

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

BAYVIEW LOAN SERVICING VS RANDY BARDO, DECEASED

NO. 151-2015 ED NO. 986-2015 JD

DATE/TIME OF SALE: APRIL 6, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2650.15

POUNDAGE - 2% OF BID \$ 53.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2703.15

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S):  for Bayview Loan Servicing, LLC

TOTAL DUE: \$ 2703.15

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 1353.15

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



## Plaintiff

BAYVIEW LOAN SERVICING, LLC, A  
DELAWARE LLC

vs.

## Defendant

DECEASED RANDY BARDO  
JOSEPH BARDO  
BRENDA BARDO  
FRANKLIN BARDO  
BONNIE WATERS  
BARBARA BROWN  
DEBORAH OROURKE  
SIS DEFRAIN  
CHARLENE HESS  
RICKEY BOUDMAN  
DIXIE LEE BARDO

### Attorney for the Plaintiff:

MCGRATH MC CALL P.C.  
401 LIBERTY AVENUE STE 1375  
THREE GATEWAY CENTER  
PITTSBURGH, PA 15222

Sheriff's Sale Date: Wednesday, April 6, 2016

Writ of Execution No. : 2015CV986

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1778 MILLVILLE ROAD, BLOOMSBURG, PA 17846

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,395.15
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$375.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$12.50
Notary Fee	\$60.00
Tax Claim Search	\$5.00
Surcharge	\$260.00

Total Sheriff Costs \$2,582.15

## Distribution Costs

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

Location of the real estate: 1778 MILLVILLE ROAD, BLOOMSBURG, PA 17846

## Distribution Costs

Recording Fees		\$68.00
	Total Distribution Costs	\$68.00
Grand Total:		\$2,650.15

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



Preston D. Jaquish, Esquire  
[pjaquish@lenderlaw.com](mailto:pjaquish@lenderlaw.com)

April 7, 2016

**VIA FEDERAL EXPRESS**

Sheriff of Columbia County  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

**Re: Bayview Loan Servicing, LLC v. Bonnie L. Waters, et al.  
Case No. 2015-CV-986**

Dear Sir or Madam:

As you know, this law firm represents Bayview Loan Servicing, LLC in connection with the above-referenced matter. In this regard, Bayview Loan Servicing, LLC was the successful bidder in the amount of \$2,650.15 at the April 6, 2016, Sheriff's Sale. Please have a Sheriff's Deed prepared with the following information:

Grantee: Bayview Loan Servicing, LLC  
Grantee's address: 4425 Ponce De Leon Boulevard, 5<sup>th</sup> Floor  
Coral Gables, FL 33146

Enclosed please find a Realty Transfer Tax Statement of Value in duplicate, a check in the amount of **\$1,353.15** made payable to the "**Sheriff of Columbia County**" and a check in the amount of **\$67.00** made payable to the "**Recorder of Deeds**" for recording of the Deed. After the Sheriff's Deed has been recorded, please have the Deed forwarded to my attention in the enclosed self-addressed stamped envelope. Thank you for your assistance with this matter. If you have any questions, please do not hesitate to contact me.

Very truly yours,

Preston D. Jaquish

PDJ/bak  
Enclosures  
w:\wpdata\bayview\bardo\correspondence\160407.ltr.sheriff.doc



**pennsylvania**  
DEPARTMENT OF REVENUE  
Bureau of Individual Taxes  
PO BOX 280603  
Harrisburg, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name Preston D. Jaquish, Esquire - McGrath McCall, P.C.		Telephone Number: (412) 281-4333	
Mailing Address Three Gateway Center, Suite 1375, 401 Liberty Avenue		City Pittsburgh	State PA
		ZIP Code 15222	

### B. TRANSFER DATA

Date of Acceptance of Document 04 / 07 / 2016			
Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s) Bayview Loan Servicing, LLC	Telephone Number: (305) 646-3961
Mailing Address 35 West Main Street		Mailing Address 4425 Ponce De Leon Boulevard	
City Bloomsburg	State PA	City Coral Gables	State FL
ZIP Code 17815		ZIP Code 17815	

### C. REAL ESTATE LOCATION

Street Address 1778 Millville Road		City, Township, Borough Bloomsburg, PA 17815
County Columbia	School District Bloomsburg Area	Tax Parcel Number 21-18-00900000

### D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration 2,650.15	2. Other Consideration +0.00	3. Total Consideration = 2,650.15
4. County Assessed Value 16,741.00	5. Common Level Ratio Factor x 3.60	6. Fair Market Value = 60,267.60

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

1a. Amount of Exemption Claimed \$ 60,267.60	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
---	---	---

### 2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed.) \_\_\_\_\_ Transfer pursuant to a judicial sale in which the successful bidder is the

bona fide holder of a mortgage (72 P.S. Section 8102-C.3 [16]). Please find attached copy of Mortgage.

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

Signature of Correspondent or Responsible Party 	Date 04/07/16
---	------------------

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BAYVIEW LOAN SERVICING, LLC,

Plaintiff,

vs.

BONNIE L. WATERS, SIS DEFRAIN,  
FRANKLIN J. BARDO, DEBORAH A.  
O'ROURKE, BARBARA K. BROWN,  
BRENDA L. BARDO, CHARLENE M.  
HESS, RICKEY L. BOUDMAN, JOSEPH  
R. BARDO, DIXIE LEE BARDO, the  
known heirs of RANDY L. BARDO,  
deceased, and ALL THE UNKNOWN  
HEIRS OF RANDY L. BARDO, deceased,

Defendants.

CIVIL DIVISION

NO.: 2015-CV-986

2015-ED-151

TYPE OF PLEADING:

AFFIDAVIT PURSUANT TO  
RULE 3129.1

FILED ON BEHALF OF:

BAYVIEW LOAN SERVICING, LLC,  
Plaintiff

COUNSEL OF RECORD FOR THIS  
PARTY:

Preston D. Jaquish, Esquire  
PA I.D. No. 316463

McGRATH McCALL, P.C.  
Three Gateway Center  
401 Liberty Avenue, Suite 1375  
Pittsburgh, PA 15222

TELEPHONE: (412) 281-4333  
FACSIMILE: (412) 281-2141

FIRM NO.: 025

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BAYVIEW LOAN SERVICING, LLC,

CIVIL DIVISION

Plaintiff,

NO.: 2015-CV-986

vs.

2015-ED-151

BONNIE L. WATERS, SIS DEFRAIN,  
FRANKLIN J. BARDO, DEBORAH A.  
O'ROURKE, BARBARA K. BROWN,  
BRENDA L. BARDO, CHARLENE M.  
HESS, RICKEY L. BOUDMAN, JOSEPH R.  
BARDO, DIXIE LEE BARDO, the known  
heirs of RANDY L. BARDO, deceased, and  
ALL THE UNKNOWN HEIRS OF RANDY  
L. BARDO, deceased,

Defendants.

AFFIDAVIT PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA     }  
  }  
COUNTY OF ALLEGHENY                 }     SS:

**Bayview Loan Servicing, LLC**, Plaintiff in the above action, sets forth as of the date the Praecept for the Writ of Execution was filed the following information concerning the real property of Defendants, **Bonnie J. Waters, Sis Defrain, Franklin J. Bardo, Deborah A. O'Rourke, Barbara K. Brown, Brenda L. Bardo, Charlene M. Hess, Rickey L. Boudman, Joseph R. Bardo, Dixie Lee Bardo, and All the Unknown Heirs of Randy L. Bardo**, located at 1778 Millville Road, Bloomsburg, Pennsylvania 17815, is more fully described as follows:

**Tract No. 1:**

ALL that certain piece, parcel or tract of land situate in Madison Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

On the North by lands formerly of Larue Thomas, now or formerly of Richard Thomas; on the East by Little Fishing Creek; on the South by lands now or formerly of Bruce Gordner, and on the West by State Highway leading from Millville to Bloomsburg.

BEING the same premises granted and conveyed by Clara F. Thomas, Widow, to William C. Kramer and Helen Kramer, his wife, by deed dated January 21, 1963 and recorded in Columbia County Deed Book 217 Page 171.

See Quit Claim Deed from William C. Kramer and Helen Kramer, his wife, to James L. Puderbaugh and Terry D. Puderbaugh, his wife, dated October 15, 1982 and recorded in Columbia County Record Book 311, Page 30 and correctional quit claim Deed dated January 13, 1983 from William C. Kramer and Helen Kramer, his wife, to James L. Puderbaugh and Terry D. Puderbaugh and recorded in Columbia County Record Book 313, Page 1075. By these Quit Claim Deeds, grantors release any right, title or interest that they may have in premises described herein, specifically including the portion of the premises which extends, thirty-three feet in width, along the length of the eastern line of said premises.

**Tract No. 2:**

ALL that certain piece, parcel and tract of land situate in the Township of Hemlock, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin on the eastern side of State Highway Route No. 42 and in line of other lands now or late of the Grantees:

THENCE by the latter, North 41 degrees 20 minutes East 140 feet, more or less, to the western side of Little Fishing Creek;

THENCE along the western side of Little Fishing Creek in a southerly direction 60 feet, more or less, to a point in other lands now or late of the Grantor;

THENCE by the same, South 41 degrees 20 minutes West, 140 feet, more or less, to the eastern side of the aforementioned State Highway;

THENCE by the same North 39 degrees, 30 minutes West, 60 feet to the place of beginning.

HAVING erected thereon a dwelling known as 1778 Millville Road, Bloomsburg, Pennsylvania 17815 and identified as Parcel I.D. No. 21-18-00900000.

BEING the same premises which Helen Kramer, Widow, by Deed dated October 5, 1999 and recorded with the Recorder of Deeds Office of Columbia County, Pennsylvania on November 5, 1999 at Instrument No. 199910376, granted and conveyed unto Randy L. Bardo and Sandra F. Bardo, his wife, as Tenants by the Entireties. On August 7, 2005, Sandra F. Bardo died and title vested solely in Randy L. Bardo. On May 30, 2014, Randy L. Bardo died, and by operation of law, his interest in the Mortgaged Premises vested with the intestate heirs.



1. The name and address of the owner or reputed owner:

Bonnie L. Waters  
220 Price Street  
Bloomsburg, PA 17815

Sis Defrain  
11 Haskell Lane  
Nescopeck, PA 18635

Franklin J. Bardo  
240 Price Street  
Bloomsburg, PA 17815

Deborah A. O'Rourke  
237 Price Street  
Bloomsburg, PA 17815

Barbara K. Brown  
235 Price Street  
Bloomsburg, PA 17815

Brenda L. Bardo  
17 Flick Drive  
Bloomsburg, PA 17815

Charlene M. Hess  
35 Roberts Grove Road  
Orangeville, PA 17859

Rickey L. Boudman  
63 Buck Road  
Orangeville, PA 17859

Joseph R. Bardo  
1778 Millville Road  
Bloomsburg, PA 17815

Dixie Lee Bardo  
218 W. 9<sup>th</sup> Street  
Bloomsburg, PA 17815

All the Unknown Heirs of  
Randy L. Bardo  
1778 Millville Road  
Bloomsburg, PA 17815

2. The name and address of the defendants in the judgment:

Bonnie L. Waters  
220 Price Street  
Bloomsburg, PA 17815

Sis Defrain  
11 Haskell Lane  
Nescopeck, PA 18635

Franklin J. Bardo  
240 Price Street  
Bloomsburg, PA 17815

Deborah A. O'Rourke  
237 Price Street  
Bloomsburg, PA 17815

Barbara K. Brown  
235 Price Street  
Bloomsburg, PA 17815

Brenda L. Bardo  
17 Flick Drive  
Bloomsburg, PA 17815

Charlene M. Hess  
35 Roberts Grove Road  
Orangeville, PA 17859

Rickey L. Boudman  
63 Buck Road  
Orangeville, PA 17859

Joseph R. Bardo  
1778 Millville Road  
Bloomsburg, PA 17815

Dixie Lee Bardo  
218 W. 9<sup>th</sup> Street  
Bloomsburg, PA 17815

All the Unknown Heirs of  
Randy L. Bardo  
1778 Millville Road  
Bloomsburg, PA 17815

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

BAYVIEW LOAN SERVICING, LLC  
[PLAINTIFF]

Equable Ascent Financial, LLC  
1120 W. Lake Cook Road, Suite B  
Buffalo Grove, IL 60089

4. The name and address of the last record holder of every mortgage of record:

BAYVIEW LOAN SERVICING, LLC  
[PLAINTIFF]

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

[NONE]

6. The name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

Columbia County Treasurer's Office  
Columbia County Courthouse  
11 West Main Street  
Bloomsburg, PA 17815

Connie Crawford, Tax Collector  
Madison Township  
2227 Valley Road  
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

Columbia County Assessment and  
Tax Claim Bureau  
11 West Main Street  
Main Street County Annex  
Bloomsburg, PA 17815

Berwick Area Joint Sewer Authority  
1108 Freas Avenue  
Berwick, PA 18603

Bloomsburg Area School District  
728 East Fifth Street  
Bloomsburg, PA 17815

Madison Township  
P.O. Box 620  
136 Morehead Avenue  
Millville, PA 17846

Denise D. Ottaviani, Tax Collector  
Hemlock Township  
116 Frosty Valley Road  
Bloomsburg, PA 17815

Hemlock Township  
26 Firehall Road  
Bloomsburg, PA 17815


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

Tenant/Occupant  
1778 Millville Road  
Bloomsburg, PA 17815


Pennsylvania Department of Revenue  
Bureau of Individual Taxes  
Inheritance Tax Division  
P.O. Box 280601  
Harrisburg, PA 17128-0601

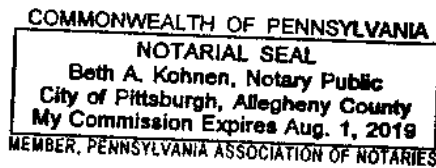
Commonwealth of Pennsylvania  
Department of Revenue  
Bureau of Compliance  
Lien Section  
P.O. Box 280948  
Harrisburg, PA 17128-0946

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

  
Preston D. Jaquish, Esquire  
PA I.D. No.: 316463  
Three Gateway Center  
401 Liberty Avenue, Suite 1375  
Pittsburgh, PA 15222  
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED BEFORE ME THIS

6 DAY OF NOVEMBER 2015.  
  
NOTARY PUBLIC



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

BAYVIEW LOAN SERVICING VS RANDY BARDO, DECEASED

NO. 151-2015 ED NO. 986-2015 JD

DATE/TIME OF SALE: APRIL 6, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2650.15

POUNDAGE - 2% OF BID \$ 53.00

TRANSFER TAX - 2% OF FAIR MKT \$ -


MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2703.15

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S):  for Bayview Loan Servicing, LLC

TOTAL DUE: \$ 2703.15

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 1353.15

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



## Plaintiff

BAYVIEW LOAN SERVICING, LLC, A  
DELAWARE LLC

vs.

## Defendant

DECEASED RANDY BARDO  
JOSEPH BARDO  
BRENDA BARDO  
FRANKLIN BARDO  
BONNIE WATERS  
BARBARA BROWN  
DEBORAH OROURKE  
SIS DEFRAIN  
CHARLENE HESS  
RICKEY BOUDMAN  
DIXIE LEE BARDO

### Attorney for the Plaintiff:

MCGRATH MC CALL P.C.  
401 LIBERTY AVENUE STE 1375  
THREE GATEWAY CENTER  
PITTSBURGH, PA 15222

Sheriff's Sale Date: Wednesday, April 6, 2016

Writ of Execution No. : 2015CV986

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1778 MILLVILLE ROAD. BLOOMSBURG, PA 17846

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,395.15
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$375.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$12.50
Notary Fee	\$60.00
Tax Claim Search	\$5.00
Surcharge	\$260.00

Total Sheriff Costs \$2,582.15

## Distribution Costs

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

Location of the real estate: 1778 MILLVILLE ROAD, BLOOMSBURG, PA 17846

### Distribution Costs

Recording Fees

\$68.00

**Total Distribution Costs**

**\$68.00**

---

**Grand Total:**

**\$2,650.15**

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

McGRATH McCALL, P.C.

THREE GATEWAY CENTER  
401 LIBERTY AVENUE STE 1375  
PITTSBURGH, PA 15222-2102

37419

8-9/430  
602

CHECK NUMBER

DATE

4-7-16

PAY  
TO THE  
ORDER OF

Sheiff of Columbia County  
One thousand Three Hundred Fifty Three and 15/100

\$ 1,353.<sup>15</sup>/<sub>100</sub>

PNC BANK

PNC Bank, N.A. 001

FOR

Paym Bay/Bardo

Signature



Security  
Feature  
Details  
See...

⑈037419⑈ ⑈043000096⑈ ⑈000051195⑈

# SHERIFF'S SALE COST SHEET

VS. Bardo  
 NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>375.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>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>12.50</u>	
NOTARY	\$ <u>60.00</u>	
TOTAL *****		\$ <u>662.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1395.15</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1645.15</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>68.00</u>	
TOTAL *****		\$ <u>78.00</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-</u>

SURCHARGE FEE (DSTE)	\$ <u>260.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2650.15





*Beth A. Kohnen, Paralegal*  
*[bkohnen@lenderlaw.com](mailto:bkohnen@lenderlaw.com)*

February 16, 2016

Sheriff of Columbia County  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

**Re: Bayview Loan Servicing, LLC v. Bonnie L. Waters, et al.**  
**Case No. 2015-CV-986**

Dear Sir or Madam:

Enclosed please find:

1. An original Affidavit of Service pursuant to Rule 3129.2 for filing and extra copies of the coversheet for time-stamping; and
2. A self-addressed stamped envelope.

After the Affidavit is filed, kindly time-stamp the extra coversheets and return to me in the envelope provided. Thank you for your assistance in this matter. If you should have any questions with regard to the foregoing, please do not hesitate to give me a call.

Very truly yours,

Beth A. Kohnen  
Paralegal

/bak  
Enclosures

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BAYVIEW LOAN SERVICING, LLC,

CIVIL DIVISION

Plaintiff,

NO.: 2015-CV-986

vs.

BONNIE L. WATERS, SIS DEFRAIN,  
FRANKLIN J. BARDO, DEBORAH A.  
O'ROURKE, BARBARA K. BROWN,  
BRENDA L. BARDO, CHARLENE M.  
HESS, RICKEY L. BOUDMAN, JOSEPH R.  
BARDO, DIXIE LEE BARDO, the known  
heirs of RANDY L. BARDO, deceased, and  
ALL THE UNKNOWN HEIRS OF RANDY  
L. BARDO, deceased,

Defendants.

**Scheduled Sheriff's Sale Date:**  
**April 6, 2016**

TYPE OF PLEADING:

**Pa. R.C.P. RULE 3129.2(c)**  
**AFFIDAVIT OF SERVICE AS TO**  
**DEFENDANT/OWNER,**  
**LIENHOLDERS AND PARTIES IN**  
**INTEREST**

FILED ON BEHALF OF:

BAYVIEW LOAN SERVICING, LLC,  
Plaintiff

COUNSEL OF RECORD FOR  
THIS PARTY:

Preston D. Jaquish, Esquire  
PA I.D. 316463

McGRATH McCALL, P.C.  
Three Gateway Center  
401 Liberty Avenue, Suite 1375  
Pittsburgh, Pennsylvania 15222

TELEPHONE: (412) 281-4333  
FACSIMILE: (412) 281-2141

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BAYVIEW LOAN SERVICING, LLC,

CIVIL DIVISION

Plaintiff,

NO.: 2015-CV-986

vs.

BONNIE L. WATERS, SIS DEFRAIN,  
FRANKLIN J. BARDO, DEBORAH A.  
O'ROURKE, BARBARA K. BROWN,  
BRENDA L. BARDO, CHARLENE M.  
HESS, RICKEY L. BOUDMAN, JOSEPH R.  
BARDO, DIXIE LEE BARDO, the known  
heirs of RANDY L. BARDO, deceased, and  
ALL THE UNKNOWN HEIRS OF RANDY  
L. BARDO, deceased,

Defendants.

**Scheduled Sheriff's Sale Date:**  
**April 6, 2016**

TYPE OF PLEADING:

**Pa. R.C.P. RULE 3129.2(c)**  
**AFFIDAVIT OF SERVICE AS TO**  
**DEFENDANT/OWNER,**  
**LIENHOLDERS AND PARTIES IN**  
**INTEREST**

FILED ON BEHALF OF:

BAYVIEW LOAN SERVICING, LLC,  
Plaintiff

COUNSEL OF RECORD FOR  
THIS PARTY:

Preston D. Jaquish, Esquire  
PA I.D. 316463

McGRATH McCALL, P.C.  
Three Gateway Center  
401 Liberty Avenue, Suite 1375  
Pittsburgh, Pennsylvania 15222

TELEPHONE: (412) 281-4333  
FACSIMILE: (412) 281-2141



Beth A. Kohnen, Paralegal  
[bkohnen@lenderlaw.com](mailto:bkohnen@lenderlaw.com)

February 4, 2016

Sheriff of Columbia County  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

**Re: Bayview Loan Servicing, LLC v. Randy L. Bardo  
Case No. 2015-CV-986**

Dear Sir or Madam:

As you know, this office represents the Plaintiff, Bayview Loan Servicing, LLC in connection with the above-referenced matter. Enclosed, please find a Certificate of Filing of the Notice of Continued Sheriff's Sale for filing. After the Certificate is filed, please return a time-stamped copy in the enclosed envelope.

Thank you for your assistance in this matter. If you should have any questions with regard to the foregoing, please do not hesitate to give me a call.

Very truly yours,

Beth A. Kohnen

/bak

Enclosure

w:\wpdata\bayview\bardo\correspondence\160204.ltr.sheriff.doc

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BAYVIEW LOAN SERVICING, LLC,

Plaintiff,

vs.

CIVIL DIVISION

NO.: 2015-CV-986

BONNIE L. WATERS, SIS DEFRAIN,  
FRANKLIN J. BARDO, DEBORAH A.  
O'ROURKE, BARBARA K. BROWN,  
BRENDA L. BARDO, CHARLENE M.  
HESS, RICKEY L. BOUDMAN, JOSEPH R.  
BARDO, DIXIE LEE BARDO, the known  
heirs of RANDY L. BARDO, deceased, and  
ALL THE UNKNOWN HEIRS OF RANDY  
L. BARDO, deceased,

Defendants.

**CERTIFICATE OF FILING**

On the 29<sup>th</sup> day of January, 2016, a copy of the Notice of Continued Sheriff's Sale postponing the original sale from **February 17, 2016 to April 6, 2016**, was filed with the Prothonotary's Office.

McGRATH McCALL, P.C.

By: 

Preston B. Jaquish, Esquire  
PA I.D. No. 316463

Attorneys for Plaintiff

Three Gateway Center, Suite 1375

401 Liberty Avenue

Pittsburgh, PA 15222

Telephone: (412) 281-4333

Facsimile: (412) 281-2141

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BAYVIEW LOAN SERVICING, LLC,

Plaintiff,

vs.

CIVIL DIVISION

NO.: 2015-CV-986

BONNIE L. WATERS, SIS DEFRAIN,  
FRANKLIN J. BARDO, DEBORAH A.  
O'ROURKE, BARBARA K. BROWN,  
BRENDA L. BARDO, CHARLENE M.  
HESS, RICKEY L. BOUDMAN, JOSEPH R.  
BARDO, DIXIE LEE BARDO, the known  
heirs of RANDY L. BARDO, deceased, and  
ALL THE UNKNOWN HEIRS OF RANDY  
L. BARDO, deceased,

Defendants.

**CERTIFICATE OF FILING**

On the 29<sup>th</sup> day of January, 2016, a copy of the Notice of Continued  
Sheriff's Sale postponing the original sale from **February 17, 2016 to April 6, 2016**, was filed  
with the Prothonotary's Office.

McGRATH McCALL, P.C.

By: 

Preston B. Jaquish, Esquire  
PA I.D. No. 316463

Attorneys for Plaintiff  
Three Gateway Center, Suite 1375  
401 Liberty Avenue  
Pittsburgh, PA 15222  
Telephone: (412) 281-4333  
Facsimile: (412) 281-2141



**McGRATH  
McCALL, P.C.**

Three Gateway Center,  
401 Liberty Avenue, Suite 1375  
Pittsburgh, Pennsylvania 15222  
Phone 412.281.4333  
Fax 412.281.2141

## FAX TRANSMITTAL

DATE: January 29, 2016

TO: The Sheriff of Columbia County

FAX: (570) 389-5625

SENDER: Beth A. Kohnen, Paralegal

E-MAIL: bkohnen@lenderlaw.com

---

*We are sending 2 pages including this cover page. Please contact the sender if you do not receive all of the pages.*

---

**Re: Bayview Loan Servicing, LLC v. Randy L. Bardo  
Case No. 2015-CV-986  
Postponement of 2/17/16 Sheriff's Sale to April 6, 2016**

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS INTENDED ONLY FOR THE PERSONAL AND CONFIDENTIAL USE OF THE DESIGNATED RECIPIENT(S) IDENTIFIED ABOVE. THIS MESSAGE MAY BE AN ATTORNEY-CLIENT COMMUNICATION AND, AS SUCH, IS PRIVILEGED AND CONFIDENTIAL. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR AN AGENT RESPONSIBLE FOR DELIVERING THIS MESSAGE TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT YOU HAVE RECEIVED THIS DOCUMENT IN ERROR AND THAT ANY REVIEW, DISSEMINATION, DISTRIBUTION OR COPYING OF THIS MESSAGE IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE AND RETURN THIS ORIGINAL MESSAGE TO US BY U.S. MAIL.



www.lenderlaw.com

*Preston D. Jaquish, Esquire*  
*[pjaquish@lenderlaw.com](mailto:pjaquish@lenderlaw.com)*

January 28, 2016

**VIA FACSIMILE**

Sheriff of Columbia County  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

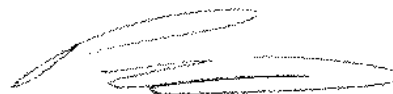
**Re: Bayview Loan Servicing, LLC v. Randy L. Bardo**  
**Case No. 2015-CV-986**

Dear Sir or Madam:

As you know, this office represents the Plaintiff, Bayview Loan Servicing, LLC in connection with the above-referenced matter. This letter shall serve as our request to postpone the Sheriff's Sale scheduled for February 17, 2016 to April 6, 2016. Please announce to those in attendance at the February Sale that the sale has been postponed to April 6, 2016.

Thank you for your assistance in this matter. If you should have any questions with regard to the foregoing, please do not hesitate to give me a call.

Very truly yours,



Preston D. Jaquish

PDJ/bak

w:\wpdata\bayview\bardo\correspondence\160125.ltr.sheriff.doc



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

Date: 01/20/2016

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 23182

BARDO RANDY L & SANDRA F  
C/O FRANK BARDO  
240 PRICE STREET  
BLOOMSBURG PA 17815

District: MADISON TWP  
Deed: 0311 -0030  
Location: 1778 MILLVILLE RD  
Parcel Id: 21 -18 -009-00,000

Assessment: 16,741  
Balances as of 01/20/2016

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Sheriff

Per: \_\_\_\_\_

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
DECEASED RANDY BARDO (et al.)

Case Number  
2015CV986

## SHERIFF'S RETURN OF SERVICE

11/23/2015 I, DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, STATES HE MADE DILIGENT SEARCH AND INQUIRY FOR THE WITHIN NAMED DEFENDANT TO WIT: BONNIE WATERS, BUT WAS UNABLE TO LOCATE THE DEFENDANT IN HIS BAILIWICK. THE SHERIFF THEREFORE RETURNS THE WITHIN REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS AS "NOT FOUND" AT 220 PRICE STREET, BLOOMSBURG, PA 17815.

Michael Beyer  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain  
TIMOTHY T. CHAMBERLAIN, SHERIFF

January 19, 2016

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public  
Town of Bloomsburg, Columbia County  
My Commission Expires Oct. 4, 2016

NOTARY

Affirmed and subscribed to before me this

19TH day of JANUARY 2016

Sarah Jane Klingaman

Attorney: MCGRATH MC CALL P.C., 401 LIBERTY AVENUE STE 1375, THREE GATEWAY CENTER, PITTSBURGH, PA

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
RANDY BARDO (et al.)

Case Number  
2015CV986

## SHERIFF'S RETURN OF SERVICE

11/20/2015 01:54 PM - DEPUTY KEVIN DENT, 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: CHARLENE HESS AT 35 ROBERTS GROVE ROAD, ORANGEVILLE, PA 17859.

  
KEVIN DENT, DEPUTY

SO ANSWERS,

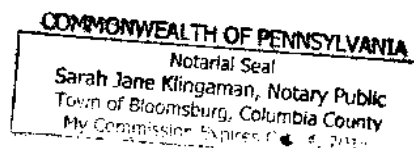
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 14, 2015

NOTARY

Affirmed and subscribed to before me this

14TH day of DECEMBER 2015





Attorney: MCGRATH MC CALL P.C., 401 LIBERTY AVENUE STE 1375, THREE GATEWAY CENTER, PITTSBURGH, PA

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
RANDY BARDO (et al.)

Case Number  
2015CV986

## SHERIFF'S RETURN OF SERVICE

11/20/2015 10:17 AM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS UPON THE WITHIN NAMED DEFENDANT, TO WIT: RANDY BARDO, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 1778 MILLVILLE ROAD, BLOOMSBURG, PA 17815 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.

Michael Beyer  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain  
TIMOTHY T. CHAMBERLAIN, SHERIFF

January 07, 2016

NOTARY

Affirmed and subscribed to before me this

7TH day of JANUARY, 2016

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

Sarah Jane Klingaman

Attorney: MCGRATH MC CALL P.C., 401 LIBERTY AVENUE STE 1375, THREE GATEWAY CENTER, PITTSBURGH, PA

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
DECEASED RANDY BARDO (et al.)

Case Number  
2015CV986

## SHERIFF'S RETURN OF SERVICE

11/20/2015 10:17 AM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS UPON THE WITHIN NAMED DEFENDANT, TO WIT: UNKNOWN HEIRS TO RANDY BARDO, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 1778 MILLVILLE ROAD, BLOOMSBURG, PA 17815 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.

*Michael Beyer*  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

*Timothy T. Chamberlain*  
TIMOTHY T. CHAMBERLAIN, SHERIFF

January 12, 2016

NOTARY

Affirmed and subscribed to before me this

12TH day of JANUARY, 2016

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public  
Town of Bloomsburg, Columbia County  
My Commission Expires 06-01-2016

*Sarah Jane Klingaman*

Attorney: MCGRATH MC CALL P.C., 401 LIBERTY AVENUE STE 1375, THREE GATEWAY CENTER, PITTSBURGH, PA

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
RANDY BARDO (et al.)

Case Number  
2015CV986

## SHERIFF'S RETURN OF SERVICE

11/23/2015 02:47 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: BARBARA BROWN AT 235 PRICE STREET, BLOOMSBURG, PA 17815.

Michael Beyer  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

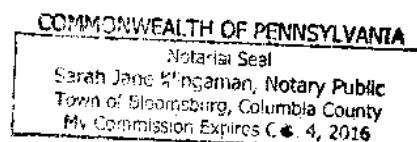
Timothy T. Chamberlain  
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 14, 2015

NOTARY

Affirmed and subscribed to before me this

14TH day of DECEMBER 2015



Sarah Jane Klingaman

Attorney: MCGRATH MC CALL P.C., 401 LIBERTY AVENUE STE 1375, THREE GATEWAY CENTER, PITTSBURGH, PA

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
RANDY BARDO (et al.)

Case Number  
2015CV986

## SHERIFF'S RETURN OF SERVICE

11/24/2015 01:13 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: BRENDA BARDO AT 17 FLICK DRIVE, BLOOMSBURG, PA 17815.

Michael Beyer  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

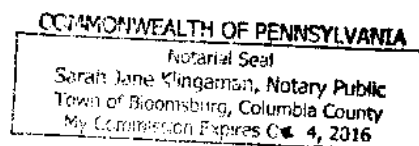
Timothy T. Chamberlain  
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 14, 2015

NOTARY

Affirmed and subscribed to before me this

14TH day of DECEMBER, 2015



Sarah Jane Klingaman

Attorney: MCGRATH MC CALL P.C., 401 LIBERTY AVENUE STE 1375, THREE GATEWAY CENTER, PITTSBURGH, PA

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
RANDY BARDO (et al.)

Case Number  
2015CV986

## SHERIFF'S RETURN OF SERVICE

12/02/2015 08:45 AM - 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: JOSEPH BARDO AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380, BLOOMSBURG, PA 17815.

*Michael Beyer*  
MICHAEL BEYER, DEPUTY

SO ANSWERS.

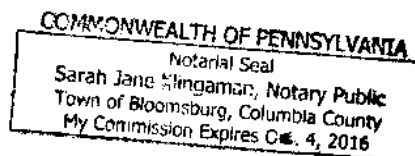
*Timothy T. Chamberlain*  
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 14, 2015

NOTARY

Affirmed and subscribed to before me this

14TH day of DECEMBER, 2015



*Sarah Jane Klingaman*

Attorney: MCGRATH MC CALL P.C., 401 LIBERTY AVENUE STE 1375, THREE GATEWAY CENTER, PITTSBURGH, PA



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC

vs.

RANDY BARDO (et al.)

Case Number  
2015CV986

## SHERIFF'S RETURN OF SERVICE

11/20/2015 10:22 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE FREDERICK DEFRAIN HER HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR SIS DEFRAIN AT 11 HASKELL LANE, NESCOPECK, PA 18635.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

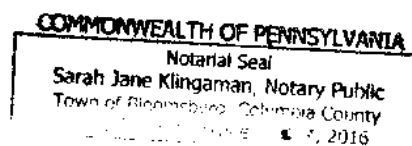
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 14, 2015

NOTARY

Affirmed and subscribed to before me this

14TH day of DECEMBER, 2015





Attorney: MCGRATH MC CALL P.C., 401 LIBERTY AVENUE STE 1375, THREE GATEWAY CENTER, PITTSBURGH, PA

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC

vs.

RANDY BARDO (et al.)

Case Number  
2015CV986

## SHERIFF'S RETURN OF SERVICE

11/23/2015 03:59 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE MARK STEVENS SON IN LAW, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR RICKEY BOUDMAN AT 59 MOUNTAIN ROAD, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

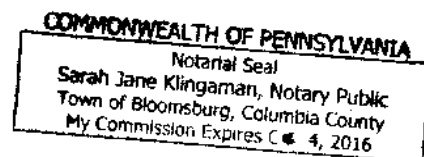
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

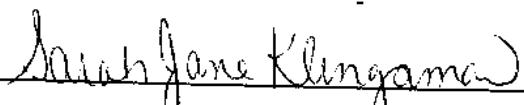
December 14, 2015

NOTARY

Affirmed and subscribed to before me this

14TH day of DECEMBER, 2015





Attorney: MCGRATH MC CALL P.C., 401 LIBERTY AVENUE STE 1375, THREE GATEWAY CENTER, PITTSBURGH, PA

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
RANDY BARDO (et al.)

Case Number  
2015CV986

## SHERIFF'S RETURN OF SERVICE

11/23/2015 06:55 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 CINDA BARDO HIS WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR FRANKLIN BARDO AT 240 PRICE STREET, BLOOMSBURG, PA 17815.

  
RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 14, 2015

NOTARY

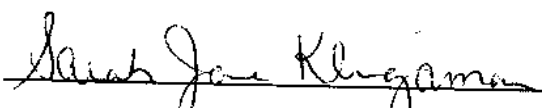
Affirmed and subscribed to before me this

14TH day of DECEMBER, 2015

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public  
Town of Bloomsburg, Columbia County  
My Commission Expires Oct. 4, 2016



Attorney: MCGRATH MC CALL P.C., 401 LIBERTY AVENUE STE 1375, THREE GATEWAY CENTER, PITTSBURGH, PA

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

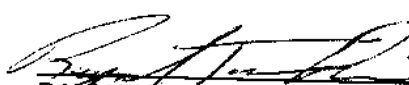


BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
RANDY BARDO (et al.)

Case Number  
2015CV986

## SHERIFF'S RETURN OF SERVICE

11/23/2015 06:59 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: DEBORAH OROURKE AT 237 PRICE STREET, BLOOMSBURG, PA 17815.

  
RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 14, 2015

NOTARY

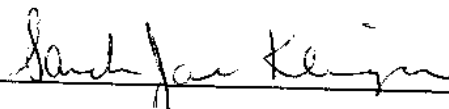
Affirmed and subscribed to before me this

14TH day of DECEMBER 2015

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public  
Town of Bloomsburg, Columbia County  
My Commission Expires Oct. 4, 2016



Attorney: MCGRATH MC CALL P.C., 401 LIBERTY AVENUE STE 1375, THREE GATEWAY CENTER, PITTSBURGH, PA

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
RANDY BARDO (et al.)

Case Number  
2015CV986

## SHERIFF'S RETURN OF SERVICE

11/24/2015 10:45 AM - DEPUTY KEVIN DENT, 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: DIXIE LEE BARDO AT 2330 RAILROAD STREET, BLOOMSBURG, PA 17815.

*K. Dent*

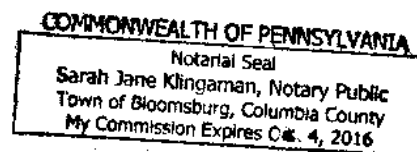
KEVIN DENT, DEPUTY

SO ANSWERS,

*Timothy T. Chamberlain*

TIMOTHY T. CHAMBERLAIN, SHERIFF

December 14, 2015



NOTARY

Affirmed and subscribed to before me this

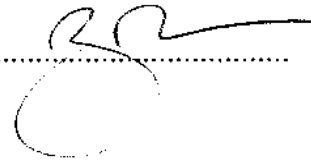
14TH day of DECEMBER 2015

*Sarah Jane Klingaman*

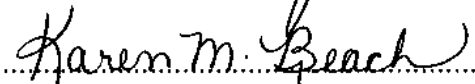
Attorney: MCGRATH MC CALL P.C., 401 LIBERTY AVENUE STE 1375, THREE GATEWAY CENTER, PITTSBURGH, PA

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA                      } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice January 6, 13, 20, 2016 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this 20<sup>th</sup> day of January, 2016.

.....  
(Notary Public)



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

.....

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC

vs.

RANDY BARDO (et al.)

Case Number

2015CV986

## SERVICE EVENT REPORT

( Posted )

### Service Details:

**Category:** Real Estate Sale - Posting - Sale Bill

**Manner:** < Not Specified >

**Notes:** SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
SHERIFF'S SALE BILL

**Expires:**

**Warrant:**

### Serve To:

**Name:** (POSTING)

**Mobile:**

**Primary Address:** 1778 MILLVILLE ROAD  
BLOOMSBURG, PA 17846

**Notes:**

**Phone:**

### Service Event Details:

**Date:** 12/14/2015

**Category:** Posted

**Notes:** DEPUTY RAYMOND TONKINSON, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1778 MILLVILLE ROAD, BLOOMSBURG, PA 17846.

\* Hand Bill \*

### Delivery Details:

**Time In:**

**Time Out:** 1:33 AM

**Deputy 1:** Raymond Tonkinson

**Mileage:** 0

**Deputy 2:**

**Accepted:**

**Notes:**

Entered By: Timothy T. Chamberlain

Print Date: 01/12/2016

Print Time: 2:17 PM

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy




BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
RANDY BARDO (et al.)

Case Number  
2015CV986

## SHERIFF'S RETURN OF SERVICE

12/14/2015 01:33 AM - DEPUTY RAYMOND TONKINSON, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1778 MILLVILLE ROAD, BLOOMSBURG, PA 17846.

  
RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

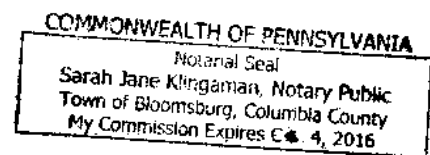
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 14, 2015

NOTARY

Affirmed and subscribed to before me this

14TH day of DECEMBER, 2015



Attorney: MCGRATH MC CALL P.C., 401 LIBERTY AVENUE STE 1375, THREE GATEWAY CENTER, PITTSBURGH, PA



12/31/15  
2/2  
faced  
@ 8:25  
SLC**McGRATH  
McCALL, P.C.**

www.lenderlaw.com

Beth A. Kohnen, Paralegal  
[bkohnen@lenderlaw.com](mailto:bkohnen@lenderlaw.com)

December 29, 2015

**VIA FACSIMILE**

Sheriff of Columbia County  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

**Re: Bayview Loan Servicing, LLC v. Randy L. Bardo**  
**Case No. 2015-CV-986**

Dear Sir or Madam:

As you know, this office represents the Plaintiff, Bayview Loan Servicing, LLC in connection with the above-referenced matter. This letter shall serve as our request to postpone the Sheriff's Sale scheduled for January 27, 2016 to February 17<sup>th</sup>, 2016. Please announce to those in attendance at the January Sale that the sale has been postponed to February 17<sup>th</sup>, 2016.

Thank you for your assistance in this matter. If you should have any questions with regard to the foregoing, please do not hesitate to give me a call.

Very truly yours,

Beth A. Kohnen

/bak

w:\wpdata\bayview\bardo\correspondence\151228.ltr.sheriff.doc

2/17/2016



**McGRATH  
McCALL, P.C.**

Three Gateway Center,  
401 Liberty Avenue, Suite 1375  
Pittsburgh, Pennsylvania 15222  
Phone 412.281.4333  
Fax 412.281.2141

## FAX TRANSMITTAL

DATE: December 29, 2015  
TO: The Sheriff of Columbia County  
FAX: (570) 389-5625  
SENDER: Beth A. Kohnen, Paralegal  
E-MAIL: bkohnen@lenderlaw.com

*We are sending 2 pages including this cover page. Please contact the sender if you do not receive all of the pages.*

**Re: Bayview Loan Servicing, LLC v. Randy L. Bardo  
Case No. 2015-CV-986  
Request for postponement of 1/27/16 Sheriff's Sale**

*Beth*

*412-281-4313*

*Please call*

THE INFORMATION  
PERSONAL AND CO  
MESSAGE MAY BE  
CONFIDENTIAL. IF  
RESPONSIBLE FOR I  
NOTIFIED THAT YO  
DISSEMINATION, DIS  
HAVE RECEIVED TH  
TELEPHONE AND RETI

INTENDED ONLY FOR THE  
(S) IDENTIFIED ABOVE. THIS  
SUCH, IS PRIVILEGED AND  
ED RECIPIENT OR AN AGENT  
CIPIENT, YOU ARE HEREBY  
AND THAT ANY REVIEW,  
TLY PROHIBITED. IF YOU  
DIATELY NOTIFY US BY

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
BARDO, RANDY (et al.)

Case Number  
2015CV986

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 1778 MILLVILLE ROAD  
BLOOMSBURG, PA 17846

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: MCGRATH MC CALL P.C.

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2015CV986

1778 MILLVILLE ROAD, BLOOMSBURG, PA 17846

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
BARDO, RANDY (et al.)

Case Number  
2015CV986

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 151

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: SIS DEFRAIN

Primary Address: 11 HASKELL LANE  
NESCOPECK, PA 18635

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally ☒ Adult In Charge ☐ Posted ☐ Other ☐

Adult In Charge: Frederick Defrain

Relation: Husband

Date: 11-20-15

Time: 10:22

Deputy: 3

Mileage:

### Attorney / Originator:

Name: MCGRATH MC CALL P.C.

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

DEFRAIN, SIS

2015CV986

11 HASKELL LANE, NESCOPECK, PA 18635

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
BARDO, RANDY (et al.)

Case Number  
2015CV986

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 151

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: CHARLENE HESS

Primary Address: 35 ROBERTS GROVE ROAD  
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation: DEF

Date: 11/20/15

Time: 1354

Deputy: S

Mileage:

### Attorney / Originator:

Name: MCGRATH MC CALL P.C.

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

HESS, CHARLENE

2015CV986

35 ROBERTS GROVE ROAD, ORANGEVILLE, PA 17859 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
BARDO, RANDY (et al.)

Case Number  
2015CV986

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

151

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: DEBORAH OROURKE  
Primary Address: 237 PRICE STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Deborah Orouke

Relation: VcF

Date: 11-23-15

Time: 1859

Deputy: 7

Mileage:

### Attorney / Originator:

Name: MCGRATH MC CALL P.C.

Phone:

### Service Attempts:

Date:	11-23-15					
Time:	09:50					
Mileage:						
Deputy:	4					

### Service Attempt Notes:

1. Not home

2.

3.

4.

5.

6.

OROURKE, DEBORAH

2015CV986

237 PRICE STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
BARDO, RANDY (et al.)

Case Number  
2015CV986

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

151

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: RICKEY BOUDMAN

Primary Address: 63 BUCK ROAD  
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address: 59 MOUNTAIN ROAD  
BERWICK, PA 18603

Phone:

BAD ADDRESS

GOOD ADDRESS

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Mark Stevens

Relation: Son-in-Law

Date: 11-23-15 Time: 15:49

Deputy: 3 Mileage:

### Attorney / Originator:

Name: MCGRATH MC CALL P.C.

Phone:

### Service Attempts:

Date: 11/20/15

Time: 1403

Mileage:

Deputy: 5

### Service Attempt Notes:

1. NO ANSWER c/c

2.

3.

4.

5.

6.

BOUDMAN, RICKEY

2015CV986

63 BUCK ROAD, ORANGEVILLE, PA 17859

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
BARDO, RANDY (et al.)

Case Number  
2015CV986

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

151

Warrant:

Notes:

SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BARBARA BROWN  
Primary Address: 235 PRICE STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Barbara Brown

Relation:

DEF

Date:

11/23/15

Time:

2:47

Deputy:

4

Mileage:

### Attorney / Originator:

Name: MCGRATH MC CALL P.C.

Phone:

### Service Attempts:

Date: 11-23-15

Time: 09:49

Mileage:

Deputy:

4

### Service Attempt Notes:

1. Not home

2.

3.

4.

5.

6.

BROWN, BARBARA

2015CV986

235 PRICE STREET, BLOOMSBURG, PA 17815

NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
BARDO, RANDY (et al.)

Case Number  
2015CV986

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 151

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

2230 RAILROAD LN  
BLOOMSBURG, PA

### Serve To:

Name: DIXIE LEE BARDO

Primary Address: 218 WEST 9TH STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 1778 MILLVILLE ROAD  
BLOOMSBURG, PA 17815

Phone:

### Final Service:

Served: ☒ Personally ☐ Adult In Charge ☐ Posted ☐ Other

Adult In Charge:

Relation: DEF

Date: 11/24/15

Time: 1045

Deputy: 5

Mileage:

### Attorney / Originator:

Name: MCGRATH MC CALL P.C.

Phone:

### Service Attempts:

Date: 11-23-15

Time: 09:27

Mileage:

Deputy: 4

### Service Attempt Notes:

1. Vacant Property 218 West 9th Street Bloomsburg. #4

2.

3.

4. J-Net No Forwarding Address.

5.

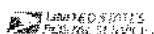
6.

BARDO, DIXIE LEE

2015CV986

218 WEST 9TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION



## Restricted Information

REMINDER: The Exclusion/Inclusion Callaway cannot process requests to cancel or modify a Change of Address Order. A PS Form 354c must be submitted to cancel or modify a Change of Address Order.

Detail COA Information

Home Mail

Back New Search

## Current COA Information (PAD)

## Change COA

**Move Type:** IP **Request:** Added **Effective Date:** 10/31/2015 **Orig Trans:** 1530390000108050 **Created On:** 10/30/2015 **Primary:** BARD218  
**Temporary Date:** **Mod Trans:** 1530390000108050 **Last Update:** 10/31/2015  
**Name:** BARDO DIXIE L  
**Old Addr:** 218 W 9TH ST, BLOOMSBURG PA 17815-2506-18 **Old CRID:** C006  
**New Addr:** 2230 RAILROAD LN, BLOOMSBURG PA 17815-7463-30 **New CRID:** R003  
**Label Print:** 3982 **Old Addr:** ☐ **New Addr:** ☐ **Schedule for Print:**

## COARS History Record 1

**Move Type:** IP **Primary:** BARD218  
**Request:** Added  
**Change Reason:** ICOA **Maint. Function:** Added  
**Effective Date:** 10/31/2015  
**Orig Trans:** 1530390000108050  
**Created On:** 10/30/2015 07:30 **Last Update:** 10/31/2015  
**Status:** Active  
**Machine ID:** 9000  
**Name:** BARDO DIXIE L  
**Old CRID:** C006  
**Old Address:** 218 W 9TH ST, BLOOMSBURG PA 17815-2506-18  
**New CRID:** R003  
**New Address:** 2230 RAILROAD LN, BLOOMSBURG PA 17815-7463-30

No Image Available

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
BARDO, RANDY (et al.)

Case Number  
2015CV986

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 151

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BRENDA BARDO

Primary Address: 17 FLICK DRIVE  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Brenda Bardo

Relation: DEF

Date: 11/24/15

Time: 1:13

Deputy: 4

Mileage:

### Attorney / Originator:

Name: MCGRATH MC CALL P.C.

Phone:

### Service Attempts:

Date:	11/24/15					
Time:	11:23					
Mileage:						
Deputy:	5					

### Service Attempt Notes:

1. NO ANSWER u/c

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

BARDO, BRENDA

2015CV986

17 FLICK DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
BARDO, RANDY (et al.)

Case Number  
2015CV986

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone: 151

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Served @ Columbia  
County Sheriff's Office

(Good in mail)  
(570)-764-2229

Will pick up

### Serve To:

Name: JOSEPH BARDO

Primary Address: 1778 MILLVILLE ROAD  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 925 EAST 7TH STREET  
BLOOMSBURG, PA 17815 *Wife*

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Randy Bardo, Joe

Relation: DEF

Date: 12-2-15 Time: 08:45

Deputy: 4 Mileage:

### Attorney / Originator:

Name: MCGRATH MC CALL P.C.

Phone:

### Service Attempts:

Date:	11-20-15	12-2-15				
Time:	10:00	8:30				
Mileage:						
Deputy:	4	4				

### Service Attempt Notes:

1. Spoke to Joseph Bardo 11-20-15 - Will pick up when he has the.
2. time. #4
3. Called and spoke to Randy today 12-2-15 - Stated he will be ID to
4. Pick up today.
- 5.
- 6.

BARDO, JOSEPH

2015CV986

1778 MILLVILLE ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
BARDO, RANDY (et al.)

Case Number  
2015CV986

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

151

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: FRANKLIN BARDO  
Primary Address: 240 PRICE STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Cindy Bardo

Relation:

Wife

Date:

11-23-15

Time:

1855

Deputy:

7

Mileage:

### Attorney / Originator:

Name: MCGRATH MC CALL P.C.

Phone:

### Service Attempts:

Date: 11-23-15

Time: 09:45

Mileage:

Deputy:

4

### Service Attempt Notes:

1. 4C

2.

3.

4.

5.

6.

BARDO, FRANKLIN

2015CV986

240 PRICE STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

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



71901140006000068496

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

---

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BAYVIEW LOAN SERVICING, LLC,

CIVIL DIVISION

Plaintiff,

NO.: 2015-CV-986

vs.

2015-ED-151

BONNIE L. WATERS, SIS DEFRAIN,  
FRANKLIN J. BARDO, DEBORAH A.  
O'ROURKE, BARBARA K. BROWN,  
BRENDA L. BARDO, CHARLENE M.  
HESS, RICKEY L. BOUDMAN, JOSEPH R.  
BARDO, DIXIE LEE BARDO, the known  
heirs of RANDY L. BARDO, deceased, and  
ALL THE UNKNOWN HEIRS OF RANDY  
L. BARDO, deceased,

Defendants.

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

**TO: DEFENDANTS, LIENHOLDERS AND PARTIES IN INTEREST**

**TAKE NOTICE** that by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale at the Sheriff's Office, Columbia County Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania 17815, on January 27 2016, at 9:00am a.m., the real estate known as **1778 Millville Road, Bloomsburg, PA 17815**, which is further described as follows:

**Tract No. 1:**

ALL that certain piece, parcel or tract of land situate in Madison Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

On the North by lands formerly of Larue Thomas, now or formerly of Richard Thomas; on the East by Little Fishing Creek; on the South by lands now or formerly of Bruce Gordner, and on the West by State Highway leading from Millville to Bloomsburg.

BEING the same premises granted and conveyed by Clara F. Thomas, Widow, to William C. Kramer and Helen Kramer, his wife, by deed dated January 21, 1963 and recorded in Columbia County Deed Book 217 Page 171.

See Quit Claim Deed from William C. Kramer and Helen Kramer, his wife, to James L. Puderbaugh and Terry D. Puderbaugh, his wife, dated October 15, 1982 and recorded in Columbia



December 3, 2015

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

**BAYVIEW LOANS SERVICING, LLC**

**VS.**

**BONNIE L. WATERS, SIS DEFRAING, FRANKLIN J. BARDO,  
DEBORAH A O'ROURKE, BARBARA K. BROWN, BRENDA L. BARDO  
CHARLENE M. HESS, RICKEY L. BOUDMAN, JOSEPH R. BARDO,  
DIXIE LEE BARDO, THE KNOWN HEIRS OF RANDY L. BARDO,  
DECEASED, AND ALL THE UNKNOWN HEIRS OF RANDY L. BARDO,  
DECEASED**

**NO: 2015-CV-986**

**NO: 2015-ED-151**

Dear Timothy:

The property located at 1778 Millville Road Bloomsburg is not connected to public sewer, therefore no money is due to our office.

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

Sincerely,

Kelly Morris

Hearing Impaired 711 Authority Clerk

*"BAJSA is an Equal Opportunity Provider and Employer"*

1108 Freas Avenue • Berwick, Pennsylvania 18603

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



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
BARDO, RANDY (et al.)

Case Number  
2015CV986

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

151

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Connie Crawford

Primary Address: 2227 Valley Road  
Bloomsburg, PA 17815

Phone: 570-437-2153

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Tax Collector

Date:

12/1/15

Time:

1122

Deputy:

5

Mileage:

### Attorney / Originator:

Name: MCGRATH MC CALL P.C.

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

CRAWFORD, CONNIE

2015CV986

2227 VALLEY ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

**TAX CERTIFICATION**  
**MADISON TWP/MILLVILLE BORO/COLUMBIA COUNTY**  
**CONNIE CRAWFORD, TAX COLLECTOR**

570-437-2153

ccrawford2227@hotmail.com

Date: 11-27-15  
Name: RANDY L & SANDRA F BARDO  
Property Location: 1778 MILLVILLE RD  
BLOOMSBURG PA 17815

Columbia County Parcel # 21-18-009-00,000

**2015 County Taxes**

Twp/ Boro/Co:

Not Paid \_\_\_\_\_ Paid ☒ Date Paid 04/25/15 By Bayberry Loan Serv  
Discount \$ 191.81 Face \$ 195.22 Penalty \$ \_\_\_\_\_  
(03/01-04/30) (05/01-06/30) (After 06/30)

**School Taxes: (Millville Area School District)**

2015 School: Not Paid \_\_\_\_\_ Paid ☒ Date Paid 08/28/15 By Bayberry Loan Serv  
Discount \$ 766.99 Face \$ 782.64 Penalty \$ \_\_\_\_\_  
(07/01-08/31) (09/01-10/31) (After 10/31)

**Interim Taxes:**

Twp/Boro/Co: Not Paid \_\_\_\_\_ Paid \_\_\_\_\_ Date Paid \_\_\_\_\_  
Discount \$ \_\_\_\_\_ Face \$ \_\_\_\_\_ Penalty \$ \_\_\_\_\_

School: Not Paid \_\_\_\_\_ Paid \_\_\_\_\_ Date Paid \_\_\_\_\_  
Discount \$ \_\_\_\_\_ Face \$ \_\_\_\_\_ Penalty \$ \_\_\_\_\_

Connie Crawford 11-27-15  
Tax Collector's Signature Date Verified

My fee for Tax Certification is \$20.00

Payable to: Connie Crawford, TC

2227 Valley Rd., Bloomsburg, PA 17815

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BAYVIEW LOAN SERVICING, LLC,

CIVIL DIVISION

Plaintiff,

NO.: 2015-CV-986

vs.

2015-ED-151

BONNIE L. WATERS, SIS DEFRAIN,  
FRANKLIN J. BARDO, DEBORAH A.  
O'ROURKE, BARBARA K. BROWN,  
BRENDA L. BARDO, CHARLENE M.  
HESS, RICKEY L. BOUDMAN, JOSEPH R.  
BARDO, DIXIE LEE BARDO, the known  
heirs of RANDY L. BARDO, deceased, and  
ALL THE UNKNOWN HEIRS OF RANDY  
L. BARDO, deceased,

Defendants.

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

**TO: DEFENDANTS, LIENHOLDERS AND PARTIES IN INTEREST**

**TAKE NOTICE** that by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale at the Sheriff's Office, Columbia County Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania 17815, on January 27 2016, at 9:00am a.m., the real estate known as **1778 Millville Road, Bloomsburg, PA 17815**, which is further described as follows:

**Tract No. 1:**

ALL that certain piece, parcel or tract of land situate in Madison Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

On the North by lands formerly of Larue Thomas, now or formerly of Richard Thomas; on the East by Little Fishing Creek; on the South by lands now or formerly of Bruce Gordner, and on the West by State Highway leading from Millville to Bloomsburg.

BEING the same premises granted and conveyed by Clara F. Thomas, Widow, to William C. Kramer and Helen Kramer, his wife, by deed dated January 21, 1963 and recorded in Columbia County Deed Book 217 Page 171.

See Quit Claim Deed from William C. Kramer and Helen Kramer, his wife, to James L. Puderbaugh and Terry D. Puderbaugh, his wife, dated October 15, 1982 and recorded in Columbia

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
BARDO, RANDY (et al.)

Case Number  
2015CV986

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

151

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

*Moved to Texas - This was documented before.  
Please Return. #4*

### Serve To:

Name: BONNIE WATERS

Primary Address: 220 PRICE STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

11-23-15

Time:

2:48

Deputy:

4

Mileage:

### Attorney / Originator:

Name: MCGRATH MC CALL P.C.

Phone:

### Service Attempts:

Date: 11-23-15

Time: 09:46

Mileage:

Deputy: 4

### Service Attempt Notes:

1. 4/C

2.

3.

4.

5.

6.

WATERS, BONNIE

2015CV986

220 PRICE STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
BARDO, RANDY (et al.)

Case Number  
2015CV986

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 151

Warrant:

### Serve To:

Name: HEMLOCK TOWNSHIP POLICE DEPARTME

Primary Address: 26 FIREHALL ROAD  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: Drinker St & Hemlock St  
Fernville PA.

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Michael Vandine

Relation: Police Chief

Date: 11-23-15 Time: 09:06

Deputy: 4 Mileage:

### Attorney / Originator:

Name: MCGRATH MC CALL P.C.

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

HEMLOCK TOWNSHIP POL

2015CV986

26 FIREHALL ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
BARDO, RANDY (et al.)

Case Number  
2015CV986

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

151

Warrant:

### Serve To:

Name: BERWICK AREA JOINT SEWER AUTH.

Primary Address: 1108 FREAS AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Kelly Morris

Relation:

Secretary

Date:

11-20-15

Time:

15:18

Deputy:

3

Mileage:

### Attorney / Originator:

Name: MCGRATH MC CALL P.C.

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

BERWICK AREA JOINT SE

2015CV986

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
BARDO, RANDY (et al.)

Case Number  
2015CV986

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

151

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: MADISON TOWNSHIP

Primary Address: P.O. BOX 620  
136 MOREHEAD AVENUE  
MILLVILLE, PA 17846

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: BEVERLY LUTCAVAGE

Relation: SECRETARY TREASURER

Date: 11/20/15 Time: 0937

Deputy: 5 Mileage:

### Attorney / Originator:

Name: MCGRATH MC CALL P.C.

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

MADISON TOWNSHIP

2015CV986

P.O. BOX 620, 136 MOREHEAD AVENUE, MILLVILLE, PA - NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
BARDO, RANDY (et al.)

Case Number  
2015CV986

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 151

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: DENISE OTTAVIANI

Primary Address: 116 FROSTY VALLEY ROAD  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Denise OTTAVIANI

Relation: Tax Office

Date: 11-20-15 Time: 10:07

Deputy: 4 Mileage:

### Attorney / Originator:

Name: MCGRATH MC CALL P.C.

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

OTTAVIANI, DENISE

2015CV986

116 FROSTY VALLEY ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
BARDO, RANDY (et al.)

Case Number  
2015CV986

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 151

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

*Vacant Property*

### Serve To:

Name: OCCUPANT

Primary Address: 1778 MILLVILLE ROAD  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: *Posted*

Relation:

Date: 11/20/15

Time: 10:17

Deputy: 4

Mileage:

### Attorney / Originator:

Name: MCGRATH MC CALL P.C.

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

OCCUPANT

2015CV986

1778 MILLVILLE ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
BARDO, RANDY (et al.)

Case Number  
2015CV986

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

151

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BLOOMSBURG AREA SCHOOL DISTRICT-

Primary Address: 728 E. 5TH STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Brenda Breisch

Relation: Receptionist

Date: 11-20-15

Time: 10:30

Deputy: 4

Mileage:

### Attorney / Originator:

Name: MCGRATH MC CALL P.C.

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

BLOOMSBURG AREA SCH

2015CV986

728 E. 5TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

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

Proof of Ad 11/20/15

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**

Address: **PO BOX 380  
BLOOMSBURG, PA 17815**

Ad ID: **1058068**  
Description: **Bardo Sale January 27**  
Run Dates: **01/06/16 to 01/20/16**  
Class: **2**  
Agate Lines: **255**  
Blind Box:

**Total Ad Cost \$1,395.15**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	01/06/16	01/20/16	3	\$1,395.15

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2015CV986

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and in and to be 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, JANUARY 27, 2016 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 more 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 so (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

Tract No. 1.

ALL that certain piece, parcel or tract of land situate in Madison Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit: On the North by lands formerly of Larue Thomas, now or formerly of Richard Thomas, on the East by Little Fishing Creek, on the South by lands now or formerly of Bruce Grammer, and on the West by State Highway leaving from Millville to Bloomsburg, BEING the same premises granted and conveyed by Clara F. Thomas, Widow, to William C. Kramer and Helen Kramer, his wife, by deed dated January 21, 1963 and recorded in Columbia County Deed Book 217, Page 171. Said Claim Deed from William C. Kramer and Helen Kramer, his wife, to James L. Puderbaugh and Terry D. Puderbaugh, his wife, dated October 15, 1982 and recorded in Columbia County Record Book 311, Page 30 and correctional quit claim Deed dated January 13, 1983 from William C. Kramer and Helen Kramer, his wife, to James L. Puderbaugh and Terry D. Puderbaugh and recorded in Columbia County Record Book 313, Page 107 b. By these Quit Claim Deeds, grantors reserve any right, title or interest that they may have in premises described hereunder, specifically including the portion of the premises which extends, thirty-three feet in width, along the length of the eastern line of said premises.

Tract No. 2.

ALL that certain piece, parcel and part of land situate in the Township of Hemlock, Columbia County, Pennsylvania, bounded and described as follows, to-wit: BEGINNING at an iron pin on the eastern side of State Highway Route No. 42 and in line of other lands now or late of the Gramms;

THENCE by the latter, North 41 degrees 20 minutes East 140 feet, more or less, to the western side of Little Fishing Creek;

THENCE along the western side of Little Fishing Creek in a southerly direction 60 feet, more or less, to a point in other lands now or late of the Gramms; THENCE by the same, South 41 degrees 20 minutes West, 140 feet, more or less, to the eastern side of the aforementioned State Highway; THENCE by the same North 39 degrees, 30 minutes West, 60 feet to the place of beginning.

HAVING executed therein a deed known as 1/78 Millville Road, Bloomsburg, Pennsylvania 17815 and identified as Parcel LD.

No. 21-18-00900000

BEING the same premises which Helen Kramer, Widow, by Deed dated October 5, 1990 and recorded with the Recorder of Deeds Office of Columbia County, Pennsylvania on November 5, 1989 at Instrument No. 198910376, granted and conveyed unto Randy L. Bardo and Sandra F. Bardo, his wife, as Tenants by the Entireties. On August 7, 2005, Sandra F. Bardo died and sole vesting solely in Randy L. Bardo. On May 30, 2014, Randy L. Bardo died, and by operation of law, his interest in the Mortgaged Premises vested with the intestate heirs.

PROPERTY ADDRESS: 1778 MILLVILLE ROAD, BLOOMSBURG, PA 17816

UPI / TAX PARCELS NUMBER 21-18-00900000

Seized and taken into execution to be sold as the property of RANDY BARDO, JOSEPH BARDO, BRENDA BARDO, FRANKLIN BARDO, BONNIE WATERS, BARBARA BROWN, DEBORAH OROURKE, SIS DEHRAIN, CHARLENE HESS, RICKY ROUDMAN, DIXIE LEL BARDO in suit of RAYVEN LOAN SERVICES, LLC, A DELAWARE LLC.

COLUMBIA COUNTY SHERIFF'S SALE Case No. 2015CV986

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) per cent 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 need 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 representative of the plaintiff.

Attorney for the Plaintiff:  
MCGRATH MC CALL P.C.  
PITTSBURGH, PA

TIMOTHY J. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
BARDO, RANDY (et al.)

Case Number  
2015CV986

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 151

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Denise Siegel

Relation: Clerk

Date: 11-20-15 Time: 09:15

Deputy: 4 Mileage:

### Attorney / Originator:

Name: MCGRATH MC CALL P.C.

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

COLUMBIA COUNTY TAX C

2015CV986

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
BARDO, RANDY (et al.)

Case Number  
2015CV986

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

151

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia Cou

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:

MARtha MACHON

Relation:

Client

Date:

11-20-15

Time:

09:20

Deputy:

4

Mileage:

### Attorney / Originator:

Name: MCGRATH MC CALL P.C.

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

DOMESTIC RELATIONS OF

2015CV986

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
BARDO, RANDY (et al.)

Case Number  
2015CV986

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 151

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: COLUMBIA COUNTY

Primary Address: 11 WEST MAIN STREET  
MAIN STREET COUNTY ANNEX  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date:

Deputy:

Time:

Mileage:

### Attorney / Originator:

Name: MCGRATH MC CALL P.C.

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY

2015CV986

11 WEST MAIN STREET, MAIN STREET COUNTY ANNEX, NO EXPIRATION

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2015CV986

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, JANUARY 27, 2016**  
**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.

---

**Tract No. 1:**

ALL that certain piece, parcel or tract of land situate in Madison Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

On the North by lands formerly of Larue Thomas, now or formerly of Richard Thomas; on the East by Little Fishing Creek; on the South by lands now or formerly of Bruce Gordner, and on the West by State Highway leading from Millville to Bloomsburg. BEING the same premises granted and conveyed by Clara F. Thomas, Widow, to William C. Kramer and Helen Kramer, his wife, by deed dated January 21, 1963 and recorded in Columbia County Deed Book 217 Page 171.

See Quit Claim Deed from William C. Kramer and Helen Kramer, his wife, to James L. Puderbaugh and Terry D. Puderbaugh, his wife, dated October 15, 1982 and recorded in Columbia County Record Book 311, Page 30 and correctional quit claim Deed dated January 13, 1983 from William C. Kramer and Helen Kramer, his wife, to James L. Puderbaugh and Terry D. Puderbaugh and recorded in Columbia County Record Book 313, Page 1075. By these Quit Claim Deeds, grantors release any right, title or interest that they may have in premises described herein, specifically including the portion of the premises which extends, thirty-three feet in width, along the length of the eastern line of said premises.

**Tract No. 2:**

ALL that certain piece, parcel and tract of land situate in the Township of Hemlock, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin on the eastern side of State Highway Route No. 42 and in line of other lands now or late of the Grantees; THENCE by the latter, North 41 degrees 20 minutes East 140 feet, more or less, to the western side of Little Fishing Creek; THENCE along the western side of Little Fishing Creek in a southerly direction 60 feet, more or less, to a point in other lands now or late of the Grantor; THENCE by the same, South 41 degrees 20 minutes West, 140 feet, more or less, to the eastern side of the aforementioned State Highway; THENCE by the same North 39 degrees, 30 minutes West, 60 feet to the place of beginning. HAVING erected thereon a dwelling known as 1778 Millville Road, Bloomsburg, Pennsylvania 17815 and identified as Parcel LD. No. 21-18-00900000.

BEING the same premises which Helen Kramer, Widow, by Deed dated October 5, 1999 and recorded with the Recorder of Deeds Office of Columbia County, Pennsylvania on November 5, 1999 at Instrument No. 199910376, granted and conveyed unto Randy L. Bardo and Sandra F. Bardo, his wife, as Tenants by the Entireties. On August 7, 2005, Sandra F. Bardo died and title vested solely in Randy L. Bardo. On May 30, 2014, Randy L. Bardo died, and by operation of law, his interest in the Mortgaged Premises vested with the intestate heirs.

PROPERTY ADDRESS: 1778 MILLVILLE ROAD, BLOOMSBURG, PA 17846

UPI / TAX PARCEL NUMBER: 21-18-00900000

**Seized and taken into execution to be sold as the property of RANDY BARDO, JOSEPH BARDO, BRENDA BARDO, FRANKLIN BARDO, BONNIE WATERS, BARBARA BROWN, DEBORAH OROURKE, SIS DEFRAIN, CHARLENE HESS, RICKEY BOUDMAN, DIXIE LEE BARDO in suit of BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC.**

---

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

Attorney for the Plaintiff:  
MCGRATH MC CALL P.C.  
PITTSBURGH, PA

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



# REAL ESTATE OUTLINE

ED # 2015 20151

DATE RECEIVED 11-9-2015  
DOCKET AND INDEX 2015 CV 984

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>36847</u>

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

SALE DATE Jan. 27, 2016 TIME 9:00 am  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	_____
2 <sup>ND</sup> WEEK	_____
3 <sup>RD</sup> WEEK	_____

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BAYVIEW LOAN SERVICING, LLC,

Plaintiff,

vs.

BONNIE L. WATERS, SIS DEFRAIN,  
FRANKLIN J. BARDO, DEBORAH A.  
O'ROURKE, BARBARA K. BROWN,  
BRENDA L. BARDO, CHARLENE M.  
HESS, RICKEY L. BOUDMAN, JOSEPH R.  
BARDO, DIXIE LEE BARDO, the known  
heirs of RANDY L. BARDO, deceased, and  
ALL THE UNKNOWN HEIRS OF RANDY  
L. BARDO, deceased,

Defendants.

CIVIL DIVISION

NO.: 2015-CV-986

2015-ED-151

TYPE OF PLEADING:

NOTICE OF SHERIFF'S SALE OF  
REAL ESTATE

FILED ON BEHALF OF:

BAYVIEW LOAN SERVICING, LLC,  
Plaintiff

COUNSEL OF RECORD FOR THIS  
PARTY:

Preston D. Jaquish, Esquire  
PA I.D. No. 316463

McGRATH McCALL, P.C.  
Three Gateway Center  
401 Liberty Avenue, Suite 1375  
Pittsburgh, PA 15222

TELEPHONE: (412) 281-4333  
FACSIMILE: (412) 281-2141

FIRM NO.: 025



Beth A. Kohnen, Paralegal  
[bkohnen@lenderlaw.com](mailto:bkohnen@lenderlaw.com)

November 6, 2015

**VIA FEDERAL EXPRESS**

Sheriff of Columbia County  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

**Re: Bayview Loan Servicing, LLC v. Randy L. Bardo**  
**Complaint in Mortgage Foreclosure; Case No. 2015-CV-986**

Dear Sir or Madam:

Enclosed please find the execution documents necessary to schedule the property for Sheriff's Sale. Also enclosed is a check in the amount of \$1,350.00 which represents the fee for advance costs.

Please personally serve Defendants with the Notice of Sheriff's Sale as follows:

Bonnie L. Waters  
220 Price Street  
Bloomsburg, PA 17815

Sis Defrain  
11 Haskell Lane  
Nescopeck, PA 18635

Franklin J. Bardo  
240 Price Street  
Bloomsburg, PA 17815

Deborah A. O'Rourke  
237 Price Street  
Bloomsburg, PA 17815

Barbara K. Brown  
235 Price Street  
Bloomsburg, PA 17815

Brenda L. Bardo  
17 Flick Drive  
Bloomsburg, PA 17815

Charlene M. Hess  
35 Roberts Grove Road  
Orangeville, PA 17859

Rickey L. Boudman  
63 Buck Road  
Orangeville, PA 17859

Joseph R. Bardo  
1778 Millville Road  
Bloomsburg, PA 17815

Please serve Defendant, All the Unknown Heirs of Randy L. Bardo, by **posting pursuant to Order of Court:**

All the Unknown Heirs of Randy L. Bardo  
1778 Millville Road  
Bloomsburg, PA 17815


Please post the Mortgaged Premises with Handbill as follows:

1778 Millville Road  
Bloomsburg, PA 17815



November 6, 2015  
Sheriff of Columbia County  
Page Two

After service and posting has been completed, please provide service forms in the envelopes provided. Thank you for your assistance in this matter. If you should have any questions with regard to the foregoing, please do not hesitate to give me a call.

Very truly yours,  
  
Beth A. Kohnen  
Paralegal

/bak  
Enclosures  
w:\wpdata\bayview\hardo\correspondence\151106.ltr.sheriff.doc

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
BAYVIEW LOAN SERVICING, LLC.

CIVIL DIVISION

Plaintiff.

CASE NO.: 2015-CV-986

vs.

BONNIE L. WATERS, SIS DEFRAIN,  
FRANKLIN J. BARDO, DEBORAH A.  
O'ROURKE, BARBARA K. BROWN, BRENDA  
L. BARDO, CHARLENE M. HESS, RICKEY L.  
BOUDMAN, JOSEPH R. BARDO, DIXIE LEE  
BARDO, the known heirs of RANDY L. BARDO,  
deceased, and ALL THE UNKNOWN HEIRS OF  
RANDY L. BARDO, deceased,

Defendants.

FILED  
PROTHONOTARY  
2015 SEP 10 AM 9 26  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

ORDER OF COURT

AND NOW, to-wit, this 9<sup>th</sup> day of September, 2015, upon consideration of the within Motion for Service of Complaint in Mortgage Foreclosure on *All the Unknown Heirs of Randy L. Bardo*, Pursuant to Special Order of Court, it is hereby **ORDERED**, **ADJUDGED** and **DECREED** that Plaintiff is authorized to serve the Complaint in Mortgage Foreclosure, and any additional documents or pleadings which require service in the manner prescribed by Pa. R.C.P. Nos. 402(a) and 410, on Defendants, *All the Unknown Heirs of Randy L. Bardo*, by publication once in the Press-Enterprise, Inc., a general circulation newspaper authorized under L.R. No. 1.11A, and pursuant to Pa.R.C.P. 430(b), posting the Mortgaged Premises at 1778 Millville Road, Bloomsburg, PA 17815, and First Class U.S. Mail, Postage Prepaid, Certificate of Mailing to the Mortgaged Premises at 1778 Millville Road, Bloomsburg, PA 17815, with service being deemed complete and valid upon publication, posting, and mailing. Service of all legal papers other than original process shall be served in accordance with Pa.R.C.P. 440.

BY THE COURT:

1st Thomas A. James Jr.  
J.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA

BAYVIEW LOAN SERVICING, LLC,

CIVIL DIVISION

Plaintiff,

NO.: 2015-CV-986

vs.

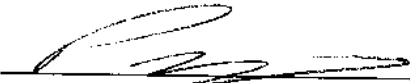
2015-ED-151

BONNIE L. WATERS, SIS DEFRAIN,  
FRANKLIN J. BARDO, DEBORAH A.  
O'ROURKE, BARBARA K. BROWN,  
BRENDA L. BARDO, CHARLENE M.  
HESS, RICKEY L. BOUDMAN, JOSEPH R.  
BARDO, DIXIE LEE BARDO, the known  
heirs of RANDY L. BARDO, deceased, and  
ALL THE UNKNOWN HEIRS OF RANDY  
L. BARDO, deceased,

Defendants.

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.

  
Preston D. Jaquish, Esquire  
PA I.D. No.: 316463  
Attorney for Plaintiff

Date: 11/5/15

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA

BAYVIEW LOAN SERVICING, LLC,

CIVIL DIVISION

Plaintiff,

NO.: 2015-CV-986

vs.

2015-ED-151

BONNIE L. WATERS, SIS DEFRAIN,  
FRANKLIN J. BARDO, DEBORAH A.  
O'ROURKE, BARBARA K. BROWN,  
BRENDA L. BARDO, CHARLENE M.  
HESS, RICKEY L. BOUDMAN, JOSEPH R.  
BARDO, DIXIE LEE BARDO, the known  
heirs of RANDY L. BARDO, deceased, and  
ALL THE UNKNOWN HEIRS OF RANDY  
L. BARDO, deceased,

Defendants.

**AFFIDAVIT OF NON-MILITARY SERVICE**

COMMONWEALTH OF PENNSYLVANIA )

)

SS:

COUNTY OF ALLEGHENY )

)

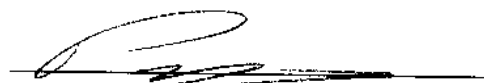
Before me, the undersigned authority, a Notary Public, in and for said County and State, personally appeared **Preston D. Jaquish, Esquire**, attorney for and authorized representative of Plaintiff who, being duly sworn according to law, deposes and says pursuant to 50 U.S.C.A. § 521(b)(1)(B), that Plaintiff is unable to determine whether or not the named Defendants are in the military service of the United States of America since the default judgment being entered is an *in rem* judgment against the mortgaged property, and the Defendants are the known and unknown heirs of the deceased mortgagor and owner of the real property that is subject to the *in rem* default judgment.

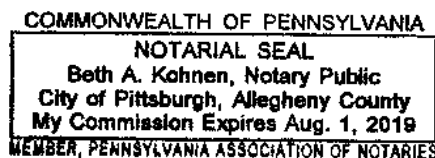
SWORN TO AND SUBSCRIBED BEFORE ME THIS

6 DAY OF NOVEMBER 2015.



Notary Public

  
Preston D. Jaquish, Esquire  
PA I.D. No.: 316463  
Attorney for Plaintiff



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA

BAYVIEW LOAN SERVICING, LLC,

CIVIL DIVISION

Plaintiff,

NO.: 2015-CV-986

vs.

2015-ED-151

BONNIE L. WATERS, SIS DEFRAIN,  
FRANKLIN J. BARDO, DEBORAH A.  
O'ROURKE, BARBARA K. BROWN, BRENDA  
L. BARDO, CHARLENE M. HESS, RICKEY L.  
BOUDMAN, JOSEPH R. BARDO, DIXIE LEE  
BARDO, the known heirs of RANDY L.  
BARDO, deceased, and ALL THE UNKNOWN  
HEIRS OF RANDY L. BARDO, deceased,

Defendants.

**AFFIDAVIT OF COMPLIANCE WITH ACT 91 OF 1983**  
**AND ACT 6 OF 1974, 41 P.S.101, ET SEQ.**

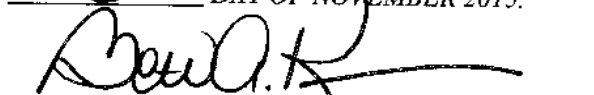
COMMONWEALTH OF PENNSYLVANIA )  
 )  
COUNTY OF ALLEGHENY )

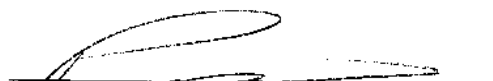
SS:

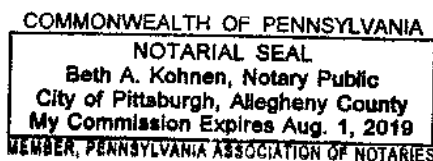
Before me, the undersigned authority, a Notary Public in and for the said County and Commonwealth, personally appeared Preston D. Jaquish, attorney for the Plaintiff, who being duly sworn according to law deposes and says that on January 23, 2015, a Notice of Homeowner's Emergency Mortgage Assistance Act of 1983 (with said Notice also complying with notice requirements under Act 6 of 1974) was mailed to Randy L. Bardo (deceased) at 1778 Millville Road, Bloomsburg, PA 17815 by certified mail, return receipt requested, and first class U.S. Mail.

SWORN TO AND SUBSCRIBED BEFORE ME THIS

6 DAY OF NOVEMBER 2015.

  
Notary Public

  
Preston D. Jaquish, Esquire  
PA I.D. No.: 316463  
Attorney for Plaintiff





IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BAYVIEW LOAN SERVICING, LLC,

CIVIL DIVISION

Plaintiff,

Case No.: 2015-CV-986

vs.

2015-ED-151

BONNIE L. WATERS, SIS DEFRAIN,  
FRANKLIN J. BARDO, DEBORAH A.  
O'ROURKE, BARBARA K. BROWN, BRENDA  
L. BARDO, CHARLENE M. HESS, RICKEY L.  
BOUDMAN, JOSEPH R. BARDO, DIXIE LEE  
BARDO, the known heirs of RANDY L. BARDO,  
deceased, and ALL THE UNKNOWN HEIRS OF  
RANDY L. BARDO, deceased,

Defendants.

**AFFIDAVIT OF LAST KNOWN ADDRESS**

COMMONWEALTH OF PENNSYLVANIA )

SS:

COUNTY OF ALLEGHENY )

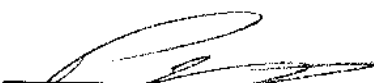
Before me, the undersigned authority, a Notary Public in and for the said County and Commonwealth, personally appeared Preston D. Jaquish, attorney for the Plaintiff, who being duly sworn according to law deposes and says that Defendants, are the owners of the property located at 1778 Millville Road, Bloomsburg, Pennsylvania 17815 through intestate succession by virtue of being the known heirs of the deceased owner of the property, and, and that Defendant, **Bonnie L. Waters**, resides at **220 Price Street, Bloomsburg, PA 17815**, and that Defendant, **Sis Defrain**, resides at **11 Haskell Lane, Nescopeck, PA 18635**, and that Defendant, **Franklin J. Bardo**, resides at **240 Price Street, Bloomsburg, PA 17815**, and that Defendant, **Deborah A. O'Rourke**, resides at **237 Price Street, Bloomsburg, PA 17815**, and that Defendant, **Barbara K. Brown**, resides at **235 Price Street, Bloomsburg, PA 17815**, and that Defendant, **Brenda L. Bardo**, resides at **17 Flick Drive, Bloomsburg, PA 17815**, and that Defendant, **Charlene M. Hess**, resides at **35 Roberts Grove Road, Orangeville, PA 17859**, and that Defendant, **Rickey I. Boudman**, resides at **63 Buck Road, Orangeville, PA 17859**, and that Defendant, **Joseph R. Bardo**, resides at **1778 Millville Road, Bloomsburg, PA 17815** and that Defendant, **Dixie Lee Bardo**, resides at **218 W. 9<sup>th</sup> Street, Bloomsburg, PA 17815**, and **All The Unknown Heirs of Randy L. Bardo**, at **1778 Millville Road, Bloomsburg, PA 17815**, to the best of his information, knowledge and belief.

SWORN TO AND SUBSCRIBED BEFORE ME THIS

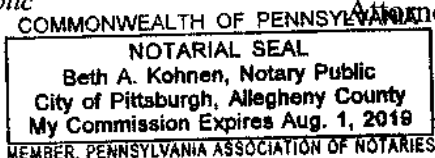
6 DAY OF NOVEMBER 2015.

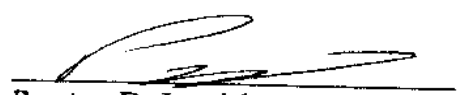


Notary Public

  
Preston D. Jaquish, Esquire  
PA I.D. No.: 316463

Attorney for Plaintiff





Preston D. Jaquish, Esquire  
McGrath McCall, P.C.

### **LEGAL DESCRIPTION**

#### **Tract No. 1:**

ALL that certain piece, parcel or tract of land situate in Madison Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

On the North by lands formerly of Larue Thomas, now or formerly of Richard Thomas; on the East by Little Fishing Creek; on the South by lands now or formerly of Bruce Gordner, and on the West by State Highway leading from Millville to Bloomsburg.

BEING the same premises granted and conveyed by Clara F. Thomas, Widow, to William C. Kramer and Helen Kramer, his wife, by deed dated January 21, 1963 and recorded in Columbia County Deed Book 217 Page 171.

See Quit Claim Deed from William C. Kramer and Helen Kramer, his wife, to James L. Puderbaugh and Terry D. Puderbaugh, his wife, dated October 15, 1982 and recorded in Columbia County Record Book 311, Page 30 and correctional quit claim Deed dated January 13, 1983 from William C. Kramer and Helen Kramer, his wife, to James L. Puderbaugh and Terry D. Puderbaugh and recorded in Columbia County Record Book 313, Page 1075. By these Quit Claim Deeds, grantors release any right, title or interest that they may have in premises described herein, specifically including the portion of the premises which extends, thirty-three feet in width, along the length of the eastern line of said premises.

#### **Tract No. 2:**

ALL that certain piece, parcel and tract of land situate in the Township of Hemlock, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin on the eastern side of State Highway Route No. 42 and in line of other lands now or late of the Grantees;

THENCE by the latter, North 41 degrees 20 minutes East 140 feet, more or less, to the western side of Little Fishing Creek;

THENCE along the western side of Little Fishing Creek in a southerly direction 60 feet, more or less, to a point in other lands now or late of the Grantor;

THENCE by the same, South 41 degrees 20 minutes West, 140 feet, more or less, to the eastern side of the aforementioned State Highway;

THENCE by the same North 39 degrees, 30 minutes West, 60 feet to the place of beginning.

HAVING erected thereon a dwelling known as 1778 Millville Road, Bloomsburg, Pennsylvania 17815 and identified as Parcel I.D. No. 21-18-00900000.

BEING the same premises which Helen Kramer, Widow, by Deed dated October 5, 1999 and recorded with the Recorder of Deeds Office of Columbia County, Pennsylvania on November 5, 1999 at Instrument No. 199910376, granted and conveyed unto Randy L. Bardo and Sandra F. Bardo, his wife, as Tenants by the Entireties. On August 7, 2005, Sandra F. Bardo died and title vested solely in Randy L. Bardo. On May 30, 2014, Randy L. Bardo died, and by operation of law, his interest in the Mortgaged Premises vested with the intestate heirs.

## Document Receipt

---

Trans #	6856	Carrier / service:	USPS Server	First-Class Mail®	11/19/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	------------------------

---

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000068502

Doc Ref #: 2015ED151

Postage 5.1300

PHILADELPHIA PA 19106

## Document Receipt

---

Trans #	6855	Carrier / service:	USPS Server	First-Class Mail®	11/19/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	------------------------

---

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION900 MARKET STREET 5TH FLOOR  
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #:	71901140006000068496
Doc Ref #:	2015ED151
Postage	5 1300

PHILADELPHIA PA 19107

## Document Receipt

---

Trans #	6855	Carrier / service:	USPS Server	First-Class Mail®	11/19/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	------------------------

---

## Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION900 MARKET STREET 5TH FLOOR  
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #:	71901140006000068496
Doc Ref #:	2015ED151
Postage	5.1300

PHILADELPHIA PA 19107

## Document Receipt

---

Trans #	6854	Carrier / service:	USPS Server	First-Class Mail®	11/19/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	------------------------

---

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000068489

Doc Ref #: 2015ED151

Postage 5.1300

HARRISBURG PA 17105

## Document Receipt

---

Trans #	6853	Carrier / service:	USPS Server	First-Class Mail®	11/19/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	------------------------

---

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000068472

Doc Ref #: 2015ED151

Postage 5.1300

HARRISBURG PA 17128



McGRATH McCALL, P.C.

THREE GATEWAY CENTER  
401 LIBERTY AVENUE STE 1375  
PITTSBURGH, PA 15222-2102

36847

8-9/430  
602

DATE 11-4-15

PAY  
TO THE  
ORDER OF

*Sheriff of Columbia County*  
*One Thousand Three Hundred Fifty and 9/100*

\$ 1,350.<sup>00</sup>

DOLLARS



PNC BANK

PNC Bank, N.A. 091

FOR

*SRE BAY/Barab*

*gr-mue*

⑈036847⑈ ⑆043000096⑆ 1000051195⑈