

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 235046	Invoice Date: 12/30/2019 10:17:18 AM	RECEIPT	Reg/Drw ID: 0102
Customer:	Last Change:	Receipt By: MAIL	By: HAS
SHERIFF'S OFFICE			

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	201910233	PINE TOWNSHIP
	Grantor - KLOCK, JERRY A		12/30/19 10:17:20 AM	
	Grantee - BAYVIEW LOAN SERVICING LLC			
	Consideration - \$3,773.55			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 8754 - SHERIFF'S OFFICE	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

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

BAYVIEW LOAN SERVICING LLC VS. JERRY KLOCK

NO. 85-2019 ED

NO. 329-2019 JD

DATE/TIME OF SALE: AUGUST 28 @ 9:00 AM

BID PRICE (INCLUDES COST)

\$ 75000.00 (2083.55)

POUNDAGE - 2% OF BID

\$ 1500.00

TRANSFER TAX - 2% OF FAIR MKT

\$ _____

MISC. COSTS

\$ 250.00

3773.55

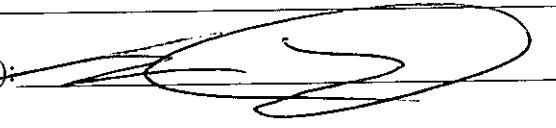
TOTAL AMOUNT NEEDED TO PURCHASE

\$ 3523.55

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S):  _____

TOTAL DUE:

\$ 3773.55

LESS DEPOSIT:

\$ 1350.00

DOWN PAYMENT:

\$ _____

TOTAL DUE IN 8 DAYS

\$ 2423.55

SHERIFF'S SALE COST SHEET

19-329

VS.
NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>16.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>420.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1136.30</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1386.30</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>0</u>

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>0</u>

TOTAL COSTS (OPENING BID) \$ 2023.55

PARTNERS

GERALD M. SHAPIRO (FL, IL)
DAVID S. KREISMAN (IL)

MANAGING PARTNER

CHRISTOPHER A. DENARDO (NJ, PA)

KEVIN S. FRANKEL (NJ, PA)
SAMANTHA GABLE (NJ, PA)
KRYSTIN M. KANE (NJ, NY, RI)
GARY M. KANELIS (NJ, NY) (Of Counsel)
MICHELLE L. MCGOWAN (NJ, PA)
JEFFREY RAPPAPORT (NJ)

**Law Offices of
Shapiro & DeNardo, LLC**
Offices located in New Jersey & Pennsylvania

MANAGING ATTY.

KRISTEN D. LITTLE (NJ, PA)

SUPERVISING ATTY. NJ FCL

KATHLEEN M. MAGOON (NJ)

LESLIE J. RASE (PA)
MORRIS A. SCOTT (NJ, PA)
DONNA L. SKILTON (NJ, PA)
ALISON H. TULLIO (NJ, PA)
ELIZABETH L. WASSALL (NJ, PA)
CHARLES G. WOHLRAB (NJ, PA)
KATHERINE M. WOLF (NJ, PA)

August 29, 2019
Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

RE: Bayview Loan Servicing, LLC, a Delaware Limited Liability Company vs. Jerry A. Klock
Docket No.: 2019-CV-0000329-MF
Property Address: 406 Beach Glenn Road, Benton, PA 17814
S&D File No.: 18-061228

Dear Columbia County Sheriff:

In reference to the above captioned matter, please prepare a deed to the following entity:
Bayview Loan Servicing, LLC, a Delaware Limited Liability Company
4425 Ponce de Leon Blvd
5th Floor
Coral Gables, Florida 33146

Also please advise us of any monies owed in this matter so that we may promptly settle and receive our deed. Alternatively, if a refund is owed to my client, please forward the refund check with the Sheriff's deed.

Please send to fax 610 278 9980 or laconnor@lgs.com

Please forward the executed deed along with the enclosed package to the recorder of deeds office for recording. Please call me the day this deed goes for recording. WE WILL NEED THE RECORDING INFORMATION ON THIS AS SOON AS POSSIBLE.

Thank you for your prompt attention to this matter.

Very truly yours,


Laura Connor
Paralegal

Enclosures

REV-183BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603**REALTY TRANSFER TAX
STATEMENT OF VALUE
COMPLETE EACH SECTION****RECORDER'S USE ONLY**

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded

SECTION I**TRANSFER DATA**

Date of Acceptance of Document 8/28/19

Grantor(s)/Lessor(s) Columbia County Sheriff	Telephone Number 570-389-5622	Grantee(s)/Lessee(s) Bayview Loan Servicing, LLC, a Delaware Limited Liability Company	Telephone Number 800-457-5105
Mailing Address 35 West Main Street	Mailing Address 4425 Ponce de Leon Blvd, 5th Floor		
City Bloomsburg	State PA	ZIP Code 17815	City Coral Gables
			State Flori da
			ZIP Code 33146

SECTION II**REAL ESTATE LOCATION**

Street Address 406 Beach Glenn Road	City, Township, Borough Township of Pine
County Columbia	School District Benton Area
	Tax Parcel Number 29-10-012-01,000

SECTION III**VALUATION DATA**

Was transaction part of an assignment or relocation?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1. Actual Cash Consideration \$75,000.00	2. Other Consideration + 0.00	3. Total Consideration = \$75,000.00
4. County Assessed Value \$22,504.00	5. Common Level Ratio Factor 4.41	6. Computed Value 99,242.64

SECTION IV**EXEMPTION DATA – Refer to instructions for exemption status.**

1a. Amount of Exemption Claimed 99,242.64	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
--	---	---

2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or interstate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division (Attach copy of articles.)
- ☒ Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

Property transferred through a Deed-In-Lieu of Mortgage Foreclosure in satisfaction of the judgment entered on Docket Number 2019-CV-0000329-MF.

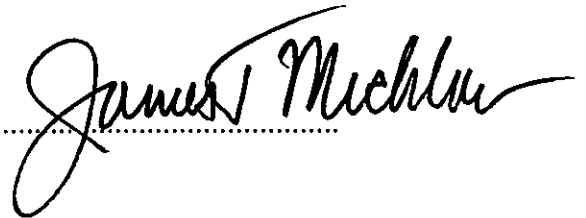
SECTION V**CORRESPONDENT INFORMATION – All inquiries may be directed to the following person:**

Name SHAPIRO & DeNARDO, LLC	Telephone Number (610) 278-6800
Mailing Address 3600 Horizon Drive, Suite 150	City King of Prussia
	State PA
	ZIP Code 19406
Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct, and complete	
Signature of Correspondent or Responsible Party Laura Connor	Date August 29, 2019


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

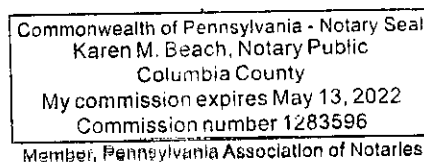
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

James T. Micklow 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 August 7, 14 & 21, 2019 and 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 this21st.....day of August.....2019.....

.....

(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.

.....

PARTNERS

GERALD M. SHAPIRO (FL, IL)
DAVID S. KREISMAN (IL)

MANAGING PARTNER

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CHARLES G. WOHLRAB (NJ, PA)
KATHERINE M. WOLF (NJ, PA)

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

RE: Bayview Loan Servicing, LLC, a Delaware Limited Liability Company vs. Jerry
A. Klock
Docket No.: 2019-CV-0000329-MF
Property Address: 406 Beach Glenn Road, Benton, PA 17814
S&D File No.: 18-061228
Sale Date: August 28, 2019

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 # 18-061228
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
MICHELLE L. McGOWAN, PA I.D. NO. 62414
LESLIE J. RASE, PA I.D. NO. 58365
MORRIS A. SCOTT, PA I.D. NO. 83587
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. 18-061228

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

vs.

Jerry A. Klock
DEFENDANT(S)

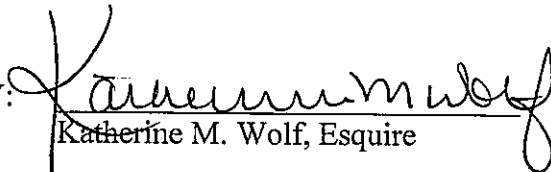
COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO:2019-CV-0000329-MF

**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: 
Katherine M. Wolf, Esquire

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 07/22/19

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

Address: PO BOX 380
BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Ad ID: 1172101
Description: JERRY A KLOCK ESTATE
Run Dates: 08/07/19 to 08/21/19
Class: 2
Agate Lines: 174
Blind Box:

Total Ad Cost \$1,136.30
Amount Paid \$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	08/07/19	08/21/19	3	\$1,136.30

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV329

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, AUGUST 28, 2019 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 the Township of Pine Columbia County, Commonwealth of PA, as more fully described in Instrument No 200508003 ID # 29-10-012-01, being known and designated as being a metes and bounds property, being the same property conveyed by fee simple deed from Shirley Y Hall, single to Jerry A. Klock dated 07/29/2005 recorded on 08/01/2005 in Instrument No 200508033, in Columbia County Records, Commonwealth of PA. COMMONLY KNOWN AS: 406 Beach Glenn Road, Benton, PA 17814 Being the same premises which Shirley Y. Hall, Single by deed dated 07/29/2005 and recorded in the Office of the Recorder of Deeds for Columbia County on 08/01/2005 as deed instrument number 200508033, granted unto Jerry A Klock, in fee.

PROPERTY ADDRESS: 406 BEACH GLEN ROAD, BENTON, PA 17814
UPI / TAX PARCEL NUMBER: 29-10-012-01

Seized and taken into execution to be sold as the property of JERRY A KLOCK in suit of BAYVIEW LOAN SERVICING, L.L.C. 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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC
vs.
KLOCK, JERRY A

Case Number
2019CV329

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/28/2019 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)
Primary Address: 406 BEACH GLEN ROAD
BENTON, PA 17814

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 7/24/19 **Time:** 1504

Deputy: 4 **Mileage:**

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2019CV329

406 BEACH GLEN ROAD, BENTON, PA 17814

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.
JERRY A KLOCK

Case Number
2019CV329

SHERIFF'S RETURN OF SERVICE

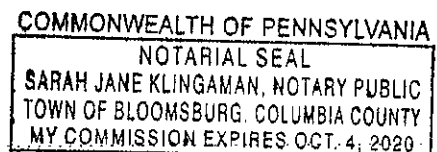
07/24/2019 03:04 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 406 BEACH GLEN ROAD, BENTON, PA 17814.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

July 25, 2019



NOTARY

Affirmed and subscribed to before me this

25TH day of JULY, 2019

Plaintiff Attorney: SHAPIRO & DENARDO, 3600 HORIZON DRIVE, SUITE 150, KING OF PRUSSIA, PA 19406

(c) CountySuite Sheriff, Teleosoft, Inc.

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Attorney for the Plaintiff:
SHAPIRO & DENARDO
KING OF PRUSSIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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



71901140006000162125

NORTH COAST ENERGY INC
ONE GOJO PLAZA
SUITE 325
AKRON OH 44311

Tax Notice 2019 County & Municipality
PINE TWP

MAKE CHECKS PAYABLE TO:

PINE TOWNSHIP TAX COLLECTOR
211 BEECH GLENN RD
BENTON PA 17814

HOURS: MONDAY: 6PM TO 9PM DURING DISCOUNT
AFTER DISCOUNT BY APPT. ONLY.

MY HOME: 1PM TO 3PM ON APRIL 27 & AUG 24

PHONE: 570-458-6072

FOR: COLUMBIA County

DATE
03/01/2019

BILL NO.
28247

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	22,504	11.385	251.09	256.21	281.83
SINKING		1	22.05	22.50	24.75
TWP RE		1.25	27.57	28.13	29.54
The discount & penalty have been calculated for your convenience			300.71	306.84	336.12
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

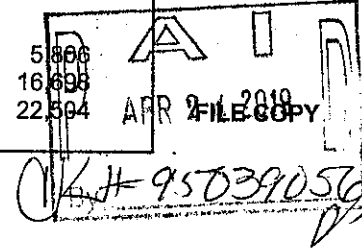
KLOCK JERRY A
2164 ROUTE 442 HWY APT 2
MUNCY PA 17756

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 29 -10 -012-01,000
406 BEECH GLENN RD
2.45 Acres Land
Buildings
Total Assessment

This tax returned
to courthouse on:
January 1, 2020

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT



MILLVILLE AREA SCHOOL DISTRICT			2019 SCHOOL REAL ESTATE DATE 07/01/2019			BILL# 002799 TAXCOLLECTOR COPY		
PINE TOWNSHIP			DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
MAKE CHECKS PAYABLE TO:			REAL ESTATE	22504	47.9500	1057.49	1079.07	1186.98
PINE TOWNSHIP TAX COLLECTOR								
211 BEECH GLENN ROAD								
BENTON, PA 17814								
INSTALLMENT PLAN			Face	Penalty	ASSESSED VALUE			
FIRST INSTALLMENT			359.69	359.69	22504	1057.49	1079.07	1186.98
SECOND			359.69	395.66				
THIRD INSTALLMENT			359.69	395.66				
					TAXABLE ASSESSMENT	22504		

M
A
I
L

T
O

KLOCK JERRY A
2164 ROUTE 442 HWY APT 2
MUNCY PA 17756

School Penalty @10%

PROPERTY DESCRIPTION		ACCT.
PARCEL 29 10 01201000		11741
406 BEECH GLENN RD	5806.00	THIS TAX TURNED OVER TO COLLECTION 01/01/2020
20050-8033	16698.00	
2.45 ACRES		

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

2019
ED 85

REAL ESTATE TAX CERTIFICATION

Date: 07/09/2019

Fee: \$5.00

Cert. NO: 35579

KLOCK JERRY A
2164 ROUTE 442 HWY APT 2
MUNCY PA 17756

District: PINE TWP
Deed: 20050 -8033
Location: 406 BEECH GLENN RD
Parcel Id:29 -10 -012-01,000

Assessment: 22,504
Balances as of 07/09/2019

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

By: **COLUMBIA COUNTY SHERIFF**

Per: _____

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
MICHELLE L. McGOWAN, PA I.D. NO. 62414
LESLIE J. RASE, PA I.D. NO. 58365
MORRIS A. SCOTT, PA I.D. NO. 83587
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. 18-061228

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

VS.

Jerry A. Klock
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

CASE NO. 2019-CV-0000329-MF

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 **406 Beach Glenn Road, Benton, PA 17814**.

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

Jerry A. Klock
9 Johns Road
Benton, PA 17814

2. Name and address of Defendant in the judgment:

Jerry A. Klock
9 Johns Road
Benton, PA 17814

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
c/o Bayview Loan Servicing, LLC
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
c/o Bayview Loan Servicing, LLC
4425 Ponce de Leon Blvd
5th Floor
Coral Gables, FL 33146

Shirley Y. Hall
631 Log Cabin Road
Unityville, PA 17774 ✓

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 ✓

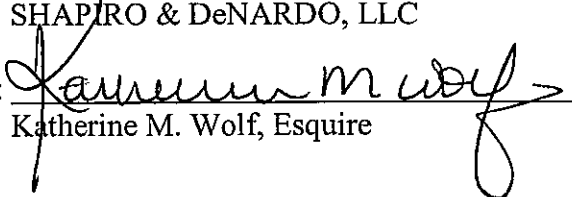
North Coast Energy, Inc.
One GoJo Plaza
Suite 325
Akron, OH 44311 ✓

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
406 Beach Glenn Road
Benton, PA 17814 ✓

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: 06/24/19

SHAPIRO & DeNARDO, LLC
BY: 
Katherine M. Wolf, Esquire

18-061228

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

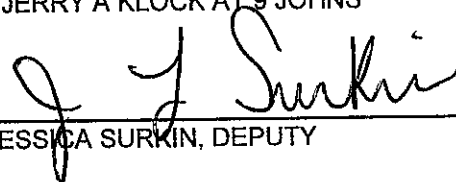


BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC
vs.
JERRY A KLOCK

Case Number
2019CV329

SHERIFF'S RETURN OF SERVICE

07/01/2019 02:13 PM - DEPUTY JESSICA SURKIN, 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 PAM KLOCK HIS WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JERRY A KLOCK AT 9 JOHNS ROAD, BENTON, PA 17814.


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

July 02, 2019

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

NOTARY

Affirmed and subscribed to before me this

2ND day of JULY, 2019



Plaintiff Attorney: SHAPIRO & DENARDO 3600 HORIZON DRIVE, SUITE 150, KING OF PRUSSIA, PA 19406

(c) County/Suite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC
vs.
KLOCK, JERRY A

Case Number
2019CV329

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 08/28/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

85

Warrant:

Serve To:

Name: Debra Piatt

Primary Address: 211 Beech Glenn Road
Benton, PA 17814

Phone: 570-458-6072

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

7/2/1

Time:

11:59

Deputy:

8

Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

PLATT, DEBRA

2019CV329

211 BEECH GLENN ROAD, BENTON, PA 17814

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.
KLOCK, JERRY A

Case Number
2019CV329

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

85

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/28/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JERRY A KLOCK

Primary Address: 9 JOHNS ROAD
BENTON, PA 17814

Phone: **DOB:**

Alternate Address: 406 BEACH GLENN ROAD
BENTON, PA 17814

Phone:

Final Service:

Served: Personally Adult In Charge - Posted - Other

Adult In Charge: Pam Klock

Relation: Wife

Date: 8/11/19 **Time:** 2:13p

Deputy: 8 **Mileage:**

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

KLOCK, JERRY A

2019CV329

9 JOHNS ROAD, BENTON, PA 17814

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.
KLOCK, JERRY A

Case Number
2019CV329

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 08/28/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 85

Warrant:

Serve To:

Name: OCCUPANT

Primary Address: 406 BEACH GLENN ROAD
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 7/1/19

Time: 3:00p

Deputy: 8

Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

OCCUPANT

2019CV329

406 BEACH GLENN ROAD, BENTON, PA 17814

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.
KLOCK, JERRY A

Case Number
2019CV329

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

85

Warrant:

Notes: SALE DATE & TIME: 08/28/2019 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:

DEBBIE MILLER

Relation:

CLERK

Date:

6/20/19

Time:

1459

Deputy:

4

Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2019CV329

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.
KLOCK, JERRY A

Case Number
2019CV329

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 85

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/28/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Cou

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: CLAUDIA ROPEL

Relation: CLERK

Date: 6/28/19

Time: 1510

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

2019CV329

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P 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 06/28/19

Account:

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

Ad ID: 1172101
Description: **JERRY A KLOCK ESTATE**
Run Dates: **08/07/19 to 08/21/19**
Class: **2**
Agate Lines: **174**
Blind Box:

Total Ad Cost \$1,136.30
Amount Paid \$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	08/07/19	08/21/19	3	\$1,136.30

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV329

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, AUGUST 28, 2019 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 the Township of Pine Columbia County, Commonwealth of PA, as more fully described in Instrument No 200508003 ID # 29-10-012-01, being known and designated as being a metes and bounds property, being the same property conveyed by fee simple deed from Shirley Y Hall, single to Jerry A. Klock dated 07/29/2005 recorded on 08/01/2005 in Instrument No 200508033, in Columbia County Records, Commonwealth of PA, COMMONLY KNOWN AS: 406 Beach Glen Road, Benton, PA 17814 Being the same premises which Shirley Y. Hall, Single by deed dated 07/29/2005 and recorded in the Office of the Recorder of Deeds for Columbia County on 08/01/2005 as deed instrument number 200508033, granted unto Jerry A Klock, in fee.

PROPERTY ADDRESS: 406 BEACH GLEN ROAD, BENTON, PA 17814
UPI / TAX PARCEL NUMBER: 29-10-012-01

Seized and taken into execution to be sold as the property of JERRY A KLOCK 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: 2019-CV-0000329-MF

VS.

Jerry A. Klock
DEFENDANT

WRIT OF EXECUTION:

MORTGAGE FORECLOSURE

2019 - ED-85

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:

406 Beach Glenn Road, Benton, PA 17814

See attached legal

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

Amount Due
Interest from June 22, 2019 to

\$114,296.96

Costs to be Added

Seal of Court

Barbara N. Wilentz
PROTHONOTARY

Date: 6/25/19

Stephen Wray
Deputy Prothonotary

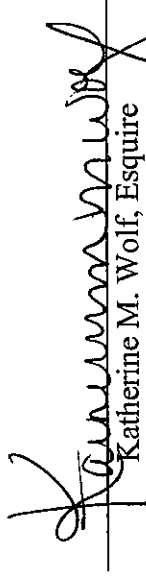
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

No: 2019-CV-0000329-MF

Bayview Loan Servicing, LLC, a Delaware Limited
Liability Company

vs.

Jerry A. Klock
9 Johns Road
Benton, PA 17814



Katherine M. Wolf, Esquire

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Katherine M. Wolf, Esquire, Attorney
SHAPIRO & DeNARDO, LLC
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406

REAL ESTATE OUTLINE

ED # 2019 ED 85

DATE RECEIVED 6-26-19
DOCKET AND INDEX 2019 CV 329

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>15023390</u>

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

SALE DATE Aug 28, 19 TIME 9:00am
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>8-7</u>
2 ND WEEK	<u>8-14</u>
3 RD WEEK	<u>8-21</u>

ALL THAT CERTAIN parcel of land in the Township of Pine Columbia County, Commonwealth of PA, as more fully described in Instrument No 200508003 ID # 29-10-012-01, being known and designated as being a metes and bounds property, being the same property conveyed by fee simple deed from Shirley Y Hall, single to Jerry A. Klock dated 07/29/2005 recorded on 08/01/2005 in Instrument No 200508033, in Columbia County Records, Commonwealth of PA.

COMMONLY KNOWN AS: 406 Beach Glenn Road, Benton, PA 17814

Being the same premises which Shirley Y. Hall, Single by deed dated 07/29/2005 and recorded in the Office of the Recorder of Deeds for Columbia County on 08/01/2005 as deed instrument number 200508033, granted unto Jerry A Klock, in fee.

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: June 25, 2019

Re: Sheriff's Sale Advertising Dates

Bayview Loan Servicing LLC

VS.

Jerry A. Klock

No 85 of 2019 E.D. and No. 329 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week August 7th 2019

2nd Week August 14th 2019

3rd Week August 21st 2019

SALE DATE: August 28th 2019 at 9:00 am

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS

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

No: 2019-CV-0000329-MF

VS.

Jerry A. Klock
DEFENDANT

WRIT OF EXECUTION:

MORTGAGE FORECLOSURE

2019 - ED - 85

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:

406 Beach Glenn Road, Benton, PA 17814

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

Amount Due
Interest from June 22, 2019 to

\$114,296.96

Costs to be Added

Seal of Court

Barbara N. Wilk
PROTHONOTARY

Date: 10/25/19

Stephen J. Wray
Deputy Prothonotary

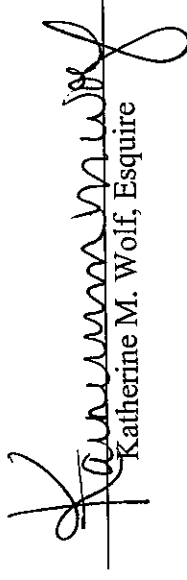
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

No: 2019-CV-0000329-MF

Bayview Loan Servicing, LLC, a Delaware Limited
Liability Company

vs.

Jerry A. Klock
9 Johns Road
Benton, PA 17814


Katherine M. Wolf, Esquire

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Katherine M. Wolf, Esquire, Attorney
SHAPIRO & DeNARDO, LLC
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406

ALL THAT CERTAIN parcel of land in the Township of Pine Columbia County, Commonwealth of PA, as more fully described in Instrument No 200508003 ID # 29-10-012-01, being known and designated as being a metes and bounds property, being the same property conveyed by fee simple deed from Shirley Y Hall, single to Jerry A. Klock dated 07/29/2005 recorded on 08/01/2005 in Instrument No 200508033, in Columbia County Records, Commonwealth of PA.

COMMONLY KNOWN AS: 406 Beach Glenn Road, Benton, PA 17814

Being the same premises which Shirley Y. Hall, Single by deed dated 07/29/2005 and recorded in the Office of the Recorder of Deeds for Columbia County on 08/01/2005 as deed instrument number 200508033, granted unto Jerry A Klock, in fee.

PARTNERS
GERALD M. SHAPIRO (FL, IL)
DAVID S. KREISMAN (IL)

MANAGING PARTNER
CHRISTOPHER A. DENARDO (NJ, PA)

KEVIN S. FRANKEL (NJ, PA)
SAMANTHA GABLE (NJ, PA)
KRYSTIN M. KANE (NJ, NY, RI)
GARY M. KANELIS (NJ, NY) (of Counsel)
MICHELLE L. MCGOWAN (NJ, PA)
JEFFREY RAPPAPORT (NJ)

**Law Offices of
Shapiro & DeNardo, LLC**
Offices located in New Jersey & Pennsylvania

MANAGING ATTY.
KRISTEN D. LITTLE (NJ, PA)

SUPERVISING ATTY. NJ FCL
KATHLEEN M. MAGOON (NJ)

LESLIE J. RASE (PA)
MORRIS A. SCOTT (NJ, PA)
DONNA L. SKILTON (NJ, PA)
ALISON H. TULIO (NJ, PA)
ELIZABETH L. WASSALL (NJ, PA)
CHARLES G. WOHLRAB (NJ, PA)
KATHERINE M. WOLF (NJ, PA)

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

RE: Bayview Loan Servicing, LLC, a Delaware Limited Liability Company vs. Jerry A. Klock
Docket No.: 2019-CV-0000329-MF
Property Address: 406 Beach Glenn Road, Benton, PA 17814
S&D File No.: 18-061228

Sir/Madam:

Please POST the Handbill upon the following address provided:

406 Beach Glenn Road, Benton, PA 17814

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

Jerry A. Klock, 9 Johns Road, Benton, PA 17814

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,

Heather Eisenhower
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
MICHELLE L. McGOWAN, PA I.D. NO. 62414
LESLIE J. RASE, PA I.D. NO. 58365
MORRIS A. SCOTT, PA I.D. NO. 83587
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. 18-061228

Bayview Loan Servicing, LLC, a Delaware
Limited Liability Company

PLAINTIFF

VS.

Jerry A. Klock
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2019-CV-0000329-MF

CERTIFICATION OF ADDRESS

I hereby certify that the correct address of the judgment creditor (Plaintiff) is:

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

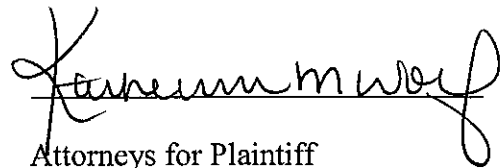
and that the last known address of the judgment debtor (Defendant) is:

Jerry A. Klock
9 Johns Road
Benton, PA 17814

SHAPIRO & DeNARDO, LLC

Date: 06/24/19

BY:


Attorneys for Plaintiff

18-061228

KATHERINE M. WOLF, 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
MICHELLE L. McGOWAN, PA I.D. NO. 62414
LESLIE J. RASE, PA I.D. NO. 58365
MORRIS A. SCOTT, PA I.D. NO. 83587
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Bayview Loan Servicing, LLC, a Delaware
Limited Liability Company
PLAINTIFF

VS.

Jerry A. Klock
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2019-CV-0000329-MF

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:

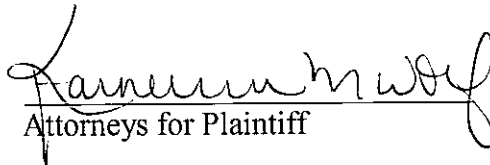
- (a) Service of notice on Defendant
- (b) Expiration of 30 days since the service of notice
- (c) Defendant failure to request or appear at meeting with Mortgagee or Consumer Credit Counseling Agency
- (d) Defendant failure to file application with Homeowners Emergency Assistance Program.

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

SHAPIRO & DeNARDO, LLC

Date: 06/24/19

BY:


Attorneys for Plaintiff

KATHERINE M. WOLF, ESQUIRE

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV329

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, AUGUST 28, 2019
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 the Township of Pine Columbia County, Commonwealth of PA, as more fully described in Instrument No 200508003 ID # 29-10-012-01, being known and designated as being a metes and bounds property, being the same property conveyed by fee simple deed from Shirley Y Hall, single to Jerry A. Klock dated 07/29/2005 recorded on 08/01/2005 in Instrument No 200508033, in Columbia County Records, Commonwealth of PA.

COMMONLY KNOWN AS: 406 Beach Glenn Road, Benton, PA 17814

Being the same premises which Shirley Y. Hall, Single by deed dated 07/29/2005 and recorded in the Office of the Recorder of Deeds for Columbia County on 08/01/2005 as deed instrument number 200508033, granted unto Jerry A Klock, in fee.

PROPERTY ADDRESS: 406 BEACH GLEN ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 29-10-012-01

Seized and taken into execution to be sold as the property of JERRY A KLOCK 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
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
MICHELLE L. McGOWAN, PA I.D. NO. 62414
LESLIE J. RASE, PA I.D. NO. 58365
MORRIS A. SCOTT, PA I.D. NO. 83587
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. 18-061228

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

VS.

Jerry A. Klock

DEFENDANT(S)

STATE OF: Pennsylvania

COURT OF COMMON PLEAS
COLUMBIA COUNTY

2019-CV-0000329-MF

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") Defendant Jerry A. Klock is not presently engaged in active duty military service as contemplated by the Servicemembers Civil Relief Act at 50 U.S.C. §3931.

SHAPIRO & DeNARDO, LLC

Date: 6/24/19

BY: Michelle L. McGowan

Attorneys for Plaintiff

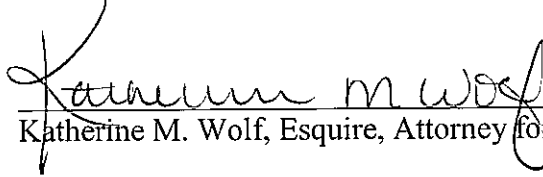
MICHELLE L. McGOWAN, ESQ.

Sworn to and subscribed
before me this 24th day
of June, 2019.

[Signature]
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Denise L. Semell, Notary Public
Montgomery County
My commission expires July 22, 2022
Commission number 1148873
Member, Pennsylvania Association of Notaries

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.


Katherine M. Wolf, Esquire, Attorney for Plaintiff

PARTNERS
GERALD M. SHAPIRO (FL, IL)
DAVID S. KREISMAN (IL)

MANAGING PARTNER
CHRISTOPHER A. DENARDO (NJ, PA)

KEVIN S. FRANKEL (NJ, PA)
SAMANTHA GABLE (NJ, PA)
KRYSTIN M. KANE (NJ, NY, RI)
GARY M. KANELIS (NJ, NY) (Of Counsel)
MICHELLE L. MCGOWAN (NJ, PA)
JEFFREY RAPPAPORT (NJ)

**Law Offices of
Shapiro & DeNardo, LLC**
Offices located in New Jersey & Pennsylvania

MANAGING ATTY.
KRISTEN D. LITTLE (NJ, PA)

SUPERVISING ATTY. NJ FCL
KATHLEEN M. MAGOON (NJ)

LESLIE J. RASE (PA)
MORRIS A. SCOTT (NJ, PA)
DONNA L. SKILTON (NJ, PA)
ALISON H. TULLIO (NJ, PA)
ELIZABETH L. WASSALL (NJ, PA)
CHARLES G. WOHLRAB (NJ, PA)
KATHERINE M. WOLF (NJ, PA)

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. Jerry A. Klock
Docket No.: 2019-CV-0000329-MF
Property Address: 406 Beach Glenn Road, Benton, PA 17814
S&D File No.: 18-061228

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,
Heather Eisenhower
Legal Assistant

Enclosures

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

Document Receipt

Trans #	16613	Carrier / service:	USPS Server	First-Class Mail®	6/28/2019 12:00:00 AM
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Ship to:

NORTH COAST ENERGY INC

ONE GOJO PLAZA

SUITE 325

AKRON

OH 44311

Tracking #: 71901140006000162125

Doc Ref #: 2019ED85

Postage 5.4200

Document Receipt

Trans #	16613	Carrier / service:	USPS Server	First-Class Mail®	6/28/2019 12:00:00 AM
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Ship to:

NORTH COAST ENERGY INC

ONE GOJO PLAZA

SUITE 325

AKRON

OH 44311

Tracking #: 71901140006000162125

Doc Ref #: 2019ED85

Postage 5.4200

Document Receipt

Trans #	16612	Carrier / service:	USPS Server	First-Class Mail®	6/28/2019 12:00:00 AM
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Ship to:

COMMONWEALTH OF PENNSYLVANIA	DEPARTMENT OF PUBLIC WELFARE
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BUREAU OF CHILD SUPPORT
ENFORCEMENT
P.O. BOX 2675
ATTN: DAN RICHARD
HARRISBURG PA 17105

Tracking #:	71901140006000162118
Doc Ref #:	2019ED85
Postage	5.4200

Document Receipt

Trans #	16612	Carrier / service:	USPS Server	First-Class Mail®	6/28/2019 12:00 00 AM
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Ship to:

COMMONWEALTH OF PENNSYLVANIA	DEPARTMENT OF PUBLIC WELFARE
------------------------------	------------------------------

BUREAU OF CHILD SUPPORT
ENFORCEMENT

P.O. BOX 2675

ATTN: DAN RICHARD

HARRISBURG PA 17105

Tracking #: 71901140006000162118

Doc Ref #: 2019ED85

Postage 5.4200

Document Receipt

Trans #	16610	Carrier / service:	USPS Server	First-Class Mail®	6/28/2019 12:00:00 AM
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Ship to:

SHIRELY Y. HALL

631 LOG CABIN ROAD

Tracking #: 71901140006000162095

Doc Ref #: 2019ED85

Postage 5.4200

UNITYVILLE PA 17774

Document Receipt

Trans #	16611	Carrier / service:	USPS Server	First-Class Mail®	6/28/2019 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000162101

Doc Ref #: 2019ED85

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	16611	Carrier / service:	USPS Server	First-Class Mail®	6/28/2019 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000162101

Doc Ref #: 2019ED85

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	16616	Carrier / service:	USPS Server	First-Class Mail®	6/28/2019 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000162156

Doc Ref #: 2019ED85

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	16615	Carrier / service:	USPS Server	First-Class Mail®	6/28/2019 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000162149

Doc Ref #: 2019ED85

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans #	16615	Carrier / service:	USPS Server	First-Class Mail®	6/28/2019 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000162149

Doc Ref #: 2019ED85

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans #	16614	Carrier / service:	USPS Server	First-Class Mail®	6/28/2019 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000162132

Doc Ref #: 2019ED85

Postage 5.4200

KING OF PA 19406
PRUSSIA

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

18-061228,KLOCK, No. 15023390
JERRY
CASE # 2019-CV-0000329-MF

DATE: 06/19/19

\$ 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



⑈15023390⑈ ⑆071006486⑆ 2458373⑈