

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BAYVIEW LOAN SERVICING LLC
vs.
BARRY FRANCIONI

Case Number
2018CV685

PROPERTY ADDRESS

1029 LASALLE STREET, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
08/31/2018	Advance Fee	Advance Fee	901749	\$0.00	\$1,350.00
08/31/2018	Advertising Sale (Newspaper)			\$15.00	\$0.00
08/31/2018	Advertising Sale Bills & Copies			\$17.50	\$0.00
08/31/2018	Crying Sale			\$10.00	\$0.00
08/31/2018	Docketing			\$15.00	\$0.00
08/31/2018	Levy			\$15.00	\$0.00
08/31/2018	Mailing Costs			\$42.00	\$0.00
08/31/2018	Posting Handbill			\$15.00	\$0.00
08/31/2018	Press Enterprise Inc.			\$912.00	\$0.00
08/31/2018	Sheriff Automation Fund			\$50.00	\$0.00
08/31/2018	Web Posting			\$100.00	\$0.00
10/25/2018	Service			\$180.00	\$0.00
10/25/2018	Service Mileage			\$24.00	\$0.00
10/25/2018	Copies			\$6.00	\$0.00
10/25/2018	Notary Fee			\$10.00	\$0.00
10/25/2018	Tax Claim Search			\$5.00	\$0.00
10/25/2018	Surcharge			\$130.00	\$0.00
				\$1,546.50	\$1,350.00
				TOTAL BALANCE: \$(196.50)	

TX Result Report

P 1
10/25/2018 16:02
Serial No. A6VF011029028
TC:00032350

Addressee	Start Time	Time	Prints	Result	Note
912156277734	10-25 16:00	00:01:44	002/002	OK	ORG

Result OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused
Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full
NG : Other Error IL-PJL : PJL Error MDN-ER : MDN Resp. Error DSN-ER : DSN Resp. Error LGN-ER : Login Error

Note TMR : Timer TX PC : PC-Fax POL : Polling Call : Manual TX
FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

COLUMBIA COUNTY SHERIFF'S OFFICE
PO BOX 380
PH 570-389-5622 | FAX 570-389-5625
www.sheriffofcolumbiacounty.com

fax

TO: Rebecca Solarz, Esq. FROM: Sheriff Timothy Chamberlain
FAX: PAGES:
PHONE: DATE:
RE: Francioni CC:
☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

I received your stay, attached is a cost sheet showing a balance due of \$196.50.

COLUMBIA COUNTY SHERIFF'S OFFICE
PO BOX 380
PH 570-389-5622 | FAX 570-389-5625
www.sheriffofcolumbiacounty.com

fax

TO: Rebecca Solarz, Esq.	FROM: Sheriff Timothy Chamberlain
FAX:	PAGES: 2
PHONE:	DATE: 10-25-18
RE: Francioni	CC:

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

I received your stay, attached is a cost sheet showing a balance due of \$196.50.

*

KMLLAWGROUP P.C.
PENNSYLVANIA AND NEW JERSEY
SUITE 5000 - BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 825-6349
FAX (215) 627-7734
SALES@KMLLAWGROUP.COM
October 23, 2018

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX 570-389-5625

RE: 182037FC: Sale Date: November 07, 2018
BAYVIEW LOAN SERVICING, LLC

vs.

BARRY FRANCIONI AKA BARRY N. FRANCIONI
Term No. 2018-CV-685

Property address: 1029 Lasalle Street, Berwick, PA 18603

To the Sheriff:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter due to BK filed 10/22/2018; Chapter 13; BK#18-04456. Please forward an updated cost sheet, summary of outstanding costs and return of any unused costs. Upon information received from the Plaintiff, the Plaintiff collected \$0.00 towards the debt since the writ of execution was issued in this matter. Thank you for your cooperation.

By copy of the letter, we are informing the Defendants that the sale scheduled date for November 07, 2018 has been cancelled at Plaintiff's request.

By: _____

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Nora C. Viggiano Pa. ID 320864

Matthew K. Fissel Pa. ID 314567

✓ Rebecca A. Solarz Pa. ID 315936

Attorneys for Plaintiff

cc:

BARRY FRANCIONI AKA BARRY N. FRANCIONI
1029 Lasalle Street
Berwick, PA 18603

10-17

KML LAW GROUP, P.C.
SUITE 5000 BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM

October 18, 2018

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: No. 2018-CV-685
BARRY FRANCIONI AKA BARRY N. FRANCIONI

Real Estate Division:

The above case may be sold on November 07, 2018. It has been properly served in accordance with Rule 3129.

Very truly yours,

KML Law Group, P.C.

Michelle Clarkson
Legal Assistant

**IN THE COURT OF COMMON PLEAS OF Columbia
COUNTY**

BAYVIEW LOAN SERVICING, LLC
4425 Ponce de Leon Blvd
Coral Gables, FL 33146

Plaintiff

vs.

BARRY FRANCIONI AKA BARRY N.
FRANCIONI,

Mortgagor(s) and Record Owner(s)

1029 Lasalle Street
Berwick, PA 18603

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No.: 2018-CV-685

**DOCUMENT: AFFIDAVIT PURSUANT
TO RULE 3129**

CODE:

FILED ON BEHALF OF:

BAYVIEW LOAN SERVICING, LLC

ATTORNEY FOR PLAINTIFF:

KML Law Group, P.C.
Suite 5000 – BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
(215) 627-1322
Firm State I.D. #23-217969

KML LAW GROUP, P.C.
Suite 5000
BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322
3129@kmlawgroup.com
Attorney for Plaintiff

182037FC
CF: 06/08/2018
SD: 11/07/2018
\$15,185.16

BAYVIEW LOAN SERVICING, LLC
4425 Ponce de Leon Blvd
Coral Gables, FL 33146

Plaintiff

vs.

BARRY FRANCIONI AKA BARRY N.
FRANCIONI
Mortgagor(s) and Record Owner(s)

1029 Lasalle Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-685

CERTIFICATE OF SERVICE PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)

Michelle Clarkson, an employee of KML Law Group, P.C., counsel for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ☒ (X) Personal Service by the Sheriff's Office/competent adult. Copy of return attached.
- ☐ () Certified mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- ☐ () Certified mail by Sheriff's Office.
- ☐ () Ordinary mail by KML Law Group, P.C. to Attorney for Defendant(s) of record. Proof of mailing is attached (Pa. R.C.P. 440(a)(i)).
- ☐ () Acknowledgment of Sheriff's Sale by Attorney for Defendant(s). Proof of acknowledgment attached.
- ☐ () Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

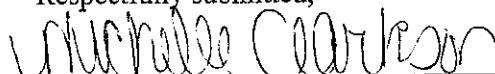
- ☐ () Premises was posted by Sheriff's Office/competent adult. Copy of return attached.
- ☐ () Certified Mail & ordinary mail by Sheriff's Office. Copy of return attached.
- ☐ () Certified Mail & ordinary mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- ☐ () Published in accordance with court order. Copy of publication attached.

Pursuant to the attached Affidavit under Rule 3129, service on all lienholders (if any) has been made by ordinary mail KML Law Group, P.C. Copies of proofs of mailing attached.

The undersigned understands that the statements herein are subject to the penalties provided by 18 Pa. C.S.A. Section 4904.

DATED: October 18, 2018

Respectfully submitted,



BY: Michelle Clarkson
Legal Assistant
KML Law Group, P.C.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BAYVIEW LOAN SERVICING LLC
vs.
BARRY FRANCIONI

Case Number
2018CV685

SHERIFF'S RETURN OF SERVICE

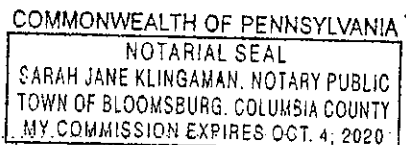
09/12/2018 11:51 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE CHRISTIAN FRANCIONI HIS SON, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR BARRY FRANCIONI AT 1029 LASALLE STREET, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

September 13, 2018



NOTARY

Affirmed and subscribed to before me this

13TH day of SEPTEMBER, 2018

Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

(c) CountySuite Sheriff, Telecast, Inc.

Name and Address of Sender
KML LAW GROUP, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA
19106-1632

Article Number

Check type of mail or service:

- ☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

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

Date of Receipt

Handling
Charge

Actual Value
if Registered

Insured
Value

Due Sender
if COD

DC
Fee

SC
Fee

SH
Fee

RD
Fee

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

Postage

Fee

Handling
Charge

Actual Value
if Registered

Insured
Value

Due Sender
if COD

DC
Fee

SC
Fee

SH
Fee

PA. 111 West Front Street
Berwick, PA 18603

THE FIRST NATIONAL BANK OF BERWICK, PA.

DOMESTIC RELATIONS OF COLUMBIA
 COUNTY
 PO Box 380
 Bloomsburg, PA 17815

PA. 111 West Front Street
Berwick, PA 18603

PA DEPARTMENT OF PUBLIC WELFARE -
 Bureau of Child Support Enforcement
 Health and Welfare Bldg. - Room 432
 P.O. Box 2675
 Harrisburg, PA 17105-2675

TENANT/S/OCCUPANTS
 1029 Lasalle Street
 Berwick, PA 18603

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

PA. 111 West Front Street
Berwick, PA 18603

PENNSYLVANIA DEPARTMENT OF LABOR &
 INDUSTRY
 651 Boas Street
 Harrisburg, PA 17121

PA. 111 West Front Street
Berwick, PA 18603

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

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Berwick, PA 18603

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PA. 111 West Front Street
Berwick, PA 18603

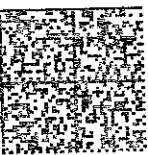
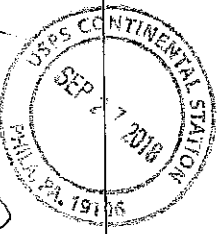
PA DEPARTMENT OF REVENUE
 BUREAU OF COMPLIANCE
 P.O. BOX 281230
 HARRISBURG, PA 17128-1230

PA. 111 West Front Street
Berwick, PA 18603

Postmaster, Per (Name of receiving employee)

Complete by Typewriter, Ink, or Ball Point Pen

See Privacy Act Statement on Reverse



U.S. POSTAGE® PITNEY BOWES
 ZIP 19106 \$002.34⁰
 02 1W
 0001391829 SEP. 27 2018

PS Form 3877, February 2002 (Page 1 of 2)
 182037FC Columbia County Sale Date: 11/07/2018
 BARRY FRANCONI AKA BARRY N. FRANCONI

KML LAW GROUP, P.C.

Suite 5000 – BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-825-6320
Attorney for Plaintiff

BAYVIEW LOAN SERVICING, LLC
4425 Ponce de Leon Blvd
Coral Gables, FL 33146

Plaintiff

vs.

BARRY FRANCONI AKA BARRY N.
FRANCONI
Mortgagor(s) and Record Owner(s)

1029 Lasalle Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2018-CV-685

AFFIDAVIT PURSUANT TO RULE 3129

BAYVIEW LOAN SERVICING, LLC, Plaintiff in the above action, by and through an authorized employee of its attorneys, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

1029 Lasalle Street
Berwick, PA 18603

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

BARRY FRANCONI AKA BARRY N. FRANCONI
1029 Lasalle Street
Berwick, PA 18603

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

BARRY FRANCONI AKA BARRY N. FRANCONI
1029 Lasalle Street
Berwick, PA 18603

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

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

PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY
651 Boas Street
Harrisburg, PA 17121

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

THE FIRST NATIONAL BANK OF BERWICK, PA.
111 West Front Street
Berwick, PA 18603

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

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

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

TENANTS/OCCUPANTS
1029 Lasalle Street
Berwick, PA 18603

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

DATED: October 18, 2018



KML Law Group, P.C.
BY: Michelle Clarkson
Legal Assistant

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BAYVIEW LOAN SERVICING LLC
vs.
FRANCIONI, BARRY

Case Number
2018CV685

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/07/2018 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 1029 LASALLE STREET
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 10-2-18 **Time:** 13:50

Deputy: 3 **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2018CV685

1029 LASALLE STREET, 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
vs.
BARRY FRANCIONI

Case Number
2018CV685

SHERIFF'S RETURN OF SERVICE

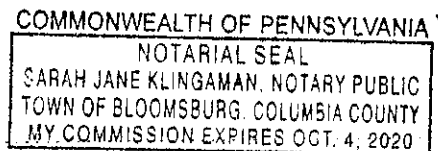
09/12/2018 11:51 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE CHRISTIAN FRANCIONI HIS SON, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR BARRY FRANCIONI AT 1029 LASALLE STREET, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

September 13, 2018



NOTARY

Affirmed and subscribed to before me this

13TH day of SEPTEMBER, 2018



Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BAYVIEW LOAN SERVICING LLC
vs.
BARRY FRACIONI

Case Number
2018CV685

SHERIFF'S RETURN OF SERVICE

10/02/2018 01:50 PM - DEPUTY SCOTT MAYERNICK, 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 1029 LASALLE STREET, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

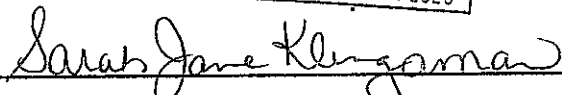
October 02, 2018

NOTARY

Affirmed and subscribed to before me this

2ND day of OCTOBER, 2018

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT. 4, 2020



Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

(c) CountySuite Sheriff, Teleosoft, Inc.

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

BAYVIEW LOAN SERVICING, LLC

VS.

BARRY FRANCONI AKA BARRY N. FRANCONI

NO: 2018-CV-685

Dear Timothy:

The amount due on the sewer account #128311 for the property located at 1029 LaSalle Street Berwick, Pa through December 31, 2018 is \$259.00.

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

Sincerely,


Kelly Morris
Authority Clerk

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BAYVIEW LOAN SERVICING LLC
vs.
FRANCIONI, BARRY

Case Number
2018CV685

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 100

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/07/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BARRY FRANCIONI

Primary Address: 721 IRON STREET
BLOOMSBURG, PA 17815

Phone: OR - DOB:

Alternate Address: 1029 LASALLE STREET
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Christian Francioni

Relation: Son

Date: 9-12-18

Time: 11:51

Deputy: 3

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

FRANCIONI, BARRY

2018CV685

721 IRON 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
vs.
FRANCIONI, BARRY

Case Number
2018CV685

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 100

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/07/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: THE FIRST NATIONAL BANK OF BERWICK

Primary Address: 111 WEST FRONT STREET
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Leanne Wello

Relation: Receptionist

Date: 9-12-18 **Time:** 12:10

Deputy: 3 **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

THE FIRST NATIONAL BANK

2018CV685

111 WEST FRONT STREET, 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
vs.
FRANCIONI, BARRY

Case Number
2018CV685

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 100

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/07/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 1029 LASALLE STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Christian Francioni

Relation: Son

Date: 9-12-18 Time: 11:51

Deputy: 3 Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANT

2018CV685

1029 LASALLE STREET, BERWICK, PA 18603

NO EXPIRATION

Tax Notice 2018 County & Municipality
BERWICK BORO
MAKE CHECKS PAYABLE TO:
 BERWICK BOROUGH
 TAX COLLECTOR
 1615 LINCOLN AVENUE
 BERWICK PA 18603
HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
 CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS
 NO PERSONAL CHECKS AFTER DEC.1, 2018
PHONE: 570-752-7442

FOR: COLUMBIA County				DATE 03/01/2018	BILL NO. 3724
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	14,810	11.385	165.24	168.61	185.47
SINKING		1	14.51	14.81	16.29
FIRE		1.25	18.14	18.51	19.44
LIGHT		1.25	18.14	18.51	19.44
BORO RE		14.1	204.64	208.82	219.26
The discount & penalty have been calculated for your convenience			420.67	429.26	459.90
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

FRANCIONI BARRY N
 1029 LASALLE STREET
 BERWICK PA 18603

CNTY TWP
 Discount 2 % 2 %
 Penalty 10 % 5 %
 PARCEL: 04C-01 -254-00,000
 1029 LASALLE ST
 .1928 Acres Land 3,360
 Buildings 11,450
 Total Assessment 14,810

This tax returned
 to courthouse on:
January 1, 2019

FILE COPY

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

2018 SCHOOL REAL ESTATE TAX NOTICE
 Berwick Area School District
 Berwick Borough

Make Check Payable To: The Berwick Area School District

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

Telephone: 570-752-7442

Taxes are due and payment is requested from:

0107
 29707

CD4
 FRANCIONI BARRY N
 1029 LASALLE ST
 BERWICK, PA 18603-1816

Bill Date: 7/1/2018

Bill #: 1349

RETURN THIS COUPON IF PAYING IN FULL

Parcel #: 04C01 25400000

Prop. Type

Property Location and Description:

1029 LASALLE ST
 .193

Assessment:

L= 3,360
 B= 11,450
 T= 14,810

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	43.2000	639.79
HOMESTEAD EXCLUSION	(4,461.00)	(192.72)
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2018	2% Discounted Amount	438.13
If Paid By 10/31/2018	FACE Amount	447.07
If Paid After 10/31/2018	10% Penalty Amount	491.78

Last Day to Pay: 12/31/2018

For a receipt, return the entire bill with payment
 and a self-addressed stamped envelope.

Office Hours:

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

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

not pd as of 9/10/18
Conce

KML Law Group, P.C.

Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322
Attorney for Plaintiff

BAYVIEW LOAN SERVICING, LLC
4425 Ponce de Leon Blvd
Coral Gables, FL 33146
Plaintiff

vs.

BARRY FRANCIONI AKA BARRY N. FRANCIONI
Mortgagor(s) and Record Owner(s)
1029 Lasalle Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2018-CV-685

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: FRANCIONI, BARRY

BARRY FRANCIONI AKA BARRY N. FRANCIONI

721 Iron Street
Bloomsburg, PA 17815

Your house at 1029 Lasalle Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on Nov. 7th 2018, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$15,185.16 obtained by BAYVIEW LOAN SERVICING, LLC against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to BAYVIEW LOAN SERVICING, LLC, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311 or email homeretention@kmlawgroup.com (KML File Number 182037FC). Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling the Sheriff of Columbia County at 570-389-5622.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A
LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO
FIND OUT WHERE YOU CAN GET LEGAL HELP.**

PENNSYLVANIA BAR ASSOCIATION

P.O. Box 186
Harrisburg, PA 17108
800-692-7375

NORTH PENN LEGAL SERVICES

168 E. 5th Street
Bloomsburg, PA 17815
570-784-8760 or 877-515-7079

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

DATE:12-SEP-18

FEE:\$5.00

CERT. NO33167

FRANCIONI BARRY N
1029 LASALLE STREET
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 0436-1089
LOCATION: 1029 LASALLE ST 1/2 LOT 7&LOT6
PARCEL: 04C-01 -254-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	-----PENDING----- COSTS	TOTAL AMOUNT DUE
2017	PRIM	1,076.86	21.27	0.00	1,098.13
TOTAL DUE :					\$1,098.13

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: December ,2018

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF
DECEMBER 31, 2017

REQUESTED BY: COLUMBIA COUNTY SHERIFF

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BAYVIEW LOAN SERVICING LLC
vs.
FRANCIONI, BARRY

Case Number
2018CV685

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 100

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/07/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie C. Gingham

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 9-7-18

Time: 14:21

Deputy: 3

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

GINGHER, CONNIE C.

2018CV685

1615 LINCOLN 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
vs.
FRANCIONI, BARRY

Case Number
2018CV685

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

100

Warrant:

Notes: SALE DATE & TIME: 11/07/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK AREA JOINT SEWER AUTHORITY

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:

Clerk

Date:

9-7-18

Time:

14:25

Deputy:

3

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

BERWICK AREA JOINT SEI

2018CV685

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 09/04/18

Account:

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

Ad ID:	1146645
Description:	FRANCIONI BARY SHER-
IFF SALE	
Run Dates:	10/17/18 to 10/31/18
Class:	2
Agate Lines:	225
Blind Box:	

Total Ad Cost	\$1,362.00			
Amount Paid	\$0.00			
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	10/17/18	10/31/18	3	\$1,362.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2018CV685

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, NOVEMBER 07, 2018 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto. ALL THAT CERTAIN Parcel of Land In Borough of Berwick, Columbia County Commonwealth of PA, As More Fully Described In Book 436 Page 1089 ID # 04C-01-254, Being Known And Designated As A Metes And Bounds Property, ALSO DESCRIBED AS: ALL that certain lots, pieces or parcels of land situate on the westerly side of LaSalle Street, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follow, to-wit:

NO. 1 BEGINNING at a point on the westerly side of La Salle Street at the northeast corner of Lot No. 5, Section 27; thence in a westerly direction along the northerly line of said Lot No. 5, a distance of one hundred forty (140) feet to the easterly line of an alley; thence in a northerly direction along the easterly side of said alley a distance of forty (40) feet to the southerly line of Lot No. 7, Section 27 (Parcel No. 2 below); thence in an easterly direction along the southerly line of said Lot No. 7, Section 27, a distance of one hundred forty (140) feet to the westerly line of LaSalle Street; thence in a southerly direction along the westerly line of LaSalle Street a distance of forty (40) feet to the place of beginning. This description is intended to cover and convey Lot No. 6, Section 27 of George E. Sponsler's Addition to the Borough of Berwick.

NO. 2: BEGINNING at a point on the westerly side of La Salle Street at the northeast corner of Lot No. 6, Section 27, (Parcel No. 1 above); thence in a westerly direction along the northerly line of said Lot No. 6, Section 27, a distance of one hundred forty (140) feet to the easterly line of an alley; thence along the easterly side of said alley twenty feet (20) feet to the southwest corner of land of Larry D. Karchner, formerly land of Dominic Salem heirs; thence along the southerly line of land of Larry D. Karchner, parallel to the first course herein, a distance of one hundred forty (140) feet to the westerly line of La Salle Street; thence in a southerly direction along the westerly line of La Salle Street a distance of twenty (20) feet to the northeast corner of Lot No. 6, Section 27 first above mentioned, the place of beginning. This description is intended to cover and to convey the southerly half of Lot No. 7 Section 27 of George E. Sponsler's Addition to Berwick, on which is erected House NO. 1029 La Salle Street. UNDER AND SUBJECT, however, to the understanding and condition that no building shall be erected nearer than fifteen (15) feet to La Salle Street. TAX PARCEL 04C-01-254-00,000 BEING KNOWN AS: 1029 LaSalle Street, Berwick PA 18603

PROPERTY ADDRESS: 1029 LASALLE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C01-254 Seized and taken into execution to be sold as the property of BARRY FRANCIONI in suit of BAYVIEW LOAN SERVICING 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:
KML LAW GROUP P.C.
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV685

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, NOVEMBER 07, 2018
AT 9:00 O'CLOCK A.M.

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

All That Certain Parcel of Land In Borough of Berwick, Columbia County Commonwealth of PA, As More Fully Described In Book 436 Page 1089 ID # 04C-01-254, Being Known And Designated As A Metes And Bounds Property.

ALSO DESCRIBED AS:

ALL that certain lots, pieces or parcels of land situate on the westerly side of LaSalle Street, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follow, to-wit:

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UNDER AND SUBJECT, however, to the understanding and condition that no building shall be erected nearer than fifteen (15) feet to La Salle Street.

TAX PARCEL 04C-01-254-00,000

BEING KNOWN AS: 1029 Lasalle Street, Berwick PA 18603

PROPERTY ADDRESS: 1029 LASALLE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-01-254

Seized and taken into execution to be sold as the property of BARRY FRANCONI in suit of BAYVIEW LOAN SERVICING 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:
KML LAW GROUP, P.C.
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

BAYVIEW LOAN SERVICING, LLC
4425 Ponce de Leon Blvd
Coral Gables, FL 33146

vs.

BARRY FRANCIONI AKA BARRY N.
FRANCIONI
1029 Lasalle Street
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

2018 ED-100

No. 2018-CV-685

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 1029 Lasalle Street Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE

\$15,185.16

Interest From 8/29/2018
Through Date of Sale

(Costs to be added)

Dated:

Aug. 30, 2018

Barbara N. Silvestri
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy

Rosalie Antonello

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

KML Law Group, P.C.
Suite 5000 – BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

BAYVIEW LOAN SERVICING, LLC
4425 Ponce de Leon Blvd
Coral Gables, FL 33146

Plaintiff

vs.

BARRY FRANCIONI AKA BARRY N. FRANCIONI
(**Mortgagor(s) and Record Owner(s)**)
1029 Lasalle Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-685

AFFIDAVIT PURSUANT TO RULE 3129

BAYVIEW LOAN SERVICING, LLC, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

1029 Lasalle Street
Berwick, PA 18603

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

BARRY FRANCIONI AKA BARRY N. FRANCIONI
721 Iron Street
Bloomsburg, PA 17815

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

BARRY FRANCIONI AKA BARRY N. FRANCIONI
721 Iron Street
Bloomsburg, PA 17815

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

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

PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY
651 Boas Street
Harrisburg, PA 17121

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

THE FIRST NATIONAL BANK OF BERWICK, PA.
111 West Front Street
Berwick, PA 18603

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

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

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

TENANTS/OCCUPANTS
1029 Lasalle Street
Berwick, PA 18603

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

DATED: 8/27/18

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

☒ Alyk L. Oflazian Pa. ID 312912

☒ Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Kevin G. McDonald Pa. ID 203783

Matthew J. McClelland Pa. ID 319482

Attorneys for Plaintiff

REAL ESTATE OUTLINE

ED # 2018 ED100

DATE RECEIVED 8-30-18
DOCKET AND INDEX 2018 CV 685

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>	<i>emailed Barb</i>
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>901749</u>

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

SALE DATE Nov. 7th 18 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

KML Law Group, P.C.

Suite 5000 - BNY Independence Center

701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

Attorney for Plaintiff

BAYVIEW LOAN SERVICING, LLC
4425 Ponce de Leon Blvd
Coral Gables, FL 33146
Plaintiff

vs.

BARRY FRANCIONI AKA BARRY N. FRANCIONI
Mortgagor(s) and Record Owner(s)
1029 Lasalle Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2018-CV-685

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: FRANCIONI, BARRY

BARRY FRANCIONI AKA BARRY N. FRANCIONI

1029 Lasalle Street

Berwick, PA 18603

Your house at 1029 Lasalle Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on Nov. 7th 2018, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$15,185.16 obtained by BAYVIEW LOAN SERVICING, LLC against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to BAYVIEW LOAN SERVICING, LLC, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311 or email homeretention@kmlawgroup.com (KML File Number 182037FC). Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling the Sheriff of Columbia County at 570-389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375
NORTH PENN LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
570-784-8760 or 877-515-7079

Barley Snyder LLC

ATTORNEYS AT LAW

50 North Fifth Street 2nd Floor Tel: 610-376-6651
P.O. Box 942 Fax: 610-376-5243
Reading, PA 19603

Fax

Date: August 31, 2018

No. of Pages (including cover): 1

To: Columbia County Sheriff/Real Estate
Sheriff Chamberlain

Fax No.: 570-389-5625

From: Colleen

610-829-6501

cbrelje@barley.com

Re: FNB Bank, N.A. v. Estate of Betty L. Remphrey, by Laura M. Petroski, Executrix
of the Estate of Betty L. Remphrey
Columbia County Docket No. 2018-CV-427/2018-ED-76

Please stay the sheriff's sale scheduled in the above matter for October 3, 2018 on
property located at 243 Duval Street, Berwick, Columbia County, Pennsylvania. The Plaintiff
has received the amount of \$6,500. Thanks!!

Colleen

IN THE EVENT OF A PROBLEM, PLEASE NOTIFY: Colleen Brelje at 610-898-7166

To ensure compliance with requirements imposed by the U.S. Internal Revenue Service in Circular 230, we inform you that any tax advice contained in this communication (including any attachment that does not explicitly state otherwise) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the U.S. Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed in this communication.

THIS MESSAGE IS INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone (collect), and return the original message to us at the above address via the U.S. Postal Service. Thank you.

Barley Snyder LLC633523

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BAYVIEW LOAN SERVICING, LLC
Plaintiff

vs.

BARRY FRACIONI AKA BARRY N. FRACIONI
Defendant(s)

NO. 2018-CV-685

**VERIFICATION OF NON-MILITARY SERVICE UNDER THE SERVICEMEMBERS CIVIL
RELIEF ACT AS AMENDED**

1. The undersigned attorney with KML Law Group, P.C., as the representative for the Plaintiff in the above entitled matter, does hereby state to the best of his/her information and belief, as follows:

2. That an inquiry has been made with the Defense Manpower Data Center ("DMDC") website operated by the United States Department of Defense (<https://www.dmdc.osd.mil/appj/scra/scraHome.do>) for the following individual(s): BARRY FRACIONI AKA BARRY N. FRACIONI, has a last known residence of 721 Iron Street, Bloomsburg, PA 17815. The following information was used to search the DMDC (check all that apply):

☒ Last Name

☒ First Name

☒ Social Security Number

3. The DMDC search results, a copy of which is attached, states that based on the information provided, the DMDC does not possess any information indicating that the individual is on active duty or has been on active duty within the last 367 days.

The undersigned understands that the statements herein are made subject to penalties of 18 Pa. C.S.A. 4904 relating to unsworn falsification to authorities.

Date

8/28/18

By:


KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

J Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Kevin G. McDonald Pa. ID 203783

Attorneys for Plaintiff

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

SSN: [REDACTED]
Birth Date:
Last Name: FRANCIONI
First Name: BARRY
Middle Name:
Status As Of: Aug-28-2018
Certificate ID: 13PTBJLQ2C7RW0G

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

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

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. ? 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.osd.mil/faq.xhtml#Q33>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. ? 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC ? 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC ? 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC ? 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

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

SSN: [REDACTED]
Birth Date:
Last Name: FRANCIONI
First Name: BARRY
Middle Name: N
Status As Of: Aug-28-2018
Certificate ID: M909MHXN39YHGNT

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

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

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

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Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

In the Court of Common Pleas of Columbia County

BAYVIEW LOAN SERVICING, LLC
4425 Ponce de Leon Blvd.
Coral Gables, FL 33146

Plaintiff

vs.

BARRY FRANCIONI AKA BARRY N. FRANCIONI
(Mortgagor(s) and Record Owner(s))
1029 Lasalle Street
Berwick, PA 18603

Defendant(s)

No. 2018-CV-685

PRAECIPE FOR JUDGMENT

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

Enter the Judgment in favor of Plaintiff and against BARRY FRANCIONI AKA BARRY N. FRANCIONI by default for want of an Answer.

Assess damages as follows:

Debt

\$15,185.16

Interest from 8/29/2018 to Date of Sale

Total

(Assessment of Damages attached)

I CERTIFY THAT FOREGOING ASSESSMENT OF DAMAGES IS FOR SPECIFIED AMOUNTS ALLEGED TO BE DUE IN THE COMPLAINT AND IS CALCULABLE AS A SUM CERTAIN FROM THE COMPLAINT.

I certify that written notice of the intention to file this praecipe was mailed or delivered to the party against whom judgment is to be entered and to his attorney of record, if any, after the default occurred and at least ten days prior to the date of the filing of this praecipe. A copy of the notice is attached. R.C.P. 237.1

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

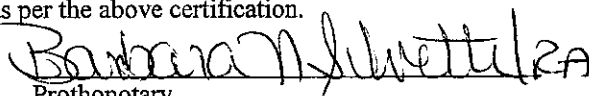
Kevin G. McDonald Pa. ID 203783

Matthew J. McClelland Pa. ID 319482

Attorneys for Plaintiff.

FILED
PROTHONOTARY
2018 AUG 30 A 11:45
CLERK OF COURT
COUNTY OF COLUMBIA

AND NOW August 30, 2018, Judgment is entered in favor of BAYVIEW LOAN SERVICING, LLC and against BARRY FRANCIONI AKA BARRY N. FRANCIONI by default for want of an Answer and damages assessed in the sum of \$15,185.16 as per the above certification.


Prothonotary

IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

BAYVIEW LOAN SERVICING, LLC
4425 Ponce de Leon Blvd
Coral Gables, FL 33146

Plaintiff

No. 2018-CV-685

vs.

BARRY FRANCIONI AKA BARRY N. FRANCIONI
(Mortgagors and Record Owner(s))
1029 Lasalle Street
Berwick, PA 18603

Defendant(s)

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT
OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE
PURPOSE OF COLLECTING THE DEBT.**

NOTICE

Notice is given that a judgment in the above-captioned matter has been entered against you.

~~Tami Kline~~
Prothonotary

By:

Barbara N. Silvestri/KA

Deputy

If you have any questions concerning the above, please contact:

KML Law Group, P.C.
Suite 5000 – BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322

KML Law Group, P.C.
Suite 5000 – BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322

Attorney for Plaintiff

BAYVIEW LOAN SERVICING, LLC
4425 Ponce de Leon Blvd
Coral Gables, FL 33146

Plaintiff

vs.

BARRY FRANCIONI AKA BARRY N. FRANCIONI
(Mortgagor(s) and Record owner(s))
1029 Lasalle Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-685

ORDER FOR JUDGMENT

Please enter Judgment in favor of BAYVIEW LOAN SERVICING, LLC, and against BARRY FRANCIONI AKA BARRY N. FRANCIONI for failure to file an Answer in the above action within (20) days from the date of service of the Complaint, in the sum of \$15,185.16.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Kevin G. McDonald Pa. ID 203783

Matthew J. McClelland Pa. ID 319482

Attorneys for Plaintiff

FILED
CLERK OF COURT
2018 JUN 30 A 11:46
CLERK OF COURT
COUNTY OF COLUMBIA

I hereby certify that the above names are correct and that the precise residence address of the judgment creditor is BAYVIEW LOAN SERVICING, LLC 4425 Ponce de Leon Blvd Coral Gables, FL 33146 and that the name(s) and last known address(es) of the Defendant(s) is/are BARRY FRANCIONI AKA BARRY N. FRANCIONI, 721 Iron Street Bloomsburg, PA 17815;

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Kevin G. McDonald Pa. ID 203783

Attorneys for Plaintiff

ASSESSMENT OF DAMAGES

TO THE PROTHONOTARY:

Kindly assess the damages in this case to be as follows:

Principal Balance	\$13,090.17
Interest from 10/05/2017 through 08/28/2018	\$1,250.55
Escrow Advances	\$42.47
Recoverable Balance	\$468.00
NSF Fees	\$333.97

\$15,185.16

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

✓ Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

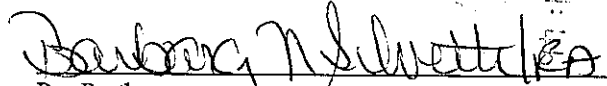
Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Kevin G. McDonald Pa ID 203873

Attorneys for Plaintiff

AND NOW, this 30 day of Aug, 2018 damages are assessed as above.


Pro Prothy

FILED
PROTHONOTARY
2018 AUG 30 A 11:43
CLERK OF COURTS
COUNTY OF COLORADO

2018-CV-685/182037FC

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P 3180-3183

KML Law Group, P.C.
Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

BAYVIEW LOAN SERVICING, LLC
4425 Ponce de Leon Blvd
Coral Gables, FL 33146

Plaintiff

vs.

BARRY FRANCIONI AKA BARRY N. FRANCIONI
Mortgagor(s) and Record Owner(s)
1029 Lasalle Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

2018-ED-100
No. 2018-CV-685

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$15,185.16

Interest from
8/29/2018 to Date of
Sale at 10.5800%

(Costs to be added)

2018 AUG 30 A 11:46
CLERK OF COMMON PLEAS
COUNTY OF COLUMBIA
PROTHONOTARY

By: 

KML LAW GROUP, P.C.

Michael McKee Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Kevin G. McDonald Pa. ID 203783

Attorneys for Plaintiff

No. 2018-CV-685
IN THE COURT OF COMMON PLEAS

BAYVIEW LOAN SERVICING, LLC

vs.

BARRY FRANCIONI AKA BARRY N. FRANCIONI
(Mortgagor(s) and Record Owner(s))
1029 Lasalle Street
Berwick, PA 18603

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

KML Law Group, P.C.
Attorney for Plaintiff

KML Law Group, P.C.
Suite 5000 – BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322

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

BAYVIEW LOAN SERVICING, LLC
4425 Ponce de Leon Blvd
Coral Gables, FL 33146

vs.

BARRY FRANCIONI AKA BARRY N.
FRANCIONI
1029 Lasalle Street
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

2018-ES-100

No. 2018-CV-685

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 1029 Lasalle Street Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE

\$15,185.16

Interest From 8/29/2018
Through Date of Sale

(Costs to be added)

Dated:

August 30, 2018

Barbara N. Silvette

Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy

Rosalie Antonello

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

No. 2018-CV-685

IN THE COURT OF COMMON PLEAS

BAYVIEW LOAN SERVICING, LLC

vs.

BARRY FRANCIONI AKA BARRY N. FRANCIONI
Mortgagor(s)
1029 Lasalle Street Berwick, PA 18603

WRIT OF EXECUTION
(Mortgage Foreclosure)

REAL DEBT	
INTEREST from	
COSTS PAID:	
PROTHY	\$15,185.16
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$
Office of Judicial Support	\$

Judg. Fee
Cr.
Sat.

KML Law Group, P.C.
Attorney for Plaintiff
KML Law Group, P.C.
Suite 5000 – BNY Independence Center
701 Market Street
Philadelphia, PA 19106
(215) 627-1322

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BAYVIEW LOAN SERVICING LLC
vs.
FRANCIONI, BARRY

Case Number
2018CV685

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 100

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/07/2018 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: SHERKEY EVANS

Relation: CLERK

Date: 8/31/18

Time: 1500

Deputy: 4

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2018CV685

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
vs.
FRANCIONI, BARRY

Case Number
2018CV685

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 100
Manner: < Not Specified > **Expires:** **Warrant:**
Notes: SALE DATE & TIME: 11/07/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

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

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: EILEEN HESS
Relation: CLERK
Date: 8/31/18 **Time:** 1502
Deputy: 4 **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2018CV685 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

All That Certain Parcel of Land In Borough of Berwick, Columbia County Commonwealth of PA, As More Fully Described In Book 436 Page 1089 ID # 04C-01-254, Being Known And Designated As A Metes And Bounds Property.

ALSO DESCRIBED AS:

ALL that certain lots, pieces or parcels of land situate on the westerly side of LaSalle Street, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follow, to-wit:

NO.1 BEGINNING at a point on the westerly side of La Salle Street at the northeast corner of Lot No. 5, Section 27; thence in a westerly direction along the northerly line of said Lot No. 5, a distance of one hundred forty (140) feet to the easterly line of an alley; thence in a northerly direction along the easterly side of said alley a distance of forty (40) feet to the southerly line of Lot No. 7, Section 27 (Parcel No. 2 below); thence in an easterly direction along the southerly line of said Lot No. 7, Section 27, a distance of one hundred forty (140) feet to the westerly line of LaSalle Street; thence in a southerly direction along the westerly line of LaSalle Street a distance of forty (40) feet to the place of beginning. This description is intended to cover and convey Lot No. 6, Section 27 of George E. Sponsler's Addition to the Borough of Berwick.

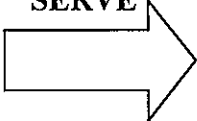
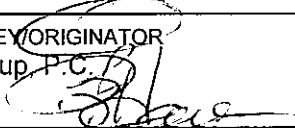
NO. 2: BEGINNING at a point on the westerly side of La Salle Street at the northeast corner of Lot No. 6, Section 27, (Parcel No. 1 above); thence in a westerly direction along the northerly line of said Lot No. 6, Section 27, a distance of one hundred forty (140) feet to the easterly line of an alley; thence along the easterly side of said alley twenty feet (20) feet to the southwest corner of land of Larry D. Karchner, formerly land of Dominic Salem heirs; thence along the southerly line of land of Larry D. Karchner, parallel to the first course herein, a distance of one hundred forty (140) feet to the westerly line of La Salle Street; thence in a southerly direction along the westerly line of La Salle Street a distance of twenty (20) feet to the northeast corner of Lot No. 6, Section 27 first above mentioned, the place of beginning. This description is intended to cover and to convey the southerly half of Lot No. 7 Section 27 of George E. Sponsler's Addition to Berwick, on which is erected House NO. 1029 La Salle Street.

UNDER AND SUBJECT, however, to the understanding and condition that no building shall be erected nearer than fifteen (15) feet to La Salle Street.

TAX PARCEL #: 04C-01-254-00,000

BEING KNOWN AS: 1029 Lasalle Street, Berwick PA 18603

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ BAYVIEW LOAN SERVICING, LLC		COURT NUMBER 2018-CV-685	
DEFENDANT/S/ BARRY FRACIONI AKA BARRY N. FRACIONI		TYPE OF WRIT OR COMPLAINT EXECUTION	
SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE BARRY FRACIONI AKA BARRY N. FRACIONI		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 1029 Lasalle Street, Berwick, PA 18603		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL			
SIGNATURE OF ATTORNEY/ORIGINATOR KML Law Group, P.C. 		TELEPHONE NUMBER (215) 825-6320	DATE August 28, 2018
ADDRESS OF ATTORNEY KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

KML Law Group, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
ATTORNEY FOR PLAINTIFF

BAYVIEW LOAN SERVICING, LLC

4425 Ponce de Leon Blvd
Coral Gables, FL 33146

Plaintiff

vs.

BARRY FRACIONI AKA BARRY N. FRACIONI

Mortgagor(s) and Record Owner(s)
1029 Lasalle Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Term
No. 2018-CV-685

**CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA CASE
RECORDS PUBLIC ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION**

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the Case Records Public Access Policy of the Unified Judicial System of Pennsylvania that require filing confidential information and documents differently than non-confidential information and documents and that confidential information and documents have been redacted in accordance with controlling privacy statutes and that confidential information is not required by law, ordered by the court or is not otherwise necessary to effect the disposition of this matter.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Michael J. Clark Pa. ID 202929

✓ Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Kevin G. McDonald Pa. ID 203783

Maria D. Miksich Pa. ID 319383

Attorneys for Plaintiff

KML Law Group, P.C.
Suite 5000 – BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

BAYVIEW LOAN SERVICING, LLC
4425 Ponce de Leon Blvd
Coral Gables, FL 33146

Plaintiff

vs.

BARRY FRANCIONI AKA BARRY N. FRANCIONI
Mortgagor(s) and Record Owner(s)
1029 Lasalle Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2018-CV-685

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

Plaintiff, by counsel, hereby certifies that it has complied with the provisions of Act 91 of 1983 and/or the real property in question is not subject to the Act.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Kevin G. McDonald Pa. ID 203783

Matthew J. McClelland Pa. ID 319482

Attorneys for Plaintiff

KML Law Group, P.C.
Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

BAYVIEW LOAN SERVICING, LLC
4425 Ponce de Leon Blvd
Coral Gables, FL 33146

Plaintiff

vs.

BARRY FRANCIONI AKA BARRY N. FRANCIONI
Mortgagor(s) and Record Owner(s)

1029 Lasalle Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-685

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.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Kevin G. McDonald Pa. ID 203783

Matthew J. McClelland Pa. ID 319482

Attorneys for Plaintiff

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



71901140006000138120

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	14044	Carrier / service:	USPS Server	First-Class Mail®	8/31/2018 12:00:00 AM
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Ship to:

PENNSYLVANIA DEPT OF LABOR &
INDUSTRY

651 BOAS STREET

Tracking #: 71901140006000138151

Doc Ref #: 2018ED100

Postage 5.4200

HARRISBURG PA 17121

Document Receipt

Trans #	14043	Carrier / service:	USPS Server	First-Class Mail®	8/31/2018 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

1150 1ST AVENUE STE 1001

Tracking #: 71901140006000138144

Doc Ref #: 2018ED100

Postage 5.4200

KING OF PA 19406
PRUSSIA

Document Receipt

Trans #	14040	Carrier / service:	USPS Server	First-Class Mail®	8/31/2018 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000138113

Doc Ref #: 2018ED100

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	14041	Carrier / service:	USPS Server	First-Class Mail®	8/31/2018 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000138120

Doc Ref #: 2018ED100

Postage 5.4200

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	14040	Carrier / service:	USPS Server	First-Class Mail®	8/31/2018 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000138113

Doc Ref #: 2018ED100

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	14039	Carrier / service:	USPS Server	First-Class Mail®	8/31/2018 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000138106

Doc Ref #: 2018ED100

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	14038	Carrier / service:	USPS Server	First-Class Mail®	8/31/2018 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000138090

Doc Ref #: 2018ED100

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	14042	Carrier / service:	USPS Server	First-Class Mail®	8/31/2018 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000138137

Doc Ref #: 2018ED100

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans #	14041	Carrier / service:	USPS Server	First-Class Mail®	8/31/2018 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000138120

Doc Ref #: 2018ED100

Postage 5 4200

PHILADELPHIA PA 19107-4214

KML Law Group, P.C.

Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322
Attorney for Plaintiff

BAYVIEW LOAN SERVICING, LLC
4425 Ponce de Leon Blvd
Coral Gables, FL 33146
Plaintiff

vs.

BARRY FRANCIONI AKA BARRY N. FRANCIONI
Mortgagor(s) and Record Owner(s)
1029 Lasalle Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2018-CV-685

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: FRANCIONI, BARRY
BARRY FRANCIONI AKA BARRY N. FRANCIONI
1029 Lasalle Street
Berwick, PA 18603

Your house at 1029 Lasalle Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on Nov. 7th 2018, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$15,185.16 obtained by BAYVIEW LOAN SERVICING, LLC against you.

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

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

1. The sale will be cancelled if you pay to BAYVIEW LOAN SERVICING, LLC, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311 or email homeretention@kmlawgroup.com (KML File Number 182037FC). Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

KML LAW GROUP, P.C.

SUITE 5000
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322 info@kmlawgroup.com

FIRSTTRUST

800.220.BANK / firsttrust.com

3-7380/2360

901749

PAY TO THE
ORDER OF

Sheriff of Columbia County

August 28, 2018

One Thousand Three Hundred And Fifty And 00 / 100

Sheriff's Office 100 North Main Street Floor B2 /
Doylestown, PA 18901

MEMO FRANCIONI; 182037FC

\$ 1350.00

DOLLARS

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS



Security features. Details on back.

[Signature]
AUTHORIZED SIGNATURE

⑈00901749⑈ ⑆23607380⑆ 80 00082795⑈