 seconds West, 99.16 feet to an iron pin, the place of beginning.

Containing 1,022.30 square feet. This description is in accordance with a draft of survey prepared by Donald R. McCoy, R.S. dated May 28, 1982.

The subdivision was approved "NOT FOR DEVELOPMENT" by the Columbia County Planning Commission on June 10, 1985. This parcel of ground may not be developed by the grantee, her heirs, successors or assigns without first obtaining the written approval of the Columbia County Planning Commission pursuant to its review of a properly submitted application in conformance with the Columbia County Subdivision and Land Development Ordinance.

Being known as 406 East Main Street, Millville, PA 17846

Tax Parcel Number: 24-01D-005

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 with 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 either to 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 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.

Plaintiff's Attorney
Mary Harbert-Bell
220 Lake Drive East
Cherry Hill, NJ 08002

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

Document Receipt

Trans # 41038 Carrier / service: POST 2PM 11/5/2010

Ship to: 41038

THE BANK OF NEW YORK MELLON

TRUST COMPANY

314 SOUTH FRANKLIN STREET

TITUSVILLE PA 16354

Tracking #: 9171924291001000005506

Doc Ref #: 161ED2010

Document Receipt

Trans # 41039 Carrier / service: POST 2PM 11/5/2010

Ship to: 41039

COMMONWEALTH OF PA

PO BOX 2635

Tracking #: 9171924291001000005513

Doc Ref #: 161ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 41040 Carrier / service: POST 2PM 11/5/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000005520

Doc Ref #: 161ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 41041 Carrier / service: POST 2PM 11/5/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000005537

Doc Ref #: 161ED2010

Document Receipt

Trans # 41042 Carrier / service: POST 2PM 11/5/2010

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

PARKVIEW TOWERS
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000005544

Doc Ref #: 161ED2010

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 41043 Carrier / service: POST 2PM 11/5/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000005551

Doc Ref #: 161ED2010

PHILADELPHIA PA 19106

REAL ESTATE OUTLINE

ED # 167-10

DATE RECEIVED 11-4-10
DOCKET AND INDEX 11-5-10

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WAIVER OF WATCHMAN ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓ CK# 1254
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Feb. 9, 11 TIME 0730
POSTING DATE Jan. 5, 11
ADV. DATES FOR NEWSPAPER
1ST WEEK Jan 7
2ND WEEK Jan 8
3RD WEEK Jan 2

The Bank of New York Mellon Trust
Company, National Association as grantor
trustee of the Protium Master Grantor
Trust,

Plaintiff,

Vs.

Paul Klock

and

Tami Klock,

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION
(Mortgage Foreclosure)

NO.: 2010 CV 1169

2010-ED-161

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 TO 3183 AND Rule 3257

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

406 East Main Street, Millville, PA 17846
(see legal description attached)

AMOUNT DUE	\$172,470.28
INTEREST	
From 09/11/2010 to Date	\$
of Sale at \$28.35 per diem	
TOTAL DUE	\$
Plus costs as endorsed	

Dated: 11-4-10

(SEAL)

Tami B. Kline /kpb/
(clerk) Office of Judicial Support, Common
Pleas Court of Columbia County, Penna.

All that certain piece, parcel or lot of land situate in the Borough of Millville, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the center of the intersection between Township Route 452 and the roadway between Rohrsburg and Township Route 42; thence along the centerline of Township Route 452, North 45 degrees 40 minutes East, 67.2 feet to a point; thence along same, North 51 degrees 04 minutes East, 63.8 feet to a point; thence along same, North 56 degrees 17 minutes East, 133.5 feet to a point; thence along same, North 56 degrees 12 minutes East, 166.6 feet to a point; thence South 9 degrees 06 minutes West, 28.9 feet to a point along the western edge of lands of Dennis Klinger, et. ux.; thence along the lands of the said Dennis Klinger, et. ux., South 24 degrees 47 minutes West, 253.3 feet to the center of the roadway between Rohrsburg and Township Route 42; thence along the centerline of the roadway between Rohrsburg and Township Route 42, North 80 degrees 01 minutes West, 90.5 feet to a point; thence along same, North 89 degrees 52 minutes West, 76.2 feet to a point; thence along same, South 81 degrees 02 minutes West, 72.0 feet to a point, the place of beginning.

Containing 0.75 acres. This description is in accordance with the draft of survey prepared by Richard G. Wood, P.E., dated April 22, 1978, which was recorded in Columbia County Map Book 4, at page 416.

Also all that certain piece, parcel or tract of land situate in the Borough of Millville, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at an existing iron pin on the Easterly edge of lands of Allen Kitchen; thence through lands of Dennis Klinger, North 66 degrees 42 minutes 15 seconds East, 31.76 feet to a set iron pin; thence along the Western edge of lands retained by Dennis Klinger, North 09 degrees 06 minutes 03 seconds East, 78.45 feet to an 8-inch walnut tree; thence along the Eastern edge of lands of Allen Kitchen, South 24 degrees 47 minutes 33 seconds West, 99.16 feet to an iron pin, the place of beginning.

Containing 1,022.30 square feet. This description is in accordance with a draft of survey prepared by Donald R. McCoy, R.S. dated May 28, 1982.

The subdivision was approved "NOT FOR DEVELOPMENT" by the Columbia County Planning Commission on June 10, 1985. This parcel of ground may not be developed by the grantee, her heirs, successors or assigns without first obtaining the written approval of the Columbia County Planning Commission pursuant to its review of a properly submitted application in conformance with the Columbia County Subdivision and Land Development Ordinance.

Being known as 406 East Main Street, Millville, PA 17846
Tax Parcel Number: 24-01D-005

MILSTEAD & ASSOCIATES, LLC
BY: Mary L. Harbert-Bell, Esquire
ID No. 80763
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400
Attorney for Plaintiff

**The Bank of New York Mellon Trust
Company, National Association as grantor
trustee of the Protium Master Grantor
Trust,**

Plaintiff,

Vs.

Paul Klock

and

Tami Klock,

Defendants.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2010 CV 1169

**AFFIDAVIT OF SERVICE
PURSUANT TO RULE 3129.1**

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

The Bank of New York Mellon Trust Company, National Association as grantor trustee of the Protium Master Grantor Trust, Plaintiff in the above entitled cause of action, sets forth as of the date the praecipe for writ of execution was filed the following information concerning the real property located at 406 East Main Street, Millville, PA 17846:

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

Paul Klock
406 East Main Street
Millville, PA 17846

Tami Klock
406 East Main Street
Millville, PA 17846

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

Same as above

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

None Known

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

The Bank of New York Mellon Trust
Company, National Association as grantor
trustee of the Protium Master Grantor Trust
(Plaintiff herein)
314 South Franklin Street
Titusville, PA 16354

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

None Known

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:

None Known

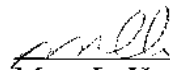
7. Name and address of every person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Tenant/Occupant
406 East Main Street
Millville, PA 17846

Department of Domestic Relations
Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815

Commonwealth of Pennsylvania
Department of Welfare
P.O. Box 2675
Harrisburg, PA 17105

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



Mary L. Harbert-Bell, Esquire
Attorney for Plaintiff

Date: November 3, 2010

MILSTEAD & ASSOCIATES, LLC
BY: Mary L. Harbert-Bell, Esquire
ID No. 80763
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400

**The Bank of New York Mellon Trust
Company, National Association as grantor
trustee of the Protium Master Grantor
Trust,**

Plaintiff,

Vs.

Paul Klock,

and

Tami Klock,

Defendants.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2010 CV 1169

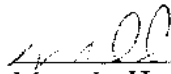
CERTIFICATION

CERTIFICATION

Mary L. Harbert-Bell, Esquire, hereby verifies that she is attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ An FHA Mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ Act 91 Procedures have been fulfilled

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



Mary L. Harbert-Bell, Esquire
Attorney for Plaintiff

Date: November 3, 2010

MILSTEAD & ASSOCIATES, LLC
BY: Mary L. Harbert-Bell, Esquire
ID No. 80763
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400

**The Bank of New York Mellon Trust
Company, National Association as grantor
trustee of the Protium Master Grantor
Trust,**

Plaintiff,

Vs.

Paul Klock,

and

Tami Klock,

Defendants.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2010 CV 1169

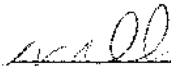
CERTIFICATION

CERTIFICATION

Mary L. Harbert-Bell, Esquire, hereby verifies that she is attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ An FHA Mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ Act 91 Procedures have been fulfilled

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



Mary L. Harbert-Bell, Esquire
Attorney for Plaintiff

Date: November 3, 2010

MILSTEAD & ASSOCIATES, LLC
BY: Mary L. Harbert-Bell, Esquire
ID No. 80763
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400

Attorney for Plaintiff

**The Bank of New York Mellon Trust
Company, National Association as grantor
trustee of the Protium Master Grantor
Trust,**

Plaintiff,

Vs.

Paul Klock,

and

Tami Klock,

Defendants.

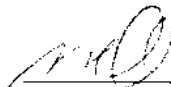
**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2010 CV 1169

VERIFICATION OF NON-MILITARY SERVICE

Mary L. Harbert-Bell, Esquire, hereby verifies that she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, she has knowledge of the following facts, to wit:

1. that the defendants are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldier' and Sailors' Civil Relief Act of Congress of 1940, as amended,
2. defendant, Paul Klock, is over 18 years of age and resides at 406 East Main Street, Millville, PA 17846,
3. defendant, Tami Klock, is over 18 years of age and resides at 406 East Main Street, Millville, PA 17846.



Mary L. Harbert-Bell, Esquire

MILSTEAD & ASSOCIATES, LLC
BY: Mary L. Harbert-Bell, Esquire
ID No. 80763
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400

Attorney for Plaintiff

**The Bank of New York Mellon Trust
Company, National Association as grantor
trustee of the Protium Master Grantor
Trust,**

Plaintiff,

Vs.

Paul Klock,

and

Tami Klock,

Defendants.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2010 CV 1169

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY PURSUANT
TO P.A.R.C.P.3129**

TAKE NOTICE:

Your house (real estate) at 406 East Main Street, Millville, PA 17846, is scheduled to be sold at sheriff's sale on _____ at _____ in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the Court Judgment of \$172,470.28 obtained by The Bank of New York Mellon Trust Company, National Association as grantor trustee of the Protium Master Grantor Trust.

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

To Prevent this Sheriff's Sale you must take immediate action:

1. The Sale will be cancelled if you pay to Milstead & Associates LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 856-482-1400.
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 following page 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 bid price by calling Milstead & Associates at 856-482-1400.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the market value of your property.
3. The Sale will go through only if the Buyer pays the Sheriff the full amount due on the Sale. To find out if this has happened you may call Milstead and Associates at 856-482-1400.
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 a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the Buyer. At that time, the Buyer may bring legal proceedings to evict you.
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 on a date specified by the Sheriff not later than thirty 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.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the Sale.

YOU SHOULD TAKE THIS PAPER TO YOU 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.

Lawyers Referral and Information Service
Columbia County Bar Association
168 E. 5th Street
Bloomsburg, PA 17815
570-784-8760

All that certain piece, parcel or lot of land situate in the Borough of Millville, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the center of the intersection between Township Route 452 and the roadway between Rohrsburg and Township Route 42; thence along the centerline of Township Route 452, North 45 degrees 40 minutes East, 67.2 feet to a point; thence along same, North 51 degrees 04 minutes East, 63.8 feet to a point; thence along same, North 56 degrees 17 minutes East, 133.5 feet to a point; thence along same, North 56 degrees 12 minutes East, 166.6 feet to a point; thence South 9 degrees 06 minutes West, 28.9 feet to a point along the western edge of lands of Dennis Klinger, et. ux.; thence along the lands of the said Dennis Klinger, et. ux., South 24 degrees 47 minutes West, 253.3 feet to the center of the roadway between Rohrsburg and Township Route 42; thence along the centerline of the roadway between Rohrsburg and Township Route 42, North 80 degrees 01 minutes West, 90.5 feet to a point; thence along same, North 89 degrees 52 minutes West, 76.2 feet to a point; thence along same, South 81 degrees 02 minutes West, 72.0 feet to a point, the place of beginning.

Containing 0.75 acres. This description is in accordance with the draft of survey prepared by Richard G. Wood, P.E., dated April 22, 1978, which was recorded in Columbia County Map Book 4, at page 416.

Also all that certain piece, parcel or tract of land situate in the Borough of Millville, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at an existing iron pin on the Easterly edge of lands of Allen Kitchen; thence through lands of Dennis Klinger, North 66 degrees 42 minutes 15 seconds East, 31.76 feet to a set iron pin; thence along the Western edge of lands retained by Dennis Klinger, North 09 degrees 06 minutes 03 seconds East, 78.45 feet to an 8-inch walnut tree; thence along the Eastern edge of lands of Allen Kitchen, South 24 degrees 47 minutes 33 seconds West, 99.16 feet to an iron pin, the place of beginning.

Containing 1,022.30 square feet. This description is in accordance with a draft of survey prepared by Donald R. McCoy, R.S. dated May 28, 1982.

The subdivision was approved "NOT FOR DEVELOPMENT" by the Columbia County Planning Commission on June 10, 1985. This parcel of ground may not be developed by the grantee, her heirs, successors or assigns without first obtaining the written approval of the Columbia County Planning Commission pursuant to its review of a properly submitted application in conformance with the Columbia County Subdivision and Land Development Ordinance.

Being known as 406 East Main Street, Millville, PA 17846
Tax Parcel Number: 24-01D-005

All that certain piece, parcel or lot of land situate in the Borough of Millville, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the center of the intersection between Township Route 452 and the roadway between Rohrsburg and Township Route 42; thence along the centerline of Township Route 452, North 45 degrees 40 minutes East, 67.2 feet to a point; thence along same, North 51 degrees 04 minutes East, 63.8 feet to a point; thence along same, North 56 degrees 17 minutes East, 133.5 feet to a point; thence along same, North 56 degrees 12 minutes East, 166.6 feet to a point; thence South 9 degrees 06 minutes West, 28.9 feet to a point along the western edge of lands of Dennis Klinger, et. ux.; thence along the lands of the said Dennis Klinger, et. ux., South 24 degrees 47 minutes West, 253.3 feet to the center of the roadway between Rohrsburg and Township Route 42; thence along the centerline of the roadway between Rohrsburg and Township Route 42, North 80 degrees 01 minutes West, 90.5 feet to a point; thence along same, North 89 degrees 52 minutes West, 76.2 feet to a point; thence along same, South 81 degrees 02 minutes West, 72.0 feet to a point, the place of beginning.

Containing 0.75 acres. This description is in accordance with the draft of survey prepared by Richard G. Wood, P.E., dated April 22, 1978, which was recorded in Columbia County Map Book 4, at page 416.

Also all that certain piece, parcel or tract of land situate in the Borough of Millville, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at an existing iron pin on the Easterly edge of lands of Allen Kitchen; thence through lands of Dennis Klinger, North 66 degrees 42 minutes 15 seconds East, 31.76 feet to a set iron pin; thence along the Western edge of lands retained by Dennis Klinger, North 09 degrees 06 minutes 03 seconds East, 78.45 feet to an 8-inch walnut tree; thence along the Eastern edge of lands of Allen Kitchen, South 24 degrees 47 minutes 33 seconds West, 99.16 feet to an iron pin, the place of beginning.

Containing 1,022.30 square feet. This description is in accordance with a draft of survey prepared by Donald R. McCoy, R.S. dated May 28, 1982.

The subdivision was approved "NOT FOR DEVELOPMENT" by the Columbia County Planning Commission on June 10, 1985. This parcel of ground may not be developed by the grantee, her heirs, successors or assigns without first obtaining the written approval of the Columbia County Planning Commission pursuant to its review of a properly submitted application in conformance with the Columbia County Subdivision and Land Development Ordinance.

Being known as 406 East Main Street, Millville, PA 17846

Tax Parcel Number: 24-01D-005

SHORT DESCRIPTION

DOCKET NO: 2010 CV 1169

ALL THOSE CERTAIN lots or pieces of ground situate in Borough of Millville, County of Columbia, and Commonwealth of Pennsylvania

TAX PARCEL NO: 24-01D-005

PROPERTY ADDRESS 406 East Main Street
Millville, PA 17846

IMPROVEMENTS: a Residential Dwelling

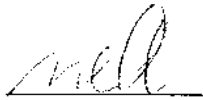
SOLD AS THE PROPERTY OF: Paul Klock
Tami Klock

ATTORNEY'S NAME: Mary L. Harbert-Bell, Esquire

SHERIFF'S NAME: Timothy T. Chamberlain

WAIVER OF WATCHMAN

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



Mary L. Harbert-Bell, Esquire
Attorney for Plaintiff

MILSTEAD & ASSOCIATES, LLC

Attorneys at Law

Woodland Falls Corporate Park

220 Lake Drive East, Ste 301

Cherry Hill, New Jersey 08002

TEL (856) 482-1400 FAX (856) 482-9190

Michael J. Milstead, Esq.
michael@milsteadlaw.com

Richard M. Milstead, Esq.
richard@milsteadlaw.com

Jill Manuel-Coughlin, Esq., PA & NJ
jcoughlin@milsteadlaw.com

Mary Harbert-Bell, Esq., PA & NJ
mharbert@milsteadlaw.com

Renee Royer, Esq., PA & NJ
royer@milsteadlaw.com

Lisa Ann Thomas, Sr. Foreclosure Administrator
lthomas@milsteadlaw.com

Philadelphia Address:

235 South 13th Street

Philadelphia, PA 19107

Please Reply To: NJ Office
Our File No. 55.11947

November 3, 2010

Office of the Sheriff
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

**Re: The Bank of New York Mellon Trust Company,
National Association as grantor trustee of the Protium
Master Grantor Trust vs. Paul Klock and Tami Klock
List property for Sheriff's Sale/Service of Defendants**

Dear Sir/Madam:

Please serve the defendant(s) as listed below:

Paul Klock - 406 East Main Street, Millville, PA 17846.

Tami Klock - 406 East Main Street, Millville, PA 17846

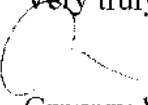
Also post the handbill on the mortgage premises listed below:

406 East Main Street, Millville, PA 17846

Once service has been completed please forward the returns to our office in the enclosed self addressed stamped envelope.

Thank you for your attention to this matter.

Very truly yours,


Gregory Wilkins
Paralegal

Milstead & Associates LLC

220 LAKE DRIVE EAST, SUITE 301
CHERRY HILL, NJ 08002
856-482-1400



America's Most Convenient Bank®

55-136/312

DATE

11/03/10

CHECK

77454

AMOUNT

**\$1,350.00

PAY
TO THE
ORDER
OF

*** ONE THOUSAND THREE HUNDRED FIFTY & 00/100 DOLLARS

Columbia County Sheriff

ATTORNEY BUSINESS ACCOUNT
VOID AFTER 180 DAYS

MP

⑈077454⑈ ⑆031201360⑆ ⑆783062⑈

77454