

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
RONALD MARCONI (et al.)

Case Number  
2017CV1464

PROPERTY ADDRESS  
1988 STATE ROUTE 254, ORANGEVILLE, PA 17859

## REAL ESTATE SALE REQUEST LEDGER

| <u>DATE</u> | <u>CATEGORY</u>                 | <u>MEMO</u> | <u>CHK #</u> | <u>DEBIT</u> | <u>CREDIT</u> |
|-------------|---------------------------------|-------------|--------------|--------------|---------------|
| 02/26/2018  | Advance Fee                     | Advance Fee | 15005926     | \$0.00       | \$1,350.00    |
| 02/26/2018  | Advertising Sale (Newspaper)    |             |              | \$15.00      | \$0.00        |
| 02/26/2018  | Advertising Sale Bills & Copies |             |              | \$17.50      | \$0.00        |
| 02/26/2018  | Crying Sale                     |             |              | \$10.00      | \$0.00        |
| 02/26/2018  | Docketing                       |             |              | \$15.00      | \$0.00        |
| 02/26/2018  | Levy                            |             |              | \$15.00      | \$0.00        |
| 02/26/2018  | Mailing Costs                   |             |              | \$36.00      | \$0.00        |
| 02/26/2018  | Posting Handbill                |             |              | \$15.00      | \$0.00        |
| 02/26/2018  | Press Enterprise Inc.           |             |              | \$1,110.00   | \$0.00        |
| 02/26/2018  | Web Posting                     |             |              | \$100.00     | \$0.00        |
| 05/30/2018  | Sheriff Automation Fund         |             |              | \$50.00      | \$0.00        |
| 05/30/2018  | Service                         |             |              | \$165.00     | \$0.00        |
| 05/30/2018  | Service Mileage                 |             |              | \$16.00      | \$0.00        |
| 05/30/2018  | Copies                          |             |              | \$5.50       | \$0.00        |
| 05/30/2018  | Notary Fee                      |             |              | \$15.00      | \$0.00        |
| 05/30/2018  | Tax Claim Search                |             |              | \$5.00       | \$0.00        |
| 05/30/2018  | Surcharge                       |             |              | \$120.00     | \$0.00        |
|             |                                 |             |              | \$1,710.00   | \$1,350.00    |

|                       |                   |
|-----------------------|-------------------|
| <b>TOTAL BALANCE:</b> | <b>\$(360.00)</b> |
|-----------------------|-------------------|

# TX Result Report

P 1  
05/30/2018 11:15  
Serial No. A6VF011029028  
TC:00021172

| Addressee    | Start Time  | Time     | Prints  | Result | Note |
|--------------|-------------|----------|---------|--------|------|
| 916102789980 | 05-30 11:12 | 00:00:43 | 000/002 | Cont   | ORG  |
| 916102789980 | 05-30 11:14 | 00:01:22 | 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 Foode : 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: Cory Mackanich FROM: Sheriff Timothy Chamberlain  
FAX: \_\_\_\_\_ PAGES: 2  
PHONE: \_\_\_\_\_ DATE: May 30, 2018  
RE: Marconi CC: \_\_\_\_\_

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

I received your stay, attached is a cost sheet showing balance due of \$360.00.

COLUMBIA COUNTY SHERIFF'S OFFICE  
PO BOX 380  
PH 570-389-5622 | FAX 570-389-5625  
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TO: Cory Mackanich

FROM: Sheriff Timothy Chamberlain

FAX:

PAGES: 2

PHONE:

DATE: May 30, 2018

RE: Marconi

CC:

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

I received your stay, attached is a cost sheet showing balance due of \$360.00.

**SHAPIRO & DeNARDO, LLC**

ATTORNEYS AT LAW  
A PENNSYLVANIA LIMITED LIABILITY COMPANY

3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406  
Tel: (610) 278-6800 Fax: (610) 278-9980

GERALD M. SHAPIRO +++  
DAVID S. KREISMAN \*\*  
CHRISTOPHER A. DeNARDO +

+ Licensed in Pennsylvania and New Jersey  
++ Licensed in Pennsylvania and Texas  
+++ Licensed in Illinois and Florida

\* Licensed in Pennsylvania Only  
\*\* Licensed in Illinois Only

**PA Attorneys**

KRISTEND. LITTLE +  
Managing Attorney - PA  
KEVIN S. FRANKEL +  
SAMANTHA GABLE +  
DANIEL T. LUTZ ++  
LESLIE J. RASE \*  
ALISON H. TULIO +  
STEPHANIE A. WALCZAK +  
KATHERINE M. WOLF +

Office of the Sheriff of Columbia County  
Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815  
Attn: Real Estate Deputy

RE: Bayview Loan Servicing, LLC, a Delaware Limited Liability Company vs. Phoebyann  
Elizabeth Marconi and Ronald E. Marconi  
Docket No.: 2017-CV-1464  
Property Address: 1988 State Route 254, Orangeville, PA 17859  
S&D File No.: 17-058073  
Sale Date: July 25, 2018

Dear Real Estate Deputy:

Kindly stay Sheriff's sale currently scheduled for July 25, 2018 in the above-referenced matter.  
Plaintiff has realized no monies.

Thank you for your anticipated cooperation. If you have any questions or problems, please do  
not hesitate to contact me directly.

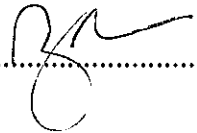
Very truly yours,  
Cory Mackanich  
Foreclosure Department

cc: Phoebyann Elizabeth Marconi  
1988 State Route 254  
Orangeville, PA 17859

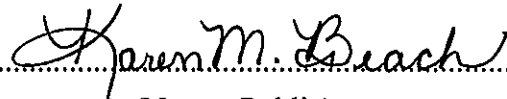
Ronald E. Marconi  
1988 State Route 254  
Orangeville, PA 17859

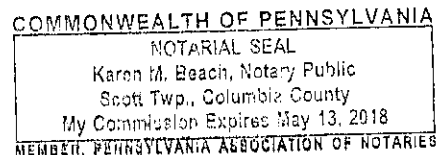
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

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 April 11, 18, 25, 2018 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 ..... 25<sup>th</sup> day of April ..... 2018.....

.....  
  
(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.

.....

# 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 02/27/18

Account:

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

Ad ID: 1130568  
Description: MARCONI 2017 CV1464  
Run Dates: 04/11/18 to 04/25/18  
Class: 2  
Agate Lines: 183  
Blind Box:

**Total Ad Cost \$1,110.00**  
**Amount Paid \$0.00**

| Publication      | Start    | Stop     | Inserts | Cost       |
|------------------|----------|----------|---------|------------|
| Press Enterprise | 04/11/18 | 04/25/18 | 3       | \$1,110.00 |

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2017CV1464

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, MAY 02, 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 THOSE two certain lots or parcels of land situate in Rohrsburg, Greenwood Township, Columbia County, Pennsylvania bounded and described as follows: THE FIRST THEREOF: Beginning at a post corner of land of P. D. Black, thence by lands of Jacob Rantz South 78 1/2 degrees West, two (2) perches to a post; thence by land of Charity Gillispy North 27 degrees East, two and two-tenths (2.2) perches to a post; thence by same, South 72 1/2 degrees West, two and nine-tenths (2.9) perches to a post; thence by same, North 16 1/2 degrees East, five (5) perches to a post at the road; thence by said road, South 78 1/2 degrees East, three and eight-tenths (3.8) perches to a post; thence by land of said P.D. Black, South 11 1/4 degrees West, seven and four-tenths (7.4) perches to the place of beginning. Containing twenty-five (25) perches, be the same more or less. THE SECOND THEREOF: Bounded on the North by Public road leading to Millville; on the East by land of Mrs. Vaughn; on the South by land of Jacob Rantz Estate; and on the West by land now or formerly of Hite; being fifty-nine (59) feet in front on Millville Road and ninety-nine (99) feet in depth. FOR INFORMATIONAL PURPOSES ONLY: Being known as 1988 State Route 254, Orangeville, PA 17859. Parcel # 17-14-007-00.000. BEING THE SAME PREMISES which Phoebyann Elizabeth Quick n/k/a Phoebyann Elizabeth Marconi, Paul E. Quick and Melvin E. Quick and Dawn Quick by Deed dated April 4, 1996 and recorded April 10, 1996 in Deed Book 621, page 0079, in the Office of the Recorder of Deeds in and for the County of Columbia, granted and conveyed unto Phoebyann Elizabeth Marconi, in fee.

PROPERTY ADDRESS: 1988 STATE ROUTE 254, ORANGEVILLE, PA 17859  
UPI / TAX PARCEL NUMBER: 17-14A-007-00.000

Seized and taken into execution to be sold as the property of RONALD MARCONI, PHOEYANN E MARCONI 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:  
SHAPIRO & DENARDO  
KING OF PRUSSIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

# **SHAPIRO & DeNARDO, LLC**

ATTORNEYS AT LAW  
A PENNSYLVANIA LIMITED LIABILITY COMPANY

3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406  
Tel: (610) 278-6800 Fax: (610) 278-9980

GERALD M. SHAPIRO +++  
DAVID S. KREISMAN \*\*  
CHRISTOPHER A. DENARDO +

+ Licensed in Pennsylvania and New Jersey  
++ Licensed in Pennsylvania and Texas  
+++ Licensed in Illinois and Florida

\* Licensed in Pennsylvania Only  
\*\* Licensed in Illinois Only

## **PA Attorneys**

KRISTEN D. LITTLE +  
Managing Attorney - PA  
KEVIN S. FRANKEL +  
SAMANTHA GABLE +  
DANIEL T. LUTZ ++  
LESLIE J. RASE \*  
ALISON H. TULIO +  
STEPHANIE A. WALCZAK +  
KATHERINE M. WOLF +

Prothonotary's Office  
Columbia County Clerk  
35 West Main Street  
P.O. Box 380

Bloomsburg, PA 17815

RE: Bayview Loan Servicing, LLC, a Delaware Limited Liability Company vs. Phoebyann  
Elizabeth Marconi and Ronald E. Marconi  
Docket No.: 2017-CV-1464  
Property Address: 1988 State Route 254, Orangeville, PA 17859  
S&D File No.: 17-058073

# **COPY**

Enclosed please find an Affidavit of Service to be filed in the above-referenced action.

Upon filing, please forward to this office in the enclosed, self-addressed stamped envelope, a  
timed stamped copy of the document.

Should you have any questions, or require additional information, please do not hesitate to  
contact the undersigned.

Sincerely,

SHAPIRO & DeNARDO, LLC

Cory Mackanich  
Legal Assistant

Enclosure



235 SOUTH 13TH STREET  
PHILADELPHIA, PA 19107  
PHONE: (215) 546-7400  
FAX: (215) 985-0169



Bayview Loan Servicing, LLC, a Delaware Limited Liability Company :

COURT

Court of Common Pleas of

-VS-

Phoebyann Elizabeth Marconi and Ronald E. Marconi :

CASE NUMBER

Pennsylvania

Columbia County

2017-CV-1464

State of Pennsylvania

# AFFIDAVIT

County of Snyder

B&R Control # CS145322.01

Reference Number 17-058073

## SERVICE INFORMATION

On 3/1/2018, we received the  
Notice of Sheriff Sale  
For service upon: Phoebyann Elizabeth Marconi  
At 1988 State Route 254, Orangeville, PA 17859

☒ Served Date 03/10/18 Time 9:17 AM Accepted By: Ronald Marconi

In the manner described below.

☐ Personally served.

☒ Adult in charge of residence, relationship is co-resident

☐ Adult in charge of residence who refused to give name and/or relationship.

☐ Manager/Clerk of place of residence lodging

☐ Agent or person in charge of office or usual place of business

☐ Other

Description of Person Age 80 Height 5'03" Weight 130 Race White Sex Male

Other White hair

☐ Not Served Date \_\_\_\_\_ Time \_\_\_\_\_ ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

☐ Other \_\_\_\_\_

The Process Server, being duly sworn, deposes and says that the facts set forth herein are true and correct to the best of their knowledge, information and belief.

Process Server/Sheriff- Nathan Morgan

Sworn to and subscribed before me this

15 day of MARCH 2018

Matthew C. Smith

Notary Public

Client Phone (610) 278-6800

Sale Date: 05/02/2018 Filed Date: \_\_\_\_\_

BR Serve By: 04/01/2018

Cibele Glazer  
Shapiro and DeNardo, LLC  
3600 Horizon Drive  
Suite 150  
King of Prussia, PA 19406



COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL  
MATTHEW C SMITH

Notary Public

MONROE TWP, SNYDER COUNTY  
My Commission Expires Oct 23, 2020

ORIGINAL



My Commission Expires 01-01-2010  
NOTARIAL SEAL  
MATTHEW C. SAMPSON  
Notary Public  
COMMONWEALTH OF PENNSYLVANIA



235 SOUTH 13TH STREET  
PHILADELPHIA, PA 19107  
PHONE: (215) 546-7400  
FAX: (215) 985-0169



Bayview Loan Servicing, LLC, a Delaware Limited Liability Company :

COURT

Court of Common Pleas of

-VS-

Phoebyann Elizabeth Marconi and Ronald E. Marconi

:

CASE NUMBER

Pennsylvania  
Columbia County  
2017-CV-1464

State of Pennsylvania

# AFFIDAVIT

County of Snyder

B&R Control # CS145322.02

Reference Number 17-058073

## SERVICE INFORMATION

On 3/1/2018, we received the  
Notice of Sheriff Sale  
For service upon: Ronald E. Marconi  
At 1988 State Route 254, Orangeville, PA 17859

☒ Served Date 03/10/18 Time 9:17 AM Accepted By: Ronald Marconi

In the manner described below.

☒ Personally served.

☐ Adult in charge of residence, relationship is \_\_\_\_\_

☐ Adult in charge of residence who refused to give name and/or relationship. \_\_\_\_\_

☐ Manager/Clerk of place of residence lodging \_\_\_\_\_

☐ Agent or person in charge of office or usual place of business \_\_\_\_\_

☐ Other \_\_\_\_\_

Description of Person Age 80 Height 5'03" Weight 130 Race White Sex Male  
Other White hair

☐ Not Served Date \_\_\_\_\_ Time \_\_\_\_\_ ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

☐ Other \_\_\_\_\_

The Process Server, being duly sworn, deposes and says that the facts set forth herein are true and correct to the best of their knowledge, information and belief.

Process Server/Sheriff

Nathan Morgan

Sworn to and subscribed before me this

15 day of MARCH 2018

Matthew C. Smith

Notary Public

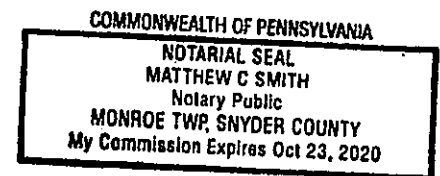
Client Phone (610) 278-6800

Sale Date: 05/02/2018

Filed Date: \_\_\_\_\_

BR Serve By: 04/01/2018

Cibele Glazer  
Shapiro and DeNardo, LLC  
3600 Horizon Drive  
Suite 150  
King of Prussia, PA 19406



ORIGINAL

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
MATTHEW C. SMITH  
Notary Public  
MONROE TWP. SHARPSBORO  
PA Commission Expires Oct 29, 2020

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
KEVIN S. FRANKEL, PA I.D. NO. 318323  
SAMANTHA GABLE, PA I.D. NO. 320695  
DANIEL T. LUTZ, PA I.D. NO. 318144  
LESLIE J. RASE, PA I.D. NO. 58365  
ALISON H. TULIO, PA I.D. NO. 87075  
STEPHANIE A. WALCZAK, PA I.D. NO. 320431  
KATHERINE M. WOLF, PA I.D. NO. 314307  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S&D FILE NO. 17-058073

Bayview Loan Servicing, LLC, a Delaware  
Limited Liability Company  
PLAINTIFF

vs.

Phoebyann Elizabeth Marconi and  
Ronald E. Marconi  
DEFENDANT(S)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO:2017-CV-1464

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

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts that require filing confidential information and documents differently than non-confidential information and documents.

SHAPIRO & DeNARDO, LLC

BY:

  
Samantha Gable, Esquire)

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
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TELEPHONE: (610)278-6800  
S&D FILE NO. 17-058073

**COPY**

Bayview Loan Servicing, LLC, a Delaware  
Limited Liability Company  
Bayview Loan Servicing, LLC  
4425 Ponce de Leon Blvd  
5th Floor  
Coral Gables, FL 33146  
PLAINTIFF

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

2017-CV-1464

VS.

Phoebyann Elizabeth Marconi and Ronald E.  
Marconi  
DEFENDANT(S)

Notice of the Date of Continued Sheriff's sale

The Sheriff's Sale scheduled for May 2, 2018 at 9:00 AM in the above-captioned matter has  
been continued until July 25, 2018.

SHAPIRO & DeNARDO, LLC

Date: 4/9/18

BY: 

Attorneys for Plaintiff  
SAMANTHA GABLE, ESQUIRE

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
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Bayview Loan Servicing, LLC, a Delaware  
Limited Liability Company  
Bayview Loan Servicing, LLC  
4425 Ponce de Leon Blvd  
5th Floor  
Coral Gables, FL 33146  
PLAINTIFF

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

2017-CV-1464

VS.

Phoebyann Elizabeth Marconi and  
Ronald E. Marconi  
DEFENDANT(S)

Certificate of Filing

On this date, I sent for filing with the Prothonotary of Columbia County, in reference to the above captioned matter, a copy of the Notice of the Date of Continued Sheriff's sale from May 2, 2018 to July 25, 2018.

Date: 4/9/18

SHAPIRO & DeNARDO, LLC

BY: 

Attorneys for Plaintiff

SAMANTHA GABLE, ESQUIRE

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
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TELEPHONE: (610)278-6800  
S&D FILE NO. 17-058073

Bayview Loan Servicing, LLC, a Delaware  
Limited Liability Company  
PLAINTIFF

vs.

Phoebyann Elizabeth Marconi and  
Ronald E. Marconi  
DEFENDANT(S)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO:2017-CV-1464

CERTIFICATE OF SERVICE

I, Samantha Gable, Esquire, Attorney for the Plaintiff, hereby certify that I have served  
by first class mail, postage prepaid, true and correct copies of the attached papers upon the  
following person(s) or their attorney of record:

Phoebyann Elizabeth Marconi  
1988 State Route 254  
Orangeville, PA 17859

Ronald E. Marconi  
1988 State Route 254  
Orangeville, PA 17859

Date: 4/9/18

BY: 

SHAPIRO & DeNARDO, LLC

Attorneys for Plaintiff

SAMANTHA GABLE, ESQUIRE

SHAPIRO & DeNARDO, LLC  
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KATHERINE M. WOLF, PA I.D. NO. 314307  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S&D FILE NO. 17-058073

Bayview Loan Servicing, LLC, a Delaware  
Limited Liability Company  
PLAINTIFF

vs.

Phoebyann Elizabeth Marconi  
and  
Ronald E. Marconi  
DEFENDANT(S)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO:2017-CV-1464

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

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts that require filing confidential information and documents differently than non-confidential information and documents.

SHAPIRO & DeNARDO, LLC

BY:

  
Samantha Gable, Esquire



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
MARCONI, RONALD (et al.)

Case Number  
2017CV1464

## SERVICE COVER SHEET

**Service Details:**

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

**Manner:** < Not Specified >

**Expires:**

**Zone:**

**Warrant:**

**Notes:** SALE DATE & TIME: 05/02/2018 AT 9:00 AM  
SHERIFF'S SALE BILL

**Serve To:**

**Name:** (POSTING)

**Primary Address:** 1988 STATE ROUTE 254  
ORANGEVILLE, PA 17859

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:**

**Relation:**

**Date:**

3-26-18

**Time:**

14:53

**Deputy:**

3

**Mileage:**

**Attorney / Originator:**

**Name:** SHAPIRO & DENARDO

**Phone:**

**Service Attempts:**

**Date:**

**Time:**

**Mileage:**

**Deputy:**

**Service Attempt Notes:**

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

(POSTING)

2017CV1464

1988 STATE ROUTE 254, ORANGEVILLE, PA 17859

NO EXPIRATION

# **SHAPIRO & DeNARDO, LLC**

ATTORNEYS AT LAW  
A PENNSYLVANIA LIMITED LIABILITY COMPANY

3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406  
Tel: (610) 278-6800 Fax: (610) 278-9980

GERALD M. SHAPIRO +++  
DAVID S. KREISMAN \*\*  
CHRISTOPHER A. DENARDO +

+ Licensed in Pennsylvania and New Jersey  
++ Licensed in Pennsylvania and Texas  
+++ Licensed in Illinois and Florida

\* Licensed in Pennsylvania Only  
\*\* Licensed in Illinois Only

## **PA Attorneys**

KRISTEN D. LITTLE +  
Managing Attorney • PA  
KEVIN S. FRANKEL +  
SAMANTHA GABLE +  
DANIEL T. LUTZ ++  
LESLIE J. RASE \*  
ALISON H. TULIO +  
STEPHANIE A. WALCZAK +  
KATHERINE M. WOLF +

Columbia County Clerk  
35 West Main Street  
P.O. Box 380  
Bloomsburg, PA 17815

RE: Bayview Loan Servicing, LLC, a Delaware Limited Liability Company vs.  
Phoebyann Elizabeth Marconi and Ronald E. Marconi  
Docket No.: 2017-CV-1464  
Property Address: 1988 State Route 254, Orangeville, PA 17859  
S&D File No.: 17-058073  
Sale Date: May 2, 2018

To whom it may concern:

Enclosed please find our Certification of Notice to Lienholders. Kindly file the same.

If you have any questions on this, please don't hesitate to call.

Sincerely,

Cory Mackanich  
Legal Assistant

S&D # 17-058073  
Enclosures

cc: Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
KEVIN S. FRANKEL, PA I.D. NO. 318323  
SAMANTHA GABLE, PA I.D. NO. 320695  
DANIEL T. LUTZ, PA I.D. NO. 318144  
LESLIE J. RASE, PA I.D. NO. 58365  
ALISON H. TULIO, PA I.D. NO. 87075  
STEPHANIE A. WALCZAK, PA I.D. NO. 320431  
KATHERINE M. WOLF, PA I.D. NO. 314307  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S&D FILE NO. 17-058073

Bayview Loan Servicing, LLC, a Delaware  
Limited Liability Company  
PLAINTIFF

vs.

Phoebyann Elizabeth Marconi  
and  
Ronald E. Marconi  
DEFENDANT(S)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

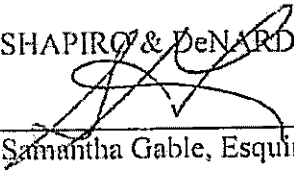
NO:2017-CV-1464

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

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts that require filing confidential information and documents differently than non-confidential information and documents.

SHAPIRO & DeNARDO, LLC

BY:

  
Samantha Gable, Esquire

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO.  
78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
KEVIN S. FRANKEL, PA I.D. NO. 318323  
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3600 HORIZON DRIVE, SUITE 150  
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TELEPHONE: (610)278-6800  
S&D FILE NO. 17-058073

Bayview Loan Servicing, LLC, a Delaware  
Limited Liability Company  
PLAINTIFF

VS.

Phoebyann Elizabeth Marconi and Ronald E.  
Marconi  
DEFENDANTS

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO:2017-CV-1464

**CERTIFICATION OF NOTICE TO LIENHOLDERS**  
**PURSUANT TO PA R.C.P 3129.2 (C) (2)**

I, Sandra Marshall, Legal Assistant for Shapiro & DeNardo, LLC, attorneys for the Plaintiff, Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, hereby certify that Notice of Sale was served on all persons appearing on Exhibit "A" attached hereto, by United States mail, first class, postage prepaid, with Certificates of Mailing on March 1, 2018, the originals of which are attached and that each of said persons appears on Plaintiff's Affidavit pursuant to Pa. R.C.P. 3129.1.

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

SHAPIRO & DENARDO, LLC

Date: 3/15/18

By: Sandra Marshall

Sandra Marshall  
Legal Assistant



**Certificate of Mailing — Firm (Domestic)**

[illegible]

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
MARCONI, RONALD (et al.)

Case Number  
2017CV1464

## SERVICE COVER SHEET

### Service Details:

|                  |   |                 |    |
|------------------|---|-----------------|----|
| <b>Category:</b> | Real Estate Sale - Sale Notice  | <b>Zone:</b>    | 16 |
| <b>Manner:</b>   | < Not Specified >   | <b>Expires:</b> |    |
| <b>Notes:</b>    | SALE DATE & TIME: 05/02/2018 AT 9:00 AM<br>PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS |                 |    |
|                  |   |                 |    |

### Serve To:

|                           |  |
|---------------------------|--|
| <b>Name:</b>              | BENEFICIAL CONSUMER DISCOUNT COMI                      |
| <b>Primary Address:</b>   | 570 MONTOUR BLVD MONTOUR PLAZA<br>BLOOMSBURG, PA 17815 |
| <b>Phone:</b>             | DOB:   |
| <b>Alternate Address:</b> | 961 WEIGEL DRIVE<br>ELMHURST, IL 60126                 |
| <b>Phone:</b>             |  |

### Final Service:

|                         |   |
|-------------------------|---|
| <b>Served:</b>          | Personally · Adult In Charge · Posted · Other |
| <b>Adult In Charge:</b> | Not Here / Moved                              |
| <b>Relation:</b>        |   |
| <b>Date:</b>            | 3-16-18                                       |
| <b>Time:</b>            | 1400  |
| <b>Deputy:</b>          | 12  |
| <b>Mileage:</b>         |   |

### Attorney / Originator:

|                                |               |
|--------------------------------|---------------|
| <b>Name:</b> SHAPIRO & DENARDO | <b>Phone:</b> |
|--------------------------------|---------------|

### Service Attempts:

|                 |         |  |  |  |  |  |
|-----------------|---------|--|--|--|--|--|
| <b>Date:</b>    | 3-16-18 |  |  |  |  |  |
| <b>Time:</b>    | 1320    |  |  |  |  |  |
| <b>Mileage:</b> |         |  |  |  |  |  |
| <b>Deputy:</b>  | 12      |  |  |  |  |  |

### Service Attempt Notes:

1. MOVED NO LONGER THERE
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

BENEFICIAL CONSUMER C

2017CV1464

570 MONTOUR BLVD MONTOUR PLAZA, BLOOMSBURG NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 03/14/2018

Fee: \$5.00

Cert. NO: 31793

MARCONI PHOEBYANN ELIZABETH  
1988 STATE ROUTE 254  
ORANGEVILLE PA 17859

District: GREENWOOD TWP  
Deed: 0621 -0079  
Location: 1988 STATE ROUTE 254  
Parcel Id:17 -14A-007-00,000

Assessment: 10,242  
Balances as of 03/14/2018

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

COLUMBIA COUNTY SHERIFF

By: \_\_\_\_\_

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

# **Greenwood Township Municipal Authority**

**90 Shed Road**

**Millville, PA 17846**

**570-458-0212 Fax 570-458-4477**

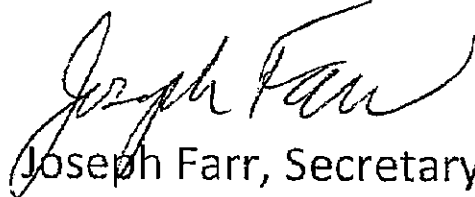
**[greenwoodtownship@hotmail.com](mailto:greenwoodtownship@hotmail.com)**

March 7, 2018

Columbia Co. Sheriff

In reference to sheriff sale: Phoebyann Marconi 1988 SR  
254 Orangeville, PA 17859.

Current sewer bill on this property owed to Greenwood  
Township Municipal Authority is \$1375.56.

  
Joseph Farr, Secretary



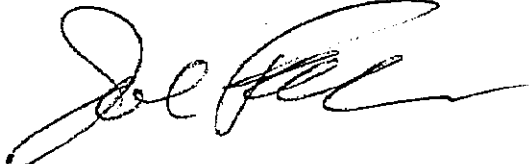
Greenwood Township  
90 Shed Rd.  
Millville, PA 17846  
570-458-0212  
570-458-4477 Fax  
greenwoodtownship@hotmail.com

# FAX

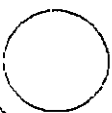
To: Col G Sheriff From: GTMA  
Fax: 389-5625 Pages: 3  
Phone: \_\_\_\_\_ Date: 3-7-18  
Re: \_\_\_\_\_ CC: \_\_\_\_\_

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

Comments:

Marconi Sheriff Sale  
Amount owed to GTMA  


[Pick the date]



SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
KEVIN S. FRANKEL, PA I.D. NO. 318323  
SAMANTHA GABLE, PA I.D. NO. 320695  
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LESLIE J. RASE, PA I.D. NO. 58365  
ALISON H. TULIO, PA I.D. NO. 87075  
KATHERINE M. WOLF, PA I.D. NO. 314307  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S&D FILE NO. 17-058073

Bayview Loan Servicing, LLC, a Delaware  
Limited Liability Company  
PLAINTIFF

VS.

Phoebyann Elizabeth Marconi and Ronald E.  
Marconi  
DEFENDANTS

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO: 2017-CV-1464

2018-ED-16

384-5625 fax  
3-7-18  
10:40 AM  
Greenwood Township  
90 Shed Road  
Millville, PA 17846

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

TO: Ronald E. Marconi  
1988 State Route 254  
Orangeville, PA 17859  
Your house (real estate) at:

1988 State Route 254, Orangeville, PA 17859  
17-14A-007-00.000

is scheduled to be sold at Sheriff's Sale on May 2nd 18 at:  
Columbia County Sheriff's County  
35 West Main Street  
Bloomsburg, PA 17185

at 9:00 am to enforce the court judgment of \$15,126.44 obtained by Bayview Loan  
Servicing, LLC, a Delaware Limited Liability Company 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 back to Bayview Loan Servicing, LLC, a Delaware Limited Liability Company the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call:(610)278-6800.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may be able to stop the sale through other legal proceedings.

**Tax Notice** 2018 County & Municipality

GREENWOOD TWP

FOR: COLUMBIA County

DATE

03/01/2018

BILL NO.

18938

**MAKE CHECKS PAYABLE TO:**

GREENWOOD TOWNSHIP  
TAX COLLECTOR  
858 CHESTNUT ROAD  
MILLVILLE PA 17846

**HOURS:** THURSDAY: 5 PM TO 9 PM  
MARCH, APRIL, JULY & AUGUST  
OR BY APPOINTMENT

**PHONE:** 570-458-5775

| DESCRIPTION  | ASSESSMENT | MILLS  | LESS DISCOUNT                              | TAX AMOUNT DUE                            | INCL PENALTY                       |
|--|------------|--------|--|---|------------------------------------|
| GENERAL  | 10,242     | 11.385 | 114.28                                     | 116.61                                    | 128.27                             |
| SINKING  |            | 1      | 10.04                                      | 10.24                                     | 11.26                              |
| TWP RE   |            | 4      | 40.15                                      | 40.97                                     | 45.07                              |
| The discount & penalty have been calculated for your convenience |            |        | 164.47<br>April 30<br>If paid on or before | 167.82<br>June 30<br>If paid on or before | 184.60<br>June 30<br>If paid after |
| PAY THIS AMOUNT  |            |        |  |   |                                    |

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

MARCONI PHOEBYANN ELIZABETH  
1988 STATE ROUTE 254  
ORANGEVILLE PA 17859

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 10 %  
PARCEL: 17 -14A-007-00,000  
1988 STATE ROUTE 254  
.3432 Acres Land 2,000  
Buildings 8,242  
Total Assessment 10,242

This tax returned  
to courthouse on:  
**January 1, 2019**

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

**FILE COPY**

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC  
vs.  
MARCONI, RONALD (et al.)

Case Number  
2017CV1464

## SERVICE COVER SHEET

### Service Details:

|                  |   |                 |    |
|------------------|---|-----------------|----|
| <b>Category:</b> | Real Estate Sale - Sale Notice  | <b>Zone:</b>    | 16 |
| <b>Manner:</b>   | < Not Specified >   | <b>Expires:</b> |    |
| <b>Notes:</b>    | SALE DATE & TIME: 05/02/2018 AT 9:00 AM<br>PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS |                 |    |
|                  |   |                 |    |

### Serve To:

|                           |  |             |  |
|---------------------------|--|-------------|--|
| <b>Name:</b>              | Dennette Farr                            |             |  |
| <b>Primary Address:</b>   | 858 Chestnut Road<br>Millville, PA 17846 |             |  |
| <b>Phone:</b>             | 570-458-5775                             | <b>DOB:</b> |  |
| <b>Alternate Address:</b> |  |             |  |
| <b>Phone:</b>             |  |             |  |

### Final Service:

|                         |   |                 |      |
|-------------------------|---|-----------------|------|
| <b>Served:</b>          | Personally · Adult In Charge · Posted · Other |                 |      |
| <b>Adult In Charge:</b> |   |                 |      |
| <b>Relation:</b>        | Def.  |                 |      |
| <b>Date:</b>            | 3-5-18  | <b>Time:</b>    | 1325 |
| <b>Deputy:</b>          | J   | <b>Mileage:</b> |      |

### Attorney / Originator:

|                                |               |
|--------------------------------|---------------|
| <b>Name:</b> SHAPIRO & DENARDO | <b>Phone:</b> |
|--------------------------------|---------------|

### Service Attempts:

|                 |  |  |  |  |  |  |
|-----------------|--|--|--|--|--|--|
| <b>Date:</b>    |  |  |  |  |  |  |
| <b>Time:</b>    |  |  |  |  |  |  |
| <b>Mileage:</b> |  |  |  |  |  |  |
| <b>Deputy:</b>  |  |  |  |  |  |  |

### Service Attempt Notes:

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

FARR, DENNETTE

2017CV1464

858 CHESTNUT ROAD, MILLVILLE, 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.  
MARCONI, RONALD (et al.)

Case Number  
2017CV1464

## SERVICE COVER SHEET

### Service Details:

|           |   |          |          |    |
|-----------|---|----------|----------|----|
| Category: | Real Estate Sale - Sale Notice  |          | Zone:    | 16 |
| Manner:   | < Not Specified >   | Expires: | Warrant: |    |
| Notes:    | SALE DATE & TIME: 05/02/2018 AT 9:00 AM<br>PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS |          |          |    |

### Serve To:

|                    |   |  |
|--------------------|---|--|
| Name:              | RONALD MARCONI                                |  |
| Primary Address:   | 1988 STATE ROUTE 254<br>ORANGEVILLE, PA 17859 |  |
| Phone:             | DOB:  |  |
| Alternate Address: |   |  |
| Phone:             |   |  |

### Final Service:

|                  |                              |          |        |       |
|------------------|------------------------------|----------|--------|-------|
| Served:          | Personally > Adult In Charge |          | Posted | Other |
| Adult In Charge: | So WAYNE MARCONI             |          |        |       |
| Relation:        | Son                          |          |        |       |
| Date:            | 2-27-18                      | Time:    | 1105   |       |
| Deputy:          | 8                            | Mileage: |        |       |

### Attorney / Originator:

|       |                   |        |  |
|-------|-------------------|--------|--|
| Name: | SHAPIRO & DENARDO | Phone: |  |
|-------|-------------------|--------|--|

### Service Attempts:

|          |  |  |  |  |  |  |
|----------|--|--|--|--|--|--|
| Date:    |  |  |  |  |  |  |
| Time:    |  |  |  |  |  |  |
| Mileage: |  |  |  |  |  |  |
| Deputy:  |  |  |  |  |  |  |

### Service Attempt Notes:

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

MARCONI, RONALD

2017CV1464

1988 STATE ROUTE 254, 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.  
MARCONI, RONALD (et al.)

Case Number  
2017CV1464

## SERVICE COVER SHEET

### Service Details:

|                  |   |                 |    |
|------------------|---|-----------------|----|
| <b>Category:</b> | Real Estate Sale - Sale Notice  | <b>Zone:</b>    | 14 |
| <b>Manner:</b>   | < Not Specified >   | <b>Expires:</b> |    |
| <b>Notes:</b>    | SALE DATE & TIME: 05/02/2018 AT 9:00 AM<br>PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS |                 |    |

### Serve To:

|                           |   |
|---------------------------|---|
| <b>Name:</b>              | OCCUPANT                                      |
| <b>Primary Address:</b>   | 1988 STATE ROUTE 254<br>ORANGEVILLE, PA 17859 |
| <b>Phone:</b>             | DOB:  |
| <b>Alternate Address:</b> |   |
| <b>Phone:</b>             |   |

### Final Service:

|                         |   |
|-------------------------|---|
| <b>Served:</b>          | Personally · Adult In Charge · Posted · Other |
| <b>Adult In Charge:</b> | WAYNE - MARCONI                               |
| <b>Relation:</b>        | OCCUP.  |
| <b>Date:</b>            | 2-27-18                                       |
| <b>Time:</b>            | 1105  |
| <b>Deputy:</b>          | 8   |
| <b>Mileage:</b>         |   |

### Attorney / Originator:

|                                |               |
|--------------------------------|---------------|
| <b>Name:</b> SHAPIRO & DENARDO | <b>Phone:</b> |
|--------------------------------|---------------|

### Service Attempts:

|                 |  |  |  |  |  |  |
|-----------------|--|--|--|--|--|--|
| <b>Date:</b>    |  |  |  |  |  |  |
| <b>Time:</b>    |  |  |  |  |  |  |
| <b>Mileage:</b> |  |  |  |  |  |  |
| <b>Deputy:</b>  |  |  |  |  |  |  |

### Service Attempt Notes:

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

OCCUPANT

2017CV1464

1988 STATE ROUTE 254, 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.  
MARCONI, RONALD (et al.)

Case Number  
2017CV1464

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 16

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 05/02/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia Col

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: 2/27/18

Time: 0840

Deputy: 4

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2017CV1464 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.  
MARCONI, RONALD (et al.)

Case Number  
2017CV1464

## SERVICE COVER SHEET

### Service Details:

|           |   |          |       |          |
|-----------|---|----------|-------|----------|
| Category: | Real Estate Sale - Sale Notice  |          | Zone: | 16       |
| Manner:   | < Not Specified >   | Expires: |       | Warrant: |
| Notes:    | SALE DATE & TIME: 05/02/2018 AT 9:00 AM<br>PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS |          |       |          |

### Serve To:

|                    |  |      |
|--------------------|--|------|
| Name:              | Domestic Relations Office of Columbia Col                |      |
| Primary Address:   | 11 WEST MAIN STREET<br>2ND FLOOR<br>Bloomsburg, PA 17815 |      |
| Phone:             |  | DOB: |
| Alternate Address: |  |      |
| Phone:             |  |      |

### Final Service:

|                  |   |          |
|------------------|---|----------|
| Served:          | Personally · Adult In Charge · Posted · Other |          |
| Adult In Charge: | EILEEN HESS                                   |          |
| Relation:        | CERKIL  |          |
| Date:            | 2/27/18                                       | Time:    |
| Deputy:          | 4   | Mileage: |

### Attorney / Originator:

|       |                   |        |
|-------|-------------------|--------|
| Name: | SHAPIRO & DENARDO | Phone: |
|-------|-------------------|--------|

### Service Attempts:

|          |  |  |  |  |  |
|----------|--|--|--|--|--|
| Date:    |  |  |  |  |  |
| Time:    |  |  |  |  |  |
| Mileage: |  |  |  |  |  |
| Deputy:  |  |  |  |  |  |

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2017CV1464 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.  
MARCONI, RONALD (et al.)

Case Number  
2017CV1464

## SERVICE COVER SHEET

### Service Details:

|                  |   |                 |    |
|------------------|---|-----------------|----|
| <b>Category:</b> | Real Estate Sale - Sale Notice  | <b>Zone:</b>    | 16 |
| <b>Manner:</b>   | < Not Specified >   | <b>Expires:</b> |    |
| <b>Notes:</b>    | SALE DATE & TIME: 05/02/2018 AT 9:00 AM<br>PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS |                 |    |
|                  |   |                 |    |

### Serve To:

|                           |                                    |
|---------------------------|------------------------------------|
| <b>Name:</b>              | Columbia County Tax Office         |
| <b>Primary Address:</b>   | PO Box 380<br>Bloomsburg, PA 17815 |
| <b>Phone:</b>             | 570-389-5649 <b>DOB:</b>           |
| <b>Alternate Address:</b> |                                    |
| <b>Phone:</b>             |                                    |

### Final Service:

|                         |   |
|-------------------------|---|
| <b>Served:</b>          | Personally · Adult In Charge · Posted · Other |
| <b>Adult In Charge:</b> | ELIZABETH WHITENIGHT                          |
| <b>Relation:</b>        | DEF   |
| <b>Date:</b>            | 2/27/18                                       |
| <b>Time:</b>            | 0835  |
| <b>Deputy:</b>          | 4   |
| <b>Mileage:</b>         |   |

### Attorney / Originator:

|                                |               |
|--------------------------------|---------------|
| <b>Name:</b> SHAPIRO & DENARDO | <b>Phone:</b> |
|--------------------------------|---------------|

### Service Attempts:

|                 |   |   |   |   |   |   |
|-----------------|---|---|---|---|---|---|
| <b>Date:</b>    |   |   |   |   |   |   |
| <b>Time:</b>    |   |   |   |   |   |   |
| <b>Mileage:</b> |   |   |   |   |   |   |
| <b>Deputy:</b>  | 1 | 2 | 3 | 4 | 5 | 6 |

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2017CV1464

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.  
MARCONI, RONALD (et al.)

Case Number  
2017CV1464

## SERVICE COVER SHEET

### Service Details:

|           |   |          |          |    |
|-----------|---|----------|----------|----|
| Category: | Real Estate Sale - Sale Notice  |          | Zone:    | 16 |
| Manner:   | < Not Specified >   | Expires: | Warrant: |    |
| Notes:    | SALE DATE & TIME: 05/02/2018 AT 9:00 AM<br>PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS |          |          |    |

### Serve To:

|                    |   |      |
|--------------------|---|------|
| Name:              | PHOEBYANN E MARCONI                           |      |
| Primary Address:   | 1988 STATE ROUTE 254<br>ORANGEVILLE, PA 17859 |      |
| Phone:             |   | DOB: |
| Alternate Address: |   |      |
| Phone:             |   |      |

### Final Service:

|                  |   |          |      |
|------------------|---|----------|------|
| Served:          | Personally · Adult In Charge · Posted · Other |          |      |
| Adult In Charge: | WAYNE MARCONI                                 |          |      |
| Relation:        | SON   |          |      |
| Date:            | 2-27-18                                       | Time:    | 1105 |
| Deputy:          | J   | Mileage: |      |

### Attorney / Originator:

|       |                   |        |  |
|-------|-------------------|--------|--|
| Name: | SHAPIRO & DENARDO | Phone: |  |
|-------|-------------------|--------|--|

### Service Attempts:

|          |  |  |  |  |  |
|----------|--|--|--|--|--|
| Date:    |  |  |  |  |  |
| Time:    |  |  |  |  |  |
| Mileage: |  |  |  |  |  |
| Deputy:  |  |  |  |  |  |

### Service Attempt Notes:

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

MARCONI, PHOEBYANN E

2017CV1464

1988 STATE ROUTE 254, ORANGEVILLE, PA 17859

NO EXPIRATION

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2017CV1464

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, MAY 02, 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 THOSE two certain lots or parcels of land situate in Rohrsburg, Greenwood Township, Columbia County, Pennsylvania bounded and described as follows:

THE FIRST THEREOF: Beginning at a post corner of land of P. D. Black, thence by lands of Jacob Rantz South 78 1/2 degrees West, two (2) perches to a post; thence by land of Charity Gillispy North 27 degrees East, two and two-tenths (2.2) perches to a post; thence by same, South 72 1/2 degrees West, two and nine-tenths (2.9) perches to a post; thence by same, North 16 1/2 degrees East, five (5) perches to a post at the road; thence by said road, South 78 1/2 degrees East, three and eight-tenths (1.8) perches to a post; thence by land of said P.D. Black, South 11 1/4 degrees West, seven and four-tenths (7.4) perches to the place of beginning.

Containing twenty-five (25) perches, be the same more or less.

THE SECOND THEREOF: Bounded on the North by Public road leading to Millville; on the East by land of Mrs. Vaughn; on the South by land of Jacob Rantz Estate; and on the West by land now or formerly of Hite; being fifty-nine (59) feet in front on Millville Road and ninety-nine (99) feet in depth.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 1988 State Route 254, Orangeville, PA 17859

Parcel # 17-14-007-00.000

BEING THE SAME PREMISES which Phoebyann Elizabeth Quick n/k/a Phoebyann Elizabeth Marconi, Paul E. Quick and Melvin E. Quick and Dawn Quick by Deed dated April 4, 1996 and recorded April 10, 1996 in Deed Book 621, page 0079, in the Office of the Recorder of Deeds in and for the County of Columbia, granted and conveyed unto Phoebyann Elizabeth Marconi, in fee.

PROPERTY ADDRESS: 1988 STATE ROUTE 254, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 17-14A-007-00.000

Seized and taken into execution to be sold as the property of RONALD MARCONI, PHOEBYANN E MARCONI 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:  
SHAPIRO & DENARDO  
KING OF PRUSSIA, PA

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

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA

SS

Bayview Loan Servicing, LLC, a Delaware Limited  
Liability Company  
PLAINTIFF

No: 2017-CV-1464

2018-ED-16

VS.

Phoebyann Elizabeth Marconi and Ronald E.  
Marconi  
DEFENDANTS

WRIT OF EXECUTION:

MORTGAGE FORECLOSURE

TO THE SHERIFF OF COLUMBIA COUNTY:

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

1988 State Route 254, Orangeville, PA 17859

See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

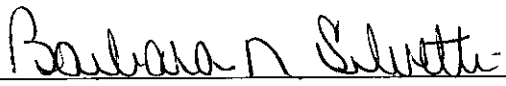
Amount Due  
Interest from February 15, 2018 to

\$15,126.44

Costs to be Added

Seal of Court

Date: 02-23-18

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

**No: 2017-CV-1464**

Bayview Loan Servicing, LLC, a Delaware Limited  
Liability Company

**vs.**

Phoebynn Elizabeth Marconi  
1988 State Route 254  
Orangeville, PA 17859

Ronald E. Marconi  
1988 State Route 254  
Orangeville, PA 17859



---

Samantha Gable, Esquire

**WRIT OF EXECUTION**

**(MORTGAGE FORECLOSURE)**

Samantha Gable, Esquire, Attorney  
SHAPIRO & DeNARDO, LLC  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406

# **SHAPIRO & DeNARDO, LLC**

ATTORNEYS AT LAW  
A PENNSYLVANIA LIMITED LIABILITY COMPANY

3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406  
Tel: (610) 278-6800 Fax: (610) 278-9980

GERALD M. SHAPIRO +++  
DAVID S. KREISMAN \*\*  
CHRISTOPHER A. DeNARDO +

+ Licensed in Pennsylvania and New Jersey  
++ Licensed in Pennsylvania and Texas  
+++ Licensed in Illinois and Florida

\* Licensed in Pennsylvania Only  
\*\* Licensed in Illinois Only

## **PA Attorneys**

KRISTEN D. LITTLE +  
Managing Attorney - PA  
KEVIN S. FRANKEL +  
SAMANTHA GABLE +  
DANIEL T. LUTZ ++  
LESLIE J. RASE \*  
ALISON H. TULIO +  
KATHERINE M. WOLF +

Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

RE: Bayview Loan Servicing, LLC, a Delaware Limited Liability Company vs. Phoebyann  
Elizabeth Marconi and Ronald E. Marconi  
Docket No.: 2017-CV-1464  
Property Address: 1988 State Route 254, Orangeville, PA 17859  
S&D File No.: 17-058073

Sir/Madam:

Please POST the Handbill upon the following address provided:

1988 State Route 254, Orangeville, PA 17859

Please be advised, we will be using a third party provider to serve the Notice of Sale. Our office  
will file an Affidavit of Service.

Upon service, please forward to this office in the enclosed self-addressed stamped envelope, a  
copy of you Sheriff's Return.

Pursuant to audit guidelines required by both the Federal Government as well as our clients, our  
office requires a receipt for any funds that have been provided for this filing. Please return a  
receipt (handwritten or computer generated) in the enclosed envelope. We greatly appreciate  
your cooperation with this request.

Your assistance in this matter is greatly appreciated.

Very truly yours,

Haley Ashby  
Legal Assistant

Enclosures

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
KEVIN S. FRANKEL, PA I.D. NO. 318323  
SAMANTHA GABLE, PA I.D. NO. 320695  
DANIEL T. LUTZ, PA I.D. NO. 318144  
LESLIE J. RASE, PA I.D. NO. 58365  
ALISON H. TULIO, PA I.D. NO. 87075  
KATHERINE M. WOLF, PA I.D. NO. 314307  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S&D FILE NO. 17-058073

Bayview Loan Servicing, LLC, a Delaware  
Limited Liability Company  
PLAINTIFF

VS. Phoebyann Elizabeth Marconi and  
Ronald E. Marconi  
DEFENDANTS

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

CASE NO. 2017-CV-1464

2018-ED-16

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, Plaintiff in the above action, sets forth, as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **1988 State Route 254, Orangeville, PA 17859.**

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

Phoebyann Elizabeth Marconi  
1988 State Route 254  
Orangeville, PA 17859

Ronald E. Marconi  
1988 State Route 254  
Orangeville, PA 17859

2. Name and address of Defendants in the judgment:

Phoebyann Elizabeth Marconi  
1988 State Route 254  
Orangeville, PA 17859

Ronald E. Marconi  
1988 State Route 254  
Orangeville, PA 17859

3. 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, a Delaware Limited Liability Company  
4425 Ponce de Leon Blvd  
5th Floor  
Coral Gables, FL 33146

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

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, Plaintiff  
4425 Ponce de Leon Blvd  
5th Floor  
Coral Gables, FL 33146

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania  
575 Montour Boulevard  
Montour Plaza  
Bloomsburg, PA 17815

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

PA Department of Revenue  
Bureau of Compliance  
P.O. Box 281230  
Harrisburg, PA 17128-1230

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

Columbia County Domestic Relations  
15 Perry Avenue  
P.O. Box 380  
Bloomsburg, PA 17815

PA Dept. of Public Welfare- Bureau of Child Support  
Health & Welfare Building  
P.O. Box 2675  
Harrisburg, PA 17105

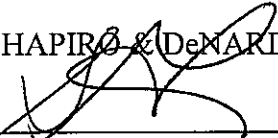
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:



TENANT OR OCCUPANT  
1988 State Route 254  
Orangeville, PA 17859

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.

Date: 2-21-18

SHAPIRO & DeNARDO, LLC  
BY:   
Samantha Gable, Esquire

17-058073

REAL ESTATE OUTLINE

ED # 2018 ED 14

DATE RECEIVED 2/23/18  
DOCKET AND INDEX 2017 CV 1464

CHECK FOR PROPER INFO.

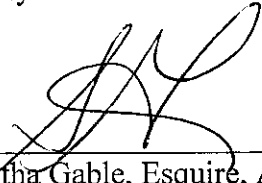
WRIT OF EXECUTION X  
COPY OF DESCRIPTION X  
WHEREABOUTS OF LKA X  
NON-MILITARY AFFIDAVIT X  
NOTICES OF SHERIFF SALE X  
WAIVER OF WATCHMAN X  
AFFIDAVIT OF LIENS LIST X  
CHECK FOR \$1,350.00 OR        X

CK# 15005924

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

SALE DATE \_\_\_\_\_ TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

WAIVER OF WATCHMAN/WAIVER OF INSURANCE - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody or 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; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



---

Samantha Gable, Esquire, Attorney for Plaintiff

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
KEVIN S. FRANKEL, PA I.D. NO. 318323  
SAMANTHA GABLE, PA I.D. NO. 320695  
DANIEL T. LUTZ, PA I.D. NO. 318144  
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3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S&D FILE NO. 17-058073

Bayview Loan Servicing, LLC, a Delaware  
Limited Liability Company  
4425 Ponce de Leon Blvd  
5th Floor  
Coral Gables, Florida 33146  
PLAINTIFF

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

2017-CV-1464

2018-ED-16


VS. Phoebyann Elizabeth Marconi and  
Ronald E. Marconi  
DEFENDANT(S)

STATE OF: Pennsylvania  
COUNTY OF: Montgomery

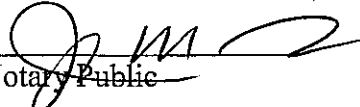
**AFFIDAVIT OF NON-MILITARY SERVICE**

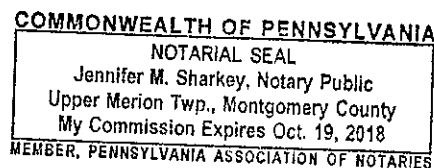
Affiant has performed a search of the records maintained by the Department of Defense, Defense Manpower Data Center (DMDC), and has determined that according to DMDC records (attached hereto as Exhibit "A") Defendants Phoebyann Elizabeth Marconi and Ronald E. Marconi are not presently engaged in active duty military service as contemplated by the Servicemembers Civil Relief Act at 50 U.S.C. §3931.

Date: 2-21-2018

BY: SHAPIRO & DeNARDO, LLC  
  
Attorneys for Plaintiff  
KRISTEN D. LITTLE, ESQ.

Sworn to and subscribed  
before me this 21<sup>st</sup> day  
of February, 2018.

  
Notary Public



SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
KEVIN S. FRANKEL, PA I.D. NO. 318323  
SAMANTHA GABLE, PA I.D. NO. 320695  
DANIEL T. LUTZ, PA I.D. NO. 318144  
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TELEPHONE: (610)278-6800  
S&D FILE NO. 17-058073

Bayview Loan Servicing, LLC, a Delaware  
Limited Liability Company

PLAINTIFF

VS. Phoebyann Elizabeth Marconi and  
Ronald E. Marconi

DEFENDANTS

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO:2017-CV-1464

2018-ED-16

**CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

I hereby certify that I am the Attorney of record for the Plaintiff in this Action against Real Property and further certify this Property is:

☐ FHA - Tenant Occupied or Vacant

☐ Commercial

☐ As a result of a Complaint in Assumpsit

That the Plaintiff has complied in all respects with Section 403 of the Mortgage

☒ Assistance Act including but not limited to:

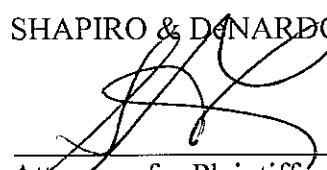
- (a) Service of notice on Defendants
- (b) Expiration of 30 days since the service of notice
- (c) Defendants failure to request or appear at meeting with Mortgagee or Consumer Credit Counseling Agency
- (d) Defendants failure to file application with Homeowners Emergency Assistance Program.

I further agree to indemnify and hold harmless the Sheriff of Columbia County for any false statement given herein.

SHAPIRO & DeNARDO, LLC

Date: 2-21-18

BY:

  
Attorneys for Plaintiff  
SAMANTHA GABLE, ESQUIRE

ALL THOSE two certain lots or parcels of land situate in Rohrsburg, Greenwood Township, Columbia County, Pennsylvania bounded and described as follows:

THE FIRST THEREOF: Beginning at a post corner of land of P. D. Black, thence by lands of Jacob Rantz South 78 ½ degrees West, two (2) perches to a post; thence by land of Charity Gillispy North 27 degrees East, two and two-tenths (2.2) perches to a post; thence by same, South 72 ½ degrees West, two and nine-tenths (2.9) perches to a post; thence by same, North 16 ½ degrees East, five (5) perches to a post at the road; thence by said road, South 78 ½ degrees East, three and eight-tenths (1.8) perches to a post; thence by land of said P.D. Black, South 11 ¼ degrees West, seven and four-tenths (7.4) perches to the place of beginning.

Containing twenty-five (25) perches, be the same more or less.

THE SECOND THEREOF: Bounded on the North by Public road leading to Millville; on the East by land of Mrs. Vaughn; on the South by land of Jacob Rantz Estate; and on the West by land now or formerly of Hite; being fifty-nine (59) feet in front on Millville Road and ninety-nine (99) feet in depth.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 1988 State Route 254, Orangeville, PA 17859

Parcel # 17-14A-007-00.000

BEING THE SAME PREMISES which Phoebyann Elizabeth Quick n/k/a Phoebyann Elizabeth Marconi, Paul E. Quick and Melvin E. Quick and Dawn Quick by Deed dated April 4, 1996 and recorded April 10, 1996 in Deed Book 621, page 0079, in the Office of the Recorder of Deeds in and for the County of Columbia, granted and conveyed unto Phoebyann Elizabeth Marconi, in fee.

ALL THOSE two certain lots or parcels of land situate in Rohrsburg, Greenwood Township, Columbia County, Pennsylvania bounded and described as follows:

THE FIRST THEREOF: Beginning at a post corner of land of P. D. Black, thence by lands of Jacob Rantz South 78 ½ degrees West, two (2) perches to a post; thence by land of Charity Gillispy North 27 degrees East, two and two-tenths (2.2) perches to a post; thence by same, South 72 ½ degrees West, two and nine-tenths (2.9) perches to a post; thence by same, North 16 ½ degrees East, five (5) perches to a post at the road; thence by said road, South 78 ½ degrees East, three and eight-tenths (1.8) perches to a post; thence by land of said P.D. Black, South 11 ¼ degrees West, seven and four-tenths (7.4) perches to the place of beginning.

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# **SHAPIRO & DeNARDO, LLC**

ATTORNEYS AT LAW  
A PENNSYLVANIA LIMITED LIABILITY COMPANY

3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406  
Tel: (610) 278-6800 Fax: (610) 278-9980

GERALD M. SHAPIRO +++  
DAVID S. KREISMAN \*\*  
CHRISTOPHER A. DeNARDO +

+ Licensed in Pennsylvania and New Jersey  
++ Licensed in Pennsylvania and Texas  
+++ Licensed in Illinois and Florida

\* Licensed in Pennsylvania Only  
\*\* Licensed in Illinois Only

## **PA Attorneys**

KRISTEN D. LITTLE +  
Managing Attorney - PA  
KEVIN S. FRANKEL +  
SAMANTHA GABLE +  
DANIEL T. LUTZ ++  
LESLIE J. RASE \*  
ALISON H. TULIO +  
KATHERINE M. WOLF +

Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815  
Attn: Real Estate Deputy

RE: Bayview Loan Servicing, LLC, a Delaware Limited Liability Company vs. Phoebyann Elizabeth Marconi and Ronald E. Marconi  
Docket No.: 2017-CV-1464  
Property Address: 1988 State Route 254, Orangeville, PA 17859  
S&D File No.: 17-058073

Dear Sir or Madam:

The Prothonotary shall have delivered the Writ of Execution for sale of Real Property to you together with the below listed documents for the \_\_\_\_\_ sale date. Please advise if this property will not be scheduled for that date.

In accordance with Columbia County's requirements for scheduling a Sheriff's sale, I enclose:

- Required Sale deposit of \$1,350.00
- Required number of copies of the property legal description for the deed and printers;
- Affidavit pursuant to Rule 3129.1;
- Act 91 Affidavit;
- Notices of Sale for each Defendant;
- Request for service of the notice of sale;
- Request for posting, advertising, of the notice of sale;
- Please time stamp the enclosed "ATTORNEY COPY" of the 3129 Affidavit and return in the prepaid envelope provided.

We will send notice of the sale to all known lienholders prior to the sale and will file a Certification.

Pursuant to audit guidelines required by both the Federal Government as well as our clients, our office requires a receipt for any funds that have been provided for this filing. Please return a receipt (handwritten or computer generated) in the enclosed envelope. We greatly appreciate your cooperation with this request.

Thank you for your cooperation in this matter.

Very truly yours,

Haley Ashby  
Legal Assistant

Enclosures



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



71901140006000123577

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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## Document Receipt

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|         |       |                    |             |                   |                       |
|---------|-------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 12537 | Carrier / service: | USPS Server | First-Class Mail® | 2/26/2018 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|-----------------------|

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000123584

Doc Ref #: 2016ED16

Postage 5.4200

PHILADELPHIA PA 19106

## Document Receipt

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|         |       |                    |             |                   |                       |
|---------|-------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 12536 | Carrier / service: | USPS Server | First-Class Mail® | 2/26/2018 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|-----------------------|

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000123577

Doc Ref #: 2018ED16

Postage 5.4200

PHILADELPHIA PA 19107-4214

## Document Receipt

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|         |       |                    |             |                   |                       |
|---------|-------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 12536 | Carrier / service: | USPS Server | First-Class Mail® | 2/26/2018 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|-----------------------|

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000123577

Doc Ref #: 2018ED16

Postage 5.4200

PHILADELPHIA PA 19107-4214

## Document Receipt

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|         |       |                    |             |                   |                       |
|---------|-------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 12537 | Carrier / service: | USPS Server | First-Class Mail® | 2/26/2018 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|-----------------------|

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000123584

Doc Ref #: 2016ED16

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

|                       |       |                    |                      |                   |                       |
|-----------------------|-------|--------------------|----------------------|-------------------|-----------------------|
| Trans #               | 12534 | Carrier / service: | USPS Server          | First-Class Mail® | 2/26/2018 12:00:00 AM |
| Ship to:              |       |                    |                      |                   |                       |
| DEPARTMENT OF REVENUE |       | COMMONWEALTH OF PA |                      |                   |                       |
| DEPARTMENT 281230     |       | Tracking #:        | 71901140006000123553 |                   |                       |
|                       |       | Doc Ref #:         | 2018ED16             |                   |                       |
|                       |       | Postage            | 5.4200               |                   |                       |
| HARRISBURG            | PA    | 17128              |                      |                   |                       |

## Document Receipt

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|         |       |                    |             |                   |                       |
|---------|-------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 12535 | Carrier / service: | USPS Server | First-Class Mail® | 2/26/2018 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|-----------------------|

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000123560

Doc Ref #: 2018ED16

Postage 5.4200

HARRISBURG PA 17105

Shapiro & DeNardo, LLC  
General Business Account  
3600 Horizon Drive, Suite 150  
King Of Prussia, PA 19406  
(610) 278-6800

THE PRIVATE BANK  
CHICAGO, IL 60603  
2-648/710

17-058073, MARCO  
NI PHO  
CASE # 2017-CV-1464

No. 15005926

DATE: 02/21/18

\$ 1,350.00

PAY One Thousand Three Hundred Fifty and 00/100

VOID AFTER 90 DAYS

TO THE SHERIFF OF COLUMBIA COUNTY  
ORDER P.O. BOX 380  
OF BLOOMSBURG, PA 17815



⑈ 15005926 ⑈ ⑆071006486⑆ 2458373⑈