

8951

POWERS, KIRN & JAVARDIAN, LLC

OPERATING CLIENT COST
1310 INDUSTRIAL BLVD., STE. 202
SOUTHAMPTON, PA 18966
(215) 942-2090

TD BANK
America's Most Convenient Bank

3-180-360

8/27/2013

PAY TO THE ORDER OF Sheriff of Columbia County

\$ **759.15

Seven Hundred Fifty-Nine and 15/100 ***** DOLLARS

Sheriff of Columbia County

MEMO

Bank of America vs Bezdziecki, Cathy J



[Signature]
AUTHORIZED SIGNATURE

⑈008951⑈ ⑆036001808⑆ 425624031⑈

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
vs.
DANIEL A BEZDZIECKI, JR (et al.)

Case Number
2012CV975

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
12/03/2012	Advance Fee	Advance Fee	1847	\$0.00	\$1,350.00
12/03/2012	Advertising Sale (Newspaper)			\$15.00	\$0.00
12/03/2012	Advertising Sale Bills & Copies			\$17.50	\$0.00
12/03/2012	Crying Sale			\$10.00	\$0.00
12/03/2012	Docketing			\$15.00	\$0.00
12/03/2012	Levy			\$15.00	\$0.00
12/03/2012	Mailing Costs			\$42.00	\$0.00
12/03/2012	Posting Handbill			\$15.00	\$0.00
12/03/2012	Poundage			\$45.55	\$0.00
12/03/2012	Press Enterprise Inc			\$1,436.10	\$0.00
12/03/2012	Sheriff Automation Fund			\$50.00	\$0.00
12/03/2012	Web Posting			\$100.00	\$0.00
01/16/2013	Service			\$180.00	\$0.00
01/16/2013	Service Mileage			\$12.00	\$0.00
01/16/2013	Copies			\$6.00	\$0.00
01/16/2013	Notary Fee			\$15.00	\$0.00
01/16/2013	Surcharge			\$130.00	\$0.00
01/30/2013	Tax Claim Search			\$5.00	\$0.00
				\$2,109.15	\$1,350.00

TOTAL BALANCE:	\$ (759.15)
-----------------------	--------------------

Due ↑

Stayed April 29, 2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
vs.
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				\$2,109.15	\$1,350.00
TOTAL BALANCE:				\$(759.15)	

Due ↑

PK

**&J Powers, Kirn &
Javardian, LLC**

728 Marne Highway
Suite 200
Moorestown, NJ 08057

1310 Industrial Boulevard
Suite 101
Southampton, PA 18966

Telephone: 215-942-2090
Fax: 215-942-9695
www.pkjllc.com

Sarah E. Powers*
Gregory Javardian*
William M.E. Powers, Jr.**
William M.E. Powers, III*
Edward W. Kirn, III*

Mary F. Kennedy+
Meghan K. Boyle+
Sean P. Mays*

* Member of NJ and PA Bar
** Member of NJ Bar
+ Member of PA Bar

April 29, 2013

Sheriff's Office
Columbia County
Courthouse, P.O. Box 380
Bloomsburg, PA 17815

Attention: Tim

Re: Bank of America, N.A. S/B/M BAC Home Loans Servicing L.P. F/K/A Countrywide
Home Loans Servicing L.P.
v. Cathy J. Bezdziecki and Daniel A. Bezdziecki
No. 2012-cv-975
Premises: 265 Old Tioga Turnpike, Shickshinny, PA 18655

Dear Tim:

Please **STAY** the Sheriff's Sale of the above referenced property, which is scheduled for
JUNE 5, 2013.

The borrower has entered into a loan modification. Amount received is \$2,277.69.

Very truly yours,

Erin Dormer for
Powers, Kirn & Javardian, LLC

/erd

cc: Bank of America

VIA TELECOPY (570) 389-5625

P.O. Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE
TIMOTHY T. CHAMBERLAIN, SHERIFF**

Fax

To: Erin Dormer

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: April 29, 2013

Re: Bezdziecki

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

• **Comments:**

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
vs.
DANIEL A BEZDZIECKI, JR (et al.)

Case Number
2012CV975

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
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01/16/2013	Notary Fee			\$15.00	\$0.00
01/16/2013	Surcharge			\$130.00	\$0.00
01/30/2013	Tax Claim Search			\$5.00	\$0.00

\$2,109.15 \$1,350.00

TOTAL BALANCE: \$(759.15)

PK

**&J Powers, Kirn &
Javardian, LLC**

April 1, 2013

Sheriff's Office
Columbia County
Courthouse, P.O. Box 380
Bloomsburg, PA 17815

Attention: Tim

Re: Bank of America, N.A. S/B/M BAC Home Loans Servicing L.P. F/K/A Countrywide
Home Loans Servicing L.P.
v. Cathy J. Bezdziecki and Daniel A. Bezdziecki
No. 2012-cv-975
Premises: 265 Old Tioga Turnpike, Shickshinny, PA 18655

Dear Tim:

Please **POSTPONE** the Sheriff's Sale of the above referenced property, which is
scheduled for APRIL 3, 2013.

The file is on hold for active forbearance agreement. Please re-schedule the sale for
JUNE 5, 2013.

Very truly yours,



Erin Dornier for
Powers, Kirn & Javardian, LLC

/erd

cc: Bank of America

VIA TELECOPY (570) 389-5625

728 Marne Highway
Suite 200
Moorestown, NJ 08057

Sarah E. Powers*
Gregory Javardian*
William M.E. Powers, Jr.**
William M.E. Powers, III*
Edward W. Kim, III*

1310 Industrial Boulevard
Suite 101
Southampton, PA 18966

Telephone: 215-942-2090
Fax: 215-942-9695
www.pkjllc.com

Mary F. Kennedy+
Meghan K. Boyle+
Sean P. Mays*

* Member of NJ and PA Bar
** Member of NJ Bar
+ Member of PA Bar

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

BANK OF AMERICA, N.A., AS SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVIC

Defendant

DANIEL A BEZDZIECKI, JR
CATHY BEZDZIECKI

Attorney for the Plaintiff:

POWERS, KIRN & JAVARDIAN LLC
1310 INDUSTRIAL BOULEVARD
SUITE 101
SOUTHAMPTON, PA 18966

Sheriff's Sale Date: Wednesday, April 3, 2013

Writ of Execution No. : 2012CV975

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 265 OLD TIOGA TURNPIKE, SHICKSHINNY, PA 18655

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,436.10
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$180.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$15.00
Surcharge	\$130.00
Tax Claim Search	\$5.00

Total Sheriff Costs \$2,233.60

Distribution Costs

Recording Fees	\$55.00
Total Distribution Costs	\$55.00

Grand Total: \$2,288.60

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

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

By Columbia County Sheriff's Association, Inc.

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Bank of America NA vs Daniel & Cathy Beatzicko

NO. 166-12 ED NO. 975-12 JD

DATE/TIME OF SALE: Apr 3, 10 00

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

PK**&J Powers, Kirn &
Javardian, LLC**

February 5, 2013

Sheriff's Office
Columbia County
Courthouse, P.O. Box 380
Bloomsburg, PA 17815

Attention: Tim

Re: BANK OF AMERICA, N.A. S/B/M BAC HOME LOANS SERVICING L.P. F/K/A
COUNTRYWIDE HOME LOANS SERVICING L.P.
v. Cathy J. Bezdziecki and Daniel A. Bezdziecki
No. 2012-cv-975
Premises: 265 Old Tioga Turnpike, Shickshinny, PA 18655

Dear Tim:

Please **POSTPONE** the Sheriff's Sale of the above referenced property, which is
scheduled for February 6, 2013.

The Defendants have been placed on a trial modification. Please re-schedule the sale for
April 3, 2013.

Very truly yours,



Greg Wilkins for
Powers, Kirn & Javardian, LLC

/gw

VIA TELECOPY (570) 389-5625728 Marne Highway
Suite 200
Moorestown, NJ 080571310 Industrial Boulevard
Suite 101
Southampton, PA 18966Telephone: 215-942-2090
Fax: 215-942-9695
www.pkjllc.comSarah E. Powers*
Gregory Javardian*
William M.E. Powers, Jr.**
William M.E. Powers, III*
Edward W. Kim, III*Mary F. Kennedy+
Mcghan K. Boyle+
Sean P. Mays** Member of NJ and PA Bar
** Member of NJ Bar
+ Member of PA Bar

SHERIFF'S SALE COST SHEET

VS.

NO. 166-12 ED NO. 9-15-12 JD DATE/TIME OF SALE _____

✓ DOCKET/RETURN	\$15.00	
✓ SERVICE PER DEF.	\$ <u>180.00</u>	
✓ LEVY (PER PARCEL	\$15.00	
✓ MAILING COSTS	\$ <u>42.00</u>	
✓ ADVERTISING SALE BILLS & COPIES	\$17.50	
✓ ADVERTISING SALE (NEWSPAPER)	\$15.00	
✓ MILEAGE	\$ <u>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>6.00</u>	
✓ NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>427.50</u>

✓ WEB POSTING	\$150.00	
✓ PRESS ENTERPRISE INC.	\$ <u>146.10</u>	
✓ SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>166.10</u>

✓ PROTHONOTARY (NOTARY)	\$10.00	
✓ RECORDER OF DEEDS	\$ <u>55.00</u>	
TOTAL *****		\$ <u>65.00</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>130.00</u>
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 2288.60

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

REAL ESTATE TAX CERTIFICATION

Date: 12/19/2012

Fee: \$5.00

Cert. NO: 13410

BEZDZIECKI CATHY J & DANIEL A
265 OLD TIOGA TURNPIKE
SHICKSHINNY PA 18655

District: FISHING CREEK TWP
Deed: 20080 -4558
Location: 265 OLD TIOGA TPKE
Parcel Id:15 -17 -018-02,000

Assessment: 36,444

Balances as of 12/19/2012

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

COLUMBIA COUNTY SHERIFF – TIM CHAMBERLAIN

By: _____ Per: _____

154

- DOES NOT INCLUDE 2012 TAX CERTIFICATION.

POWERS, KIRN & JAVARDIAN, LLC
GREGORY JAVARDIAN, ESQUIRE Id. No. 55669
MARY F. KENNEDY, ESQUIRE Id. No. 77149
MEGHAN K. BOYLE, ESQUIRE Id. No. 201661
SEAN P. MAYES, ESQUIRE Id. No. 307518
RICHARD J. NALBANDIAN, III, ESQUIRE Id. No. 312653
1310 INDUSTRIAL BOULEVARD
2nd Floor, SUITE 201
SOUTHAMPTON, PA 18966
215-942-2090

BANK OF AMERICA, N.A. S/B/M BAC
HOME LOANS SERVICING L.P. F/K/A
COUNTRYWIDE HOME LOANS
SERVICING L.P.

COURT OF COMMON PLEAS

COLUMBIA COUNTY

No.: 2012-CV-975

vs.

Cathy J. Bezdziecki
Daniel A. Bezdziecki

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

I hereby certify that I have sent copies of the Notice of Sheriff Sale to the Defendants' certified and regular United States mail and all lien holders or judgment creditors of record as required by Pa.R.C.P. by first class United States mail, postage prepaid, on the date set forth below.
(See attached Exhibit "A").

Columbia County Domestic Relations
11 West Main Street
P.O. Box 380
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau
11 West Main Street
Main Street County Annex
P.O. Box 380
Bloomsburg, PA 17815

Tenants/Occupants
265 Old Tioga Turnpike
Shickshinny, PA 18655

Cathy J. Bezdziecki
265 Old Tioga Turnpike
Shickshinny, PA 18655

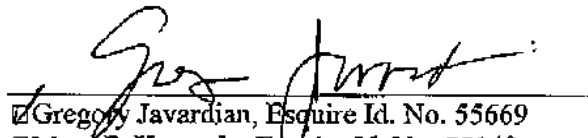
Daniel A. Bezdziecki
265 Old Tioga Turnpike
Shickshinny, PA 18655

PA Department of Public Welfare
Bureau of Child Support Enforcement
Health and Welfare Building -- Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

Citibank (South Dakota), N.A.
701 East 60th Street N.
Sioux Falls, SD 57117

Citibank (South Dakota), N.A.
c/o Trenton A. Farmer, Esq.
1060 Andrew Drive, Ste. 170
West Chester, PA 17380

Bank of New York, as Trustee under the Pooling & Servicing Agreement dated as of November 30,
1997, Series 1997-D
One Old Country Road, Ste. 375
Carle Place, NY 11514


☒ Gregory Javardian, Esquire Id. No. 55669
☐ Mary F. Kennedy, Esquire Id. No. 77149
☐ Meghan K. Boyle, Esquire Id. No. 201661
☐ Sean P. Mays, Esquire Id. No. 307518
☐ Richard J. Nalbandian, III, Esquire Id. No. 312653
Attorneys for Plaintiff

Dated: 12-27-12

Name and Address of Sender	Check type of mail or service:	Article Number	Postmaster, Per (Name of receiving employee)
1. Bezdziecki, C.	<input type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Delivery Confirmation <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input type="checkbox"/> Registered Delivery (International) <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation	Columbia County Domestic Relations 11 West Main Street P.O. Box 380 Bloomsburg, PA 17815	Daniel A. Bezdziecki 265 Old Tioga Turnpike Shickshinny, PA 18655
2.			
3.			
4.			
5.			
6.			
7.			
8.			

Total Number of Pieces Listed by Sender: 3
 Total Number of Pieces Received at Post Office: 3

Check type of mail or service:

- ☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured

- ☐ Registered Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Affix Stamp Here
 (If issued as a
 certificate of mailing,
 or for additional
 copies of this bill)
 Postmark and
 Date of Receipt

Actual Value: \$001.76
 If Registered: \$001.76
 Handling Charge: \$001.76
 Fee: \$001.76

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

PA Department of Public Welfare

Bureau of Child Support Enforcement

Health and Welfare Building - Room 432

P.O. Box 2675

Harrisburg, PA 17105-2675

Citibank (South Dakota), N.A.

701 East 60th Street N.

Sioux Falls, SD 57117

Citibank (South Dakota), N.A.

c/o Trenton A. Farmer, Esq.

1060 Andrew Drive, Ste. 170

West Chester, PA 17380

Bank of New York, as Trustee

under the Pooling & Servicing

Agreement dated as of

November 30, 1997, Series 1997-D

One Old Country Road, Ste. 375

Carle Place, NY 11514

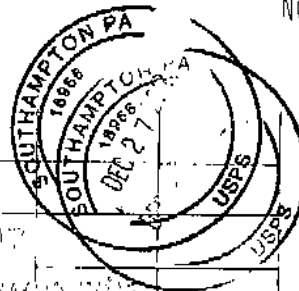
Total Number of Pieces
 Listed by Sender 14

Postmaster Per (Name of receiving employee)

PS Form 3877, February 2002 (Page 1 of 2)

Complete by Typewriter, Ink, or Ball Point Pen

See Privacy Act Statement on Reverse



TO:
CATHY J. BEZDZIECKI
265 OLD TIOGA TURNPIKE
SHICKSHINNY, PA 18655

SENDER:

REFERENCE:
BEZDZIECKI, C.

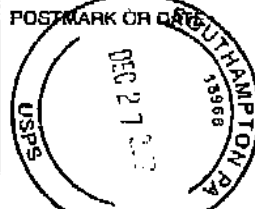
7196 9008 9040 1391 0861

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.65
	Certified Fee	2.95
	Return Receipt Fee	2.35
	Restricted Delivery	0.00
	Total Postage & Fees	5.95

USPS®
**Receipt for
Certified Mail™**

No Insurance Coverage Provided
Do Not Use for International Mail



TO:
DANIEL A. BEZDZIECKI
265 OLD TIOGA TURNPIKE
SHICKSHINNY, PA 18655

SENDER:

REFERENCE:
BEZDZIECKI, C.

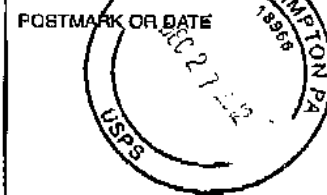
7196 9008 9040 1391 0885

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.65
	Certified Fee	2.95
	Return Receipt Fee	2.35
	Restricted Delivery	0.00
	Total Postage & Fees	5.95

USPS®
**Receipt for
Certified Mail™**

No Insurance Coverage Provided
Do Not Use for International Mail



TO:
TENANTS
OCCUPANTS
265 OLD TIOGA TURNPIKE
SHICKSHINNY, PA 18655

SENDER:

REFERENCE:
BEZDZIECKI, C.

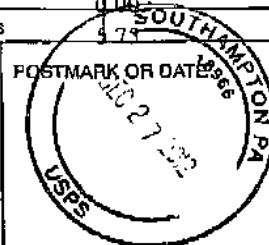
7196 9008 9040 1391 0854

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.45
	Certified Fee	2.95
	Return Receipt Fee	2.35
	Restricted Delivery	0.00
	Total Postage & Fees	5.75

USPS®
**Receipt for
Certified Mail™**

No Insurance Coverage Provided
Do Not Use for International Mail



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
vs.
DANIEL A BEZDZIECKI, JR (et al.)

Case Number
2012CV975

SHERIFF'S RETURN OF SERVICE

12/10/2012 07:50 PM - DEPUTY RAYMOND TONKINSON, 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 DANIEL BEZDZIECKI, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR CATHY BEZDZIECKI AT 265 OLD TIOGA TURNPIKE, SHICKSHINNY, PA 18655.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 12, 2012

NOTARY

Affirmed and subscribed to before me this

12TH day of DECEMBER, 2012

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016



attf Attorney: POWERS, KIRN & JAVARDIAN LLC, 1310 INDUSTRIAL BOULEVARD, SUITE 101, SOUTHAMPTON, PA 18

© 2000 CountySides Sheriff. Microsoft Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
vs.
DANIEL A BEZDZIECKI, JR (et al.)

Case Number
2012CV975

SHERIFF'S RETURN OF SERVICE

12/10/2012 07:50 PM - DEPUTY RAYMOND TONKINSON, 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: DANIEL A BEZDZIECKI, JR AT 265 OLD TIOGA TURNPIKE, SHICKSHINNY, PA 18655.

RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

December 12, 2012

NOTARY

Affirmed and subscribed to before me this

12TH day of DECEMBER, 2012

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

Attorney: POWERS, KIRN & JAVARDIAN LLC, 1310 INDUSTRIAL BOULEVARD, SUITE 101, SOUTHAMPTON, PA 18

(c) CountyState Sheriff, Timesoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
vs.
DANIEL A BEZDZIECKI, JR (et al.)

Case Number
2012CV975

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	12/28/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	CATHY BEZDZIECKI
Primary Address:	265 OLD TIOGA TURNPIKE SHICKSHINNY, PA 18655
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Daniel Bezdziecki		
Relation:	Husband		
Date:	12-10-12	Time:	1950
Deputy:	8	Mileage:	

Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC	Phone:
---	---------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BEZDZIECKI, CATHY

2012CV975

265 OLD TIOGA TURNPIKE, SHICKSHINNY, PA 18655

EXP: 12/28/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
vs.
DANIEL A BEZDZIECKI, JR (et al.)

Case Number
2012CV975

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	12/28/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	DANIEL A BEZDZIECKI, JR
Primary Address:	265 OLD TIOGA TURNPIKE SHICKSHINNY, PA 18655
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally	Adult In Charge	Posted	Other
Adult In Charge:	Daniel Bezdziecki			
Relation:	Dc f			
Date:	12-10-12			
Deputy:	8			
Time:	1950			
Mileage:				

Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC	Phone:
---	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BEZDZIECKI JR, DANIEL A

2012CV975

265 OLD TIOGA TURNPIKE, SHICKSHINNY, PA 18655

EXP: 12/28/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
vs.
DANIEL A BEZDZIECKI, JR (et al.)

Case Number
2012CV975

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	12/28/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Shirley Good
Primary Address:	214 Winding Road Orangeville, PA 17859
Phone:	570-683-5625
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	<input checked="" type="checkbox"/> Personally <input type="checkbox"/> Adult In Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other
Adult In Charge:	Shirley Good
Relation:	Def
Date:	12-10-12
Time:	1810
Deputy:	8
Mileage:	

Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC	Phone:
---	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

GOOD, SHIRLEY

2012CV975

214 WINDING ROAD, ORANGEVILLE, PA 17859

EXP: 12/28/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
vs.
DANIEL A BEZDZIECKI, JR (et al.)

Case Number
2012CV975

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	12/28/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Domestic Relations Office of Columbia Co.
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	DOT FRONK
Relation:	CLERK
Date:	12/04/12
Time:	1310
Deputy:	59
Mileage:	

Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC	Phone:
---	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2012CV975

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 12/28/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
VS.
DANIEL A BEZDZIECKI, JR (et al.)

Case Number
2012CV975

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice	Zone:	
Manner: < Not Specified >	Expires: 12/28/2012	Warrant:
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name: Columbia County Tax Office	
Primary Address: PO Box 380 Bloomsburg, PA 17815	
Phone: 570-389-5649	DOB:
Alternate Address:	
Phone:	

Final Service:

Served: Personally · Adult In Charge · Posted <u>Other</u>	
Adult In Charge: STEPHANIE YUTKO	
Relation: TAX OFF CLERK	
Date: 12/04/12	Time: 1305
Deputy:	Mileage:

Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC	Phone:
---	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2012CV975

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 12/28/2012

Document Receipt

Trans # 44214 Carrier / service: POST 2PM 12/3/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE
DEPARTMENT 281230

Tracking #: 9171924291001000018636

Doc Ref #: 166ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 44213 Carrier / service: POST 2PM 12/3/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000018629

Doc Ref #: 166ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 44212 Carrier / service: POST 2PM 12/3/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000018612

Doc Ref #: 166ED2012

PHILADELPHIA PA 19106

Document Receipt

Trans # 44211 Carrier / service: POST 2PM 12/3/2012

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000018605

Doc Ref #: 166ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 44210 Carrier / service: POST 2PM 12/3/2012

Ship to: 44210

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000018599

Doc Ref #: 166ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 44209 Carrier / service: POST 2PM 12/3/2012

Ship to: 44209

CITIBANK (SOUTH DAKOTA) NA

C/O TRENTON FARMER, ESQ.

1060 ANDREW DRIVE, STE 170

WEST CHESTER PA 17380

Tracking #: 9171924291001000018582

Doc Ref #: 166ED2012

Document Receipt

Trans # 44208 Carrier / service: POST 2PM 12/3/2012

Ship to: 44208

CITIBANK (SOUTH DAKOTA) NA

701 EAST 60TH STREET N.

Tracking #: 9171924291001000018575

Doc Ref #: 166ED2012

SIOUX FALLS SD 57117

REAL ESTATE OUTLINE

ED # 166-12

DATE RECEIVED 11-30-12
DOCKET AND INDEX 12-3-12

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# 1847

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

SALE DATE Feb. 6, 13 TIME 0900
POSTING DATE Jan. 3, 13
ADV. DATES FOR NEWSPAPER
1ST WEEK Jan. 16
2ND WEEK 35
3RD WEEK 30

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV975

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, FEBRUARY 06, 2013
AT 9:00 O'CLOCK A.M.**

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

ALL THAT CERTAIN piece or parcel of land situate in the Township of Fishing Creek, Columbia County, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin, a corner of the South side of Legislative Route No. 19080, leading to Legislative Route No. 19078, and to Johnstown, and being North 0° 19' 38" West, a distance of 46.01 feet from the Northeast property corner to Farms D.O.T. right-of-way marker No. 70; thence along Legislative Route No. 19080, South 40° 42' 20" West, a distance of 311.23 feet to an iron pin, a corner in other land of the Grantors; thence along other land of the Grantors, North 33° 14' 40" West, a distance of 127.57 feet to an iron pin corner; thence along other land of the Grantors, North 34° 32' 13" East, a distance of 323.09 feet to an iron pin corner; thence South 33° 14' 40" East, a distance of 163.70 feet to an iron pin corner on Legislative Route No. 19080, the place of BEGINNING.

CONTAINING 1 acre in accordance to a survey prepared by Orangeville Surveying Consultants, dated 9/12/1974.

BEING THE SAME PREMISES which Irene E. Bezdziecki, by Deed dated April 25, 2008 and recorded May 13, 2008 in the Office of the Recorder of Deeds in and for Columbia County in Instrument #200804558, granted and conveyed unto Cathy J. Bezdziecki and Daniel A. Bezdziecki.

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 15-17-018-02

PROPERTY ADDRESS: 265 OLD TIOGA TURNPIKE, SHICKSHINNY, PA 18655

UPI / TAX PARCEL NUMBER: 15-17-018-02

Seized and taken into execution to be sold as the property of DANIEL A BEZDZIECKI, JR, CATHY BEZDZIECKI in suit of BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVIC.

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:
POWERS, KIRN & JAVARDIAN LLC
SOUTHAMPTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Columbia County Sheriff's Office, Inc.

BANK OF AMERICA, N.A. S/B/M BAC
HOME LOANS SERVICING L.P. F/K/A
COUNTRYWIDE HOME LOANS
SERVICING L.P.

COURT OF COMMON PLEAS

COLUMBIA COUNTY

No.: 2012-CV-975

vs.

2012-ED-166

Cathy J. Bezdziecki
Daniel A. Bezdziecki

AFFIDAVIT PURSUANT TO RULE 3129.1

Plaintiff in the above action sets forth as of the date the Praccipe for the Writ of Execution was filed the following information concerning the real property located at 265 Old Tioga Turnpike, Shickshinny, PA 18655:

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
Cathy J. Bezdziecki	265 Old Tioga Turnpike Shickshinny, PA 18655
Daniel A. Bezdziecki	265 Old Tioga Turnpike Shickshinny, PA 18655

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

Cathy J. Bezdziecki	265 Old Tioga Turnpike Shickshinny, PA 18655
Daniel A. Bezdziecki	265 Old Tioga Turnpike Shickshinny, PA 18655

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
Citibank (South Dakota), N.A.	701 East 60 th Street N. Sioux Falls, SD 57117
Citibank (South Dakota), N.A. c/o Trenton A. Farmer, Esq.	1060 Andrew Drive, Ste. 170 West Chester, PA 17380

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Plaintiff.

Bank of New York, as Trustee under the Pooling & Servicing Agreement dated as of November 30, 1997, Series 1997-D	One Old Country Road, Ste. 375 Carle Place, NY 11514
---	---

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

Name	Last Known Address (if address cannot be 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	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Columbia County Domestic Relations	11 West Main Street P.O. Box 380 Bloomsburg, PA 17815
------------------------------------	---

Columbia County Tax Claim Bureau	11 West Main Street Main Street County Annex P.O. Box 380 Bloomsburg, PA 17815
----------------------------------	---

PA Department of Public Welfare Bureau of Child Support Enforcement	Health and Welfare Building – Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675
--	--

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:

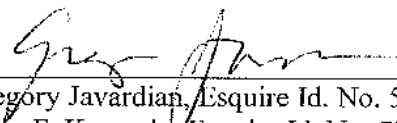
Name

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

Tenants/Occupants

265 Old Tioga Turnpike
Shickshinny, PA 18655

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


☒ Gregory Javardian, Esquire Id. No. 55669
☐ Mary F. Kennedy, Esquire Id. No. 77149
☐ Meghan K. Boyle, Esquire Id. No. 201661
☐ Sean P. Mays, Esquire Id. No. 307518
☐ Richard J. Nalbandian, III, Esquire Id. No. 312653
Attorneys for Plaintiff

November 28, 2012

POWERS, KIRN & JAVARDIAN, LLC
GREGORY JAVARDIAN, ESQUIRE Id. No. 55669
MARY F. KENNEDY, ESQUIRE Id. No. 77149
MEGHAN K. BOYLE, ESQUIRE Id. No. 201661
SEAN P. MAYS, ESQUIRE Id. No. 307518
RICHARD J. NALBANDIAN, III, ESQUIRE Id. No. 312653
1310 INDUSTRIAL BOULEVARD
2nd Floor, SUITE 201
SOUTHAMPTON, PA 18966
215-942-2090

BANK OF AMERICA, N.A. S/B/M BAC
HOME LOANS SERVICING L.P. F/K/A
COUNTRYWIDE HOME LOANS
SERVICING L.P.

COURT OF COMMON PLEAS

COLUMBIA COUNTY

No.: 2012-CV-975

vs.

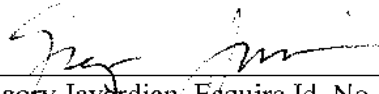
2012-ED-166

Cathy J. Bezdziecki
Daniel A. Bezdziecki

**CERTIFICATION TO SHERIFF OF COLUMBIA COUNTY
AS TO THE SALE OF REAL ESTATE**

I hereby certify that I am the attorney for the Plaintiff in this Mortgage Foreclosure Action and further certify this Property is:

- ☐ FHA
- ☐ Tenant Occupied
- ☐ Vacant
- ☐ Commercial
- ☐ As a result of Complaint in Assumpsit
- ☒ Act 91 complied with


☒ Gregory Javardian, Esquire Id. No. 55669
☐ Mary F. Kennedy, Esquire Id. No. 77149
Meghan K. Boyle, Esquire Id. No. 201661
Sean P. Mays, Esquire Id. No. 307518
☐ Richard J. Nalbandian, III, Esquire Id. No. 312653
Attorneys for Plaintiff

WRIT OF EXECUTION-(MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and Rule 3257

**BANK OF AMERICA, N.A. S/B/M BAC HOME
LOANS SERVICING L.P. F/K/A
COUNTRYWIDE HOME LOANS SERVICING
L.P.**

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

NO.: 2012-CV-975

2012-ED-166

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

vs.

**Cathy J. Bezdziecki
Daniel A. Bezdziecki**

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 described property (specifically described property below):

Premises: 265 Old Tioga Turnpike, Shickshinny, PA 18655

(See legal description attached.)

Amount Due \$118,499.32

Interest from 8/17/2012 to \$ _____
Date of Sale (\$19.48 per diem)

Total \$ _____ Plus Cost \$ _____

as endorsed.

Dated 11-30-12
(Seal)

Tamara B. Kline, Prothy.
Barbara D. Schutte
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania
Prothonotary Clerk of Sev. Courts
My Comm. Exp. 1st Monday in 2016

ALL THAT CERTAIN piece or parcel of land situate in the Township of Fishing Creek, Columbia County, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin, a corner of the South side of Legislative Route No. 19080, leading to Legislative Route No. 19078, and to Johnstown, and being North $0^{\circ} 19' 38''$ West, a distance of 46.01 feet from the Northeast property corner to Farms D.O.T. right-of-way marker No. 70; thence along Legislative Route No. 19080, South $40^{\circ} 42' 20''$ West, a distance of 311.23 feet to an iron pin, a corner in other land of the Grantors; thence along other land of the Grantors, North $33^{\circ} 14' 40''$ West, a distance of 127.57 feet to an iron pin corner; thence along other land of the Grantors, North $34^{\circ} 32' 13''$ East, a distance of 323.09 feet to an iron pin corner; thence South $33^{\circ} 14' 40''$ East, a distance of 163.70 feet to an iron pin corner on Legislative Route No. 19080, the place of BEGINNING.

CONTAINING 1 acre in accordance to a survey prepared by Orangeville Surveying Consultants, dated 9/12/1974.

BEING THE SAME PREMISES which Irene E. Bezdziecki, by Deed dated April 25, 2008 and recorded May 13, 2008 in the Office of the Recorder of Deeds in and for Columbia County in Instrument #200804558, granted and conveyed unto Cathy J. Bezdziecki and Daniel A. Bezdziecki.

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 15-17-018-02

POWERS, KIRN & JAVARDIAN, LLC
GREGORY JAVARDIAN, ESQUIRE Id. No. 55669
MARY F. KENNEDY, ESQUIRE Id. No. 77149
MEGHAN K. BOYLE, ESQUIRE Id. No. 201661
SEAN P. MAYS, ESQUIRE Id. No. 307518
RICHARD J. NALBANDIAN, III, ESQUIRE Id. No. 312653
1310 INDUSTRIAL BOULEVARD
2nd Floor, SUITE 201
SOUTHAMPTON, PA 18966
215-942-2090

BANK OF AMERICA, N.A. S/B/M BAC
HOME LOANS SERVICING L.P. F/K/A
COUNTRYWIDE HOME LOANS
SERVICING L.P.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

No.: 2012-CV-975

vs.


2012-ED-166

Cathy J. Bezdziecki
Daniel A. Bezdziecki

**CERTIFICATION TO SHERIFF OF COLUMBIA COUNTY
AS TO THE SALE OF REAL ESTATE**

I hereby certify that I am the attorney for the Plaintiff in this Mortgage Foreclosure Action and further certify this Property is:

- () FHA
- () Tenant Occupied
- () Vacant
- () Commercial
- () As a result of Complaint in Assumpsit
- (X) Act 91 complied with


☒ Gregory Javardian, Esquire Id. No. 55669
☐ Mary F. Kennedy, Esquire Id. No. 77149
☐ Meghan K. Boyle, Esquire Id. No. 201661
☐ Sean P. Mays, Esquire Id. No. 307518
☐ Richard J. Nalbandian, III, Esquire Id. No. 312653
Attorneys for Plaintiff

BANK OF AMERICA, N.A. S/B/M BAC
HOME LOANS SERVICING L.P. F/K/A
COUNTRYWIDE HOME LOANS
SERVICING L.P.

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

Plaintiff IN MORTGAGE FORECLOSURE

vs.

No.: 2012-CV-975

Cathy J. Bezdziecki
Daniel A. Bezdziecki

2012-ED-166

Defendant(s)

AFFIDAVIT OF NON-MILITARY SERVICE AND
CERTIFICATION OF LAST KNOWN ADDRESS
OF DEFENDANTS AND PLAINTIFF

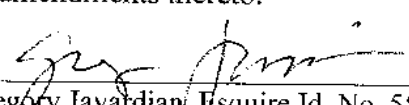
The undersigned, being duly sworn according to law, deposes and says this affidavit is made on behalf of the above plaintiff, being authorized to do so, and it is averred that:

(a) Cathy J. Bezdziecki is over 21 years of age, resides at 265 Old Tioga Turnpike, Shickshinny, PA 18655;

(b) Daniel A. Bezdziecki is over 21 years of age, resides at resides at 265 Old Tioga Turnpike, Shickshinny, PA 18655;

(c) Plaintiff, BANK OF AMERICA, N.A. S/B/M BAC HOME LOANS SERVICING L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING L.P., is an institution conducting business under the Laws of the Commonwealth of Pennsylvania with an address of 1800 TAPO CANYON ROAD, MAIL STOP #SV-103, SIMI VALLEY, CA 93063

Deponent further avers that none of the above is within the protection of the Soldiers' and Sailors' Civil Relief Act of 1940, together with the amendments thereto.


☒ Gregory Javardian, Esquire Id. No. 55669
☐ Mary F. Kennedy, Esquire Id. No. 77149
☐ Meghan K. Boyle, Esquire Id. No. 201661
☐ Sean P. Mays, Esquire Id. No. 307518
☐ Richard J. Nalbandian, III, Esquire Id. No. 312653
Attorneys for Plaintiff

BANK OF AMERICA, N.A. S/B/M BAC
HOME LOANS SERVICING L.P. F/K/A
COUNTRYWIDE HOME LOANS
SERVICING L.P.

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

Plaintiff

IN MORTGAGE FORECLOSURE

vs.

No.: 2012-CV-975

Cathy J. Bezdziecki
Daniel A. Bezdziecki

2012-ED-166

Defendant(s)

AFFIDAVIT OF NON-MILITARY SERVICE AND
CERTIFICATION OF LAST KNOWN ADDRESS
OF DEFENDANTS AND PLAINTIFF

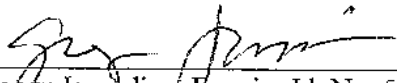
The undersigned, being duly sworn according to law, deposes and says this affidavit is made on behalf of the above plaintiff, being authorized to do so, and it is averred that:

(a) Cathy J. Bezdziecki is over 21 years of age, resides at 265 Old Tioga Turnpike, Shickshinny, PA 18655;

(b) Daniel A. Bezdziecki is over 21 years of age, resides at resides at 265 Old Tioga Turnpike, Shickshinny, PA 18655;

(c) Plaintiff, BANK OF AMERICA, N.A. S/B/M BAC HOME LOANS SERVICING L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING L.P., is an institution conducting business under the Laws of the Commonwealth of Pennsylvania with an address of 1800 TAPO CANYON ROAD, MAIL STOP #SV-103, SIMI VALLEY, CA 93063

Deponent further avers that none of the above is within the protection of the Soldiers' and Sailors' Civil Relief Act of 1940, together with the amendments thereto.


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☐ Richard J. Nalbandian, III, Esquire Id. No. 312653
Attorneys for Plaintiff

POWERS, KIRN & JAVARDIAN, LLC
GREGORY JAVARDIAN, ESQUIRE Id. No. 55669
MARY F. KENNEDY, ESQUIRE Id. No. 77149
MEGHAN K. BOYLE, ESQUIRE Id. No. 201661
SEAN P. MAYS, ESQUIRE Id No. 307518
RICHARD J. NALBANDIAN, III, ESQUIRE Id No. 312653
1310 INDUSTRIAL BOULEVARD
2nd Floor, SUITE 201
SOUTHAMPTON, PA 18966
215-942-2090

BANK OF AMERICA, N.A. S/B/M BAC
HOME LOANS SERVICING L.P. F/K/A
COUNTRYWIDE HOME LOANS
SERVICING L.P.

COURT OF COMMON PLEAS

COLUMBIA COUNTY

No.: 2012-CV-975

vs.

2012-ED-166

Cathy J. Bezdziecki
Daniel A. Bezdziecki

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: Cathy J. Bezdziecki
Daniel A. Bezdziecki
265 Old Tioga Turnpike
Shickshinny, PA 18655**

Your house (real estate) at 265 Old Tioga Turnpike, Shickshinny, PA 18655, is scheduled to be sold at Sheriff's Sale on _____ at _____, in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$118,499.32, obtained by **BANK OF AMERICA, N.A. S/B/M BAC HOME LOANS SERVICING L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING L.P.**, against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay 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) 942-2090**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 942-2090.
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 Powers, Kirm & Javardian, LLC at (215) 942-2090.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff. 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.
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 5TH STREET
BLOOMSBURG, PA 17815
TELEPHONE: (570) 784-8760**

ALL THAT CERTAIN piece or parcel of land situate in the Township of Fishing Creek, Columbia County, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin, a corner of the South side of Legislative Route No. 19080, leading to Legislative Route No. 19078, and to Johnstown, and being North $0^{\circ} 19' 38''$ West, a distance of 46.01 feet from the Northeast property corner to Farms D.O.T. right-of-way marker No. 70; thence along Legislative Route No. 19080, South $40^{\circ} 42' 20''$ West, a distance of 311.23 feet to an iron pin, a corner in other land of the Grantors; thence along other land of the Grantors, North $33^{\circ} 14' 40''$ West, a distance of 127.57 feet to an iron pin corner; thence along other land of the Grantors, North $34^{\circ} 32' 13''$ East, a distance of 323.09 feet to an iron pin corner; thence South $33^{\circ} 14' 40''$ East, a distance of 163.70 feet to an iron pin corner on Legislative Route No. 19080, the place of BEGINNING.

CONTAINING 1 acre in accordance to a survey prepared by Orangeville Surveying Consultants, dated 9/12/1974.

BEING THE SAME PREMISES which Irene E. Bezdziecki, by Decd dated April 25, 2008 and recorded May 13, 2008 in the Office of the Recorder of Deeds in and for Columbia County in Instrument #200804558, granted and conveyed unto Cathy J. Bezdziecki and Daniel A. Bezdziecki.

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 15-17-018-02

ALL THAT CERTAIN piece or parcel of land situate in the Township of Fishing Creek, Columbia County, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin, a corner of the South side of Legislative Route No. 19080, leading to Legislative Route No. 19078, and to Johnstown, and being North $0^{\circ} 19' 38''$ West, a distance of 46.01 feet from the Northeast property corner to Farms D.O.T. right-of-way marker No. 70; thence along Legislative Route No. 19080, South $40^{\circ} 42' 20''$ West, a distance of 311.23 feet to an iron pin, a corner in other land of the Grantors; thence along other land of the Grantors, North $33^{\circ} 14' 40''$ West, a distance of 127.57 feet to an iron pin corner; thence along other land of the Grantors, North $34^{\circ} 32' 13''$ East, a distance of 323.09 feet to an iron pin corner; thence South $33^{\circ} 14' 40''$ East, a distance of 163.70 feet to an iron pin corner on Legislative Route No. 19080, the place of BEGINNING.

CONTAINING 1 acre in accordance to a survey prepared by Orangeville Surveying Consultants, dated 9/12/1974.

BEING THE SAME PREMISES which Irene E. Bezdziecki, by Deed dated April 25, 2008 and recorded May 13, 2008 in the Office of the Recorder of Deeds in and for Columbia County in Instrument #200804558, granted and conveyed unto Cathy J. Bezdziecki and Daniel A. Bezdziecki.

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 15-17-018-02

SHORT DESCRIPTION

DOCKET NO: 2012-CV-975 2012-ED-166

ALL THAT CERTAIN lot or picce of ground situate in the Township of Fishing Creek, County of Columbia and Commonwealth of Pennsylvania.

TAX PARCEL NO: 15-17-018-02

PROPERTY ADDRESS 265 Old Tioga Turnpike
Shickshinny, PA 18655

IMPROVEMENTS: a Residential Dwelling

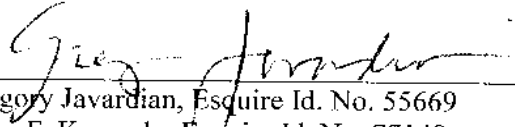
SOLD AS THE PROPERTY OF: Cathy J. Bezdziecki
Daniel A. Bezdziecki

ATTORNEY'S NAME: Powers, Kirn & Javardian, LLC

SHERIFF'S NAME: Timothy T. Chamberlain

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.



☒ Gregory Javardian, Esquire Id. No. 55669
☐ Mary F. Kennedy, Esquire Id. No. 77149
Meghan K. Boyle, Esquire Id. No. 201661
☐ Sean P. Mays, Esquire Id. No. 307518
☐ Richard J. Nalbandian, III, Esquire Id. No. 312653
Attorneys for Plaintiff

**SHERIFF'S RETURN OF SERVICE
COLUMBIA COUNTY**

PLAINTIFF

BANK OF AMERICA, N.A. S/B/M BAC HOME LOANS
SERVICING L.P. F/K/A COUNTRYWIDE HOME
LOANS SERVICING L.P.

COURT NO.: 2012-CV-975

2012-ED-166

DEFENDANT

Cathy J. Bezdziecki
Daniel A. Bezdziecki

TYPE OF ACTION

XX Notice of Sheriff's Sale

SERVE Cathy J. Bezdziecki AT:

265 Old Tioga Turnpike
Shickshinny, PA 18655

SALE DATE:

PLEASE SERVE DEFENDANT WITH NOTICE OF SHERIFF'S SALE.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 2012, at _____, o'clock __. M., at _____, Commonwealth of Pennsylvania, in the manner described below:

___ Defendant personally served.

___ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

___ Adult in charge of Defendant's residence who refused to give name or relationship.

___ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

___ Agent or person in charge of Defendant's office or usual place of business.

___ _____ an officer of said Defendant's company.

___ Other: _____.

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

SHERIFF

By: _____ Deputy Sheriff

On the ____ day of _____, 2012, at ____ o'clock __. M., Defendant NOT FOUND because:

___ Moved ___ Unknown ___ No Answer ___ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

DEPUTIZED SERVICE

Now, this ____ day of _____, 2012, I, Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF
POWERS, KIRN & JAVARDIAN, LLC
1310 Industrial Boulevard, Suite 201
Southampton, PA 18966
(215) 942-2090

**SHERIFF'S RETURN OF SERVICE
COLUMBIA COUNTY**

PLAINTIFF

**BANK OF AMERICA, N.A. S/B/M BAC HOME LOANS
SERVICING L.P. F/K/A COUNTRYWIDE HOME
LOANS SERVICING L.P.**

COURT NO.: 2012-CV-975

2012-ED-166

DEFENDANT

**Cathy J. Bezdziecki
Daniel A. Bezdziecki**

TYPE OF ACTION

XX Notice of Sheriff's Sale

SERVE Daniel A. Bezdziecki AT:

**265 Old Tioga Turnpike
Shickshinny, PA 18655**

SALE DATE:

PLEASE SERVE DEFENDANT(S) WITH NOTICE OF SHERIFF'S SALE.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 2012, at _____, o'clock ____ M., at _____, Commonwealth of Pennsylvania, in the manner described below:

___ Defendant personally served.

___ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

___ Adult in charge of Defendant's residence who refused to give name or relationship.

___ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

___ Agent or person in charge of Defendant's office or usual place of business.

___ _____ an officer of said Defendant's company.

___ Other: _____.

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

SHERIFF

By: _____ Deputy Sheriff

On the ____ day of _____, 2012, at ____ o'clock ____ M., Defendant NOT FOUND because:

___ Moved ___ Unknown ___ No Answer ___ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

DEPUTIZED SERVICE

Now, this _____ day of _____, 2012, I, Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

SHERIFF

By: _____ Deputy Sheriff

**ATTORNEY FOR PLAINTIFF
POWERS, KIRN & JAVARDIAN, LLC
1310 Industrial Boulevard, Suite 201
Southampton, PA 18966
(215) 942-2090**

**SHERIFF'S RETURN OF SERVICE
COLUMBIA COUNTY**

PLAINTIFF

**BANK OF AMERICA, N.A. S/B/M BAC HOME LOANS
SERVICING L.P. F/K/A COUNTRYWIDE HOME
LOANS SERVICING L.P.**

COURT NO.: 2012-CV-975

2012-ED-166

DEFENDANT

**Cathy J. Bezdziecki
Daniel A. Bezdziecki**

TYPE OF ACTION

XX Notice of Sheriff's Sale

SERVE AT:

**265 Old Tioga Turnpike
Shickshinny, PA 18655**

SALE DATE:

PLEASE POST SHERIFF'S HAND BILL.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 2012, at _____, o'clock __. M., at _____, Commonwealth of Pennsylvania, in the manner described below:

- ☐ Defendant personally served.
☐ Adult family member with whom Defendant(s) reside(s).
Relationship is _____.
☐ Adult in charge of Defendant's residence who refused to give name or relationship.
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
☐ Agent or person in charge of Defendant's office or usual place of business.
☐ _____ an officer of said Defendant's company.
☐ Other: _____.

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

SHERIFF

By: _____ Deputy Sheriff

On the ____ day of _____, 2012, at ____ o'clock __. M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

DEPUTIZED SERVICE

Now, this _____ day of _____, 2012, I, Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

SHERIFF

By: _____ Deputy Sheriff

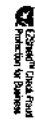
**ATTORNEY FOR PLAINTIFF
POWERS, KIRN & JAVARDIAN, LLC
1310 Industrial Boulevard, Suite 201
Southampton, PA 18966
(215) 942-2090**

POWERS, KIRN AND JAVARDIAN, LLC

1017A CLIENT TRUST FUND
1310 INDUSTRIAL BLVD., STE. 101
SOUTHAMPTON, PA 18966
215-942-2090

TD BANK
America's Most Convenient Bank

3-180-360



11/29/2012

1847

TO THE
ORDER OF Sheriff of Columbia County

\$ **1,350.00

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

Sheriff of Columbia County

MEMO

Bank of America vs Bezdziecki, Daniel & Cathy

AUTHORIZED SIGNATURE

⑈001847⑈ ⑆036001808⑆ 4251411529⑈



Security features. Details on back.