

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 242757
Customer:
SHERIFF

Invoice Date: 12/23/2020 1:33:26 PM
Last Change:

RECEIPT
Receipt By: WALK-IN

Reg/Drw ID: 0102
By: BSL

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$72.75	202010358	GREENWOOD
	Grantor - MARCONI, PHOEBYANN E		12/23/20 1:33:28 PM	TOWNSHIP
	Grantee - COMMUNITY LOAN SERVIVING LLC			
	Consideration - \$2,661.23			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.50		
	RECORDING FEES - RECORDER	\$13.50		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$72.75		
	PAYMENTS			
	CHECK: 8924 - SHERIFF	\$72.75		
	TOTAL PAYMENTS	\$72.75		
	AMOUNT DUE	\$72.75		
	PAYMENT ON INVOICE	(\$72.75)		
	BALANCE DUE ON INVOICE	\$0.00		

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

BAYVIEW LOAN SERVICING LLC VS. PHEOBYANN & RONALD MARCONI

NO. 32-2020 ED

NO. 437-2020 JD

DATE/TIME OF SALE: NOVEMBER 4, 2020 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ 2609.05

POUNDAGE - 2% OF BID \$ 52.18

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2661.23

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): B. D. Kelly

TOTAL DUE: \$ 2661.23

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1311.23

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
BAYVIEW LOAN SERVICING LLC

vs.

Defendant
PHOEBYANN E MARCONI
RONALD MARCONI

Attorney for the Plaintiff:
STERN & EISENBERG, PC
1581 MAIN STREET
SUITE 200
WARRINGTON, PA 18976

Sheriff's Sale Date: Wednesday, November 4, 2020

Writ of Execution No. : 2020CV437

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1988 STATE ROUTE 254, ORANGEVILLE, PA 17859

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$60.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,587.80
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$240.00
Service Mileage	\$18.00
Distribution Form	\$25.00
Copies	\$8.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$170.00
Total Sheriff Costs	\$2,536.30

Distribution Costs

Recording Fees	\$72.75
Total Distribution Costs	\$72.75

Grand Total: **\$2,609.05**

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

STERN & EISENBERG, PC

1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025

December 8, 2020

Sheriff's Office of Columbia
35 West Main Street
Bloomsburg, PA 17815

RE: Bayview Loan Servicing, LLC, a Delaware Limited Liability Company v.
Phoebyann Marconi & Ronald Marconi
Docket No. 2020-CV-437
Writ # or Sale # N/A
Premises: 1988 State Route 254, Orangeville, PA 17859

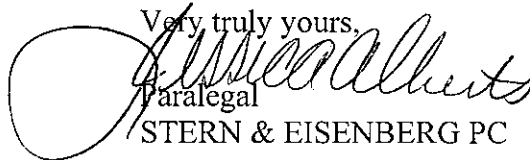
Dear Sir or Madam:

In connection with the Sheriff's Sale held in the above-referenced matter on November 4, 2020 kindly assign my bid as attorney on the Writ **Community Loan Servicing, LLC f/k/a Bayview Loan Servicing, LLC**, 4425 Ponce de Leon Blvd., 4th Floor, Coral Gables, FL 33146-1837.

1. Enclosed please find Realty Transfer Tax Statements of Value in duplicate, as well as copies of the recorded Mortgage and any applicable Assignments. Also enclosed please find checks in the amount of \$1,311.23 made payable to the Columbia County Sheriff. Please have the Sheriff's Deed prepared and recorded as soon as possible and returned to our office in the enclosed, self-addressed, stamped envelope.

Thank you.

Very truly yours,


Paralegal
STERN & EISENBERG PC

Enclosures

1830019105

RECORDER'S USE ONLY

REV-183

BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

COMPLETE EACH SECTION

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

SECTION I TRANSFER DATA

Date of Acceptance of Document					
Grantor(s)/Lessor(s) Columbia County Sheriff		Telephone Number (570) 389-5622		Grantee(s)/Lessee(s) Community Loan Servicing, LLC f/k/a Bayview Loan Servicing, LLC	
Mailing Address 35 W Main St		Mailing Address 4425 Ponce de Leon Blvd., 4th Fl.			
City Bloomsburg	State PA	ZIP Code 17815	City Coral Gables	State FL	ZIP Code 33146

SECTION II REAL ESTATE LOCATION

Street Address 1988 State Route 254		City, Township, Borough Greenwood Township	
County Columbia	School District Millville Area	Tax Parcel Number 17-14A-007-00,000	

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? ☐ YES ☒ NO

1. Actual Cash Consideration 2,611.23	2. Other Consideration + 0.00	3. Total Consideration = 2,611.23
4. County Assessed Value 10,424.00	5. Common Level Ratio Factor x 4.76	6. Computed Value = 49,618.24

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed 100%	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
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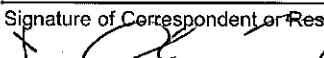
2. Fill in the Appropriate Oval Below for Exemption Claimed.

- ☐ Will or intestate 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.)

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

Name Andrew J. Marley, Esquire		Telephone Number (215) 572-8111	
Mailing Address 1581 Main Street, Ste. 200	City Warrington	State PA	ZIP Code 18976

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

Signature of Correspondent or Responsible Party 	Date 12/08/2020
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

1830019105

SHERIFF'S SALE COST SHEET

437-2020
32-2020 AD

vs. Marconi
NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>240.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>60.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>600 18.00</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>8.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>513.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1587.80</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1837.80</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>72.75</u>	
TOTAL *****		\$ <u>82.75</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>170.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0-</u>

TOTAL COSTS (OPENING BID) \$ 2609.05

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, published on dates listed below, 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 a 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.

Ad Text: MARCNOI,PHOEBYANN SHERIFF SALE

Date(s) Published: 10/14/2020, 10/21/2020, 10/28/2020

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2020CV437

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, NOVEMBER 04, 2020 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 objections are filed with the Sheriff's Office prior thereto.

ALL THOSE TWO CERTAIN lots or parcels of land situate in the Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, and being more particularly bounded and described as follows, to-wit:

THE FIRST THEREOF: BEGINNING at a point corner of land of P. D. Black, thence by lands of Jacob Rantz South 78 1/2 degrees West, two (2) perches to a point thence by land of Churly (Slippy) North 27 degrees East, two and two-tenths (2.2) perches to a point thence by same, South 72 1/2 degrees West, two and nine-tenths (2.9) perches to a point thence by same, North 18 1/2 degrees East, five (5) perches to a point at the road, thence by said road, South 70 1/2 degrees East, three and eight-tenths (3.8) perches to a point, 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 Hiss, being Hysine (88) feet in front on Millville Road and ninety-nine (99) feet in depth, HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Phoebyann Elizabeth Quick n/a/a Phoebyann Elizabeth Marconi, Paul E. Quick, Melvin E. Quick and Dawn Quick, by Deed dated April 4, 1998, and recorded on April 10, 1998, by the Columbia County Recorder of Deeds in Book 821, at Page 78, granted and conveyed unto Phoebyann Elizabeth Marconi, an individual BEING KNOWN AND NUMBERED AS 1989 State Route 254, Grangeville, PA 17833.

TAX PARCEL NO. 17-14A-007-00000
PROPERTY ADDRESS: 1989 STATE ROUTE 254, ORANGEVILLE, PA 17859
UPI / TAX PARCEL NUMBER: 17-14A-007-00000

Seized and taken into execution to be sold as the property of PHOEBYANN E MARCONI, RONALD MARCONI in suit of BAYVIEW LOAN SERVICES 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 representative of the plaintiff.

Attorney for the Plaintiff:
STERN & EISENBERG, PC
WASHINGTON, PA

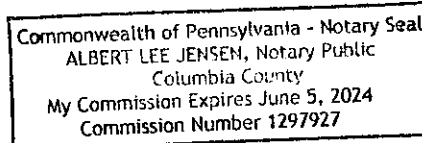
TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

James T Micklow

Sworn and subscribed to before me
this 28 day of October 2020.

Albert Lee Jensen

(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.

TIM CHAMBERLAIN - COLUM COUNTY SHER
PO BOX 380
BLOOMSBURG PA 17815

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

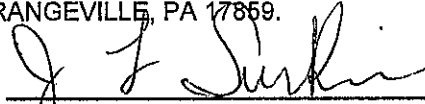


BAYVIEW LOAN SERVICING LLC
vs.
PHOEBYANN E MARCONI (et al.)

Case Number
2020CV437

SHERIFF'S RETURN OF SERVICE

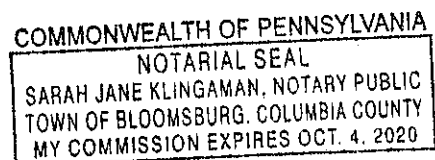
09/22/2020 12:15 PM - DEPUTY JESSICA SURKIN, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1988 STATE ROUTE 254, ORANGEVILLE, PA 17859.


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

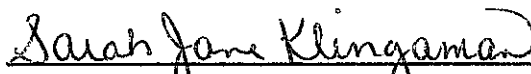
September 22, 2020



NOTARY

Affirmed and subscribed to before me this

22ND day of SEPTEMBER, 2020


Sarah Jane Klingaman

Plaintiff Attorney: STERN & EISENBERG, PC, 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BAYVIEW LOAN SERVICING LLC
vs.
MARCONI, PHOEBYANN E (et al.)

Case Number
2020CV437

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/04/2020 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:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone: 1-215-572-8111

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2020CV437

1988 STATE ROUTE 254, ORANGEVILLE, PA 17859

NO EXPIRATION



Stern & Eisenberg, PC

Stern & Eisenberg, PC
1581 Main Street, Suite 200
Warrington, Pennsylvania 18976
Phone: (215) 572-8111
Facsimile: (215) 572-5025
September 11, 2020

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815
Phone: (570) 389-5622

Re: Bayview Loan Servicing, LLC, a Delaware Limited Liability Company v.
Phoebyann Elizabeth Marconi

Ronald E. Marconi

Columbia County Court of Common Pleas Docket No. 2020-CV-437

SALE SCHEDULED FOR November 4, 2020

Dear Madam/Sir:

Enclosed please find a Certificate of Service for filing, the original having been sent to the Columbia County Prothonotary for filing. Kindly file of record and return a time-stamped copy to our office in the enclosed self-addressed, postage-paid envelope.

Thank you for your consideration to this matter. Should you have any questions, please contact our office.

Sincerely,
Stern & Eisenberg, PC

Katelyn Tarasiewicz, Legal Assistant

;KT
Encl.

ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
BRIAN T. LAMANNA, ESQUIRE (310321)
WILLIAM E. MILLER, ESQUIRE (308951)
STEVEN P. KELLY, ESQUIRE (308573)
JESSICA N. MANIS, ESQUIRE (318705)
DANIEL P. JONES, ESQUIRE (321876)
JAMES G. BUCK, ESQUIRE (309869)

STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

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

Plaintiff

v.

Phoebyann Elizabeth Marconi and Ronald E.
Marconi,

Defendants

Civil Action No.: 2020-CV-437


MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE

I, Andrew Marley attorney for the within named Plaintiff, hereby certify that the Notice of Sheriff's Sale was mailed to Phoebyann Elizabeth Marconi and Ronald E. Marconi, Defendants, by certified mail, return receipt requested and regular, first-class, postage pre-paid mail, on September 9, 2020.

I further certify that Notice of the Sheriff's Sale was mailed to each lienholder by regular, first-class, postage pre-paid mail, on September 9, 2020., as evidenced by copies of certificate of mailing and certified mail receipts attached.

STERN & EISENBERG, PC

By: 
Attorney for Plaintiff

Date: September 11, 2020

CERTIFICATE OF COMPLIANCE

I certify 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.

Submitted by: Plaintiff

Signature: AM

Name: Andrew Marley

Attorney No. (if applicable): 312314

STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

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

Civil Action No. : 2020-CV-437

v.

Phoebyann Elizabeth Marconi
and Ronald E. Marconi
Defendants

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Phoebyann Elizabeth Marconi
1988 State Route 254, Orangeville, PA 17859
540 Everette Street, Lot 41, Benton, PA 17814

Ronald E. Marconi
1988 State Route 254, Orangeville, PA 17859
540 Everette Street, Lot 41, Benton, PA 17814

Your real estate at 1988 State Route 254, Orangeville, PA 17859 is scheduled to be sold at the Columbia County Sheriff's Sale at 35 West Main Street, Bloomsburg, PA 17815 (location of sale) on November 4, 2020 at 10:00 AM to enforce the court judgment of \$22,427.95 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 canceled if you pay to Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.



3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Stern & Eisenberg, PC, at telephone number (215) 572-8111.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date. This Schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. You should check with the Sheriff's Office by calling 570-389-5622 to determine the actual date of filing of said schedule.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
(570) 784-8760



Legal Description

ALL THOSE TWO CERTAIN lots or parcels of land situate in the Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, and being more particularly bounded and described as follows, to-wit;

THE FIRST THEREOF: BEGINNING at a post corner of land of P. D. Black, thence by lands of Jacob Rantz South $78 \frac{1}{2}$ 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 $72 \frac{1}{2}$ degrees West, two and nine-tenths (2.9) perches to a post; thence by same, North $16 \frac{1}{2}$ degrees East, five (5) perches to a post at the road; thence by said road, South $78 \frac{1}{2}$ degrees East, three and eight-tenths (3.8) perches to a post; thence by land of said P. D. Black, South $11 \frac{1}{4}$ 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.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Phoebyann Elizabeth Quick n/k/a Phoebyann Elizabeth Marconi, Paul E. Quick, Melvin E. Quick and Dawn Quick, by Deed dated April 4, 1996, and recorded on April 10, 1996, by the Columbia County Recorder of Deeds in Book 621, at Page 79, granted and conveyed unto Phoebyann Elizabeth Marconi, an Individual.

BEING KNOWN AND NUMBERED AS 1988 State Route 254, Orangeville, PA 17859.

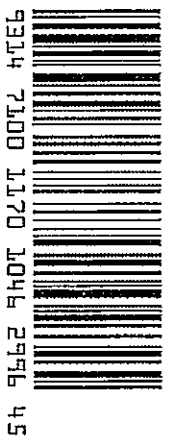
TAX PARCEL NO. 17-14A-007-00,000.



Stern & Eisenberg, P.C.
P.O. Box 9101
Temecula, CA 92599-9101

Send Payments to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

Send Correspondence to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976



RETURN RECEIPT REQUESTED

20200909-293

Phoebvann Elizabeth Marconi
1988 State Route 254
Orangeville, PA 17856

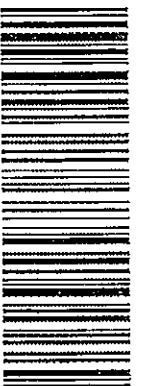
GENCORR_CMFC



Stern & Eisenberg, P.C.
P.O. Box 9101
Temecula, CA 92589-9101

Send Payments to:
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1581 Main Street, Suite 200
Warrington, PA 18976

Send Correspondence to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976



9314 7100 1170 1046 2996 52

RETURN RECEIPT REQUESTED

20200909-293

Phoebynn Elizabeth Marconi
540 Everette Street
Lot #41
Benton, PA 17814

GENCORR_CMFC



Send Payments to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

Send Correspondence to:
Stem & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

69 9662 9404 0211 0007 7145 47269

RETURN RECEIPT REQUESTED

20200909-293

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

GENCORR_CMFC



STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

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

Civil Action No. : 2020-CV-437

v.

Phoebyann Elizabeth Marconi
and Ronald E. Marconi
Defendants

MORTGAGE FORECLOSURE

RE: PREMISES: 1988 State Route 254, Orangeville, PA 17859

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant. As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on November 4, 2020 at 10:00 AM at 35 West Main Street, Bloomsburg, PA 17815 (subject to change without further notice).

The sale is being conducted pursuant to the judgment in the amount of \$22,427.95 together with interest, costs (and such other allowed amounts) thereon entered in the above-matter in favor of the Plaintiff against the above-named Defendants who are also the real owners of said premises. I have discovered that you may have a lien and/or interest in the premises to be sold. This notice is given so that you can protect your interest, if any, in the lien you have on the premises. If you have any questions regarding this type of lien or effect of the Sheriff Sale upon your lien, we urge you to CONTACT YOUR ATTORNEY, as we are not permitted to give you legal advice.

A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

STERN & EISENBERG, PC

By: Jessica N. Manis
Jessica N. Manis, Esq.
Attorney for Plaintiff



Legal Description

ALL THOSE TWO CERTAIN lots or parcels of land situate in the Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, and being more particularly bounded and described as follows, to-wit;

THE FIRST THEREOF: BEGINNING at a post corner of land of P. D. Black, thence by lands of Jacob Rantz South $78 \frac{1}{2}$ 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 $72 \frac{1}{2}$ degrees West, two and nine-tenths (2.9) perches to a post; thence by same, North $16 \frac{1}{2}$ degrees East, five (5) perches to a post at the road; thence by said road, South $78 \frac{1}{2}$ degrees East, three and eight-tenths (3.8) perches to a post; thence by land of said P. D. Black, South $11 \frac{1}{4}$ 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.

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HAVING ERECTED THEREON a Residential Dwelling.

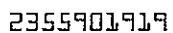
BEING THE SAME PREMISES AS Phoebyann Elizabeth Quick n/k/a Phoebyann Elizabeth Marconi, Paul E. Quick, Melvin E. Quick and Dawn Quick, by Deed dated April 4, 1996, and recorded on April 10, 1996, by the Columbia County Recorder of Deeds in Book 621, at Page 79, granted and conveyed unto Phoebyann Elizabeth Marconi, an Individual.

BEING KNOWN AND NUMBERED AS 1988 State Route 254, Orangeville, PA 17859.

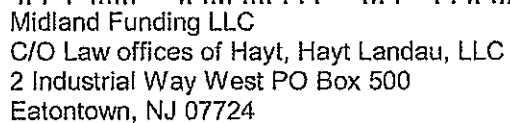
TAX PARCEL NO. 17-14A-007-00,000.



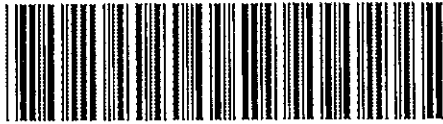
Send Payments to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976



20200909-293



Stern & Eisenberg, P.C.
P.O. Box 9101
Temecula, CA 92589-9101



2355901921

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Warrington, PA 18976

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Send Correspondence to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976



MIDLAND FUNDING LLC
350 Camino De La Reina
#100
San Diego, CA 92108



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Stern & Eisenberg, P.C.
P.O. Box 9101
Temecula, CA 92589-9101



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Warrington, PA 18976

Send Correspondence to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

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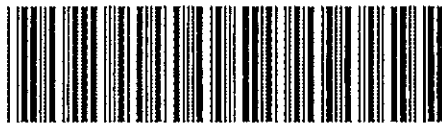


MIDLAND FUNDING LLC
350 Camino De La Reina
#300
San Diego, CA 92108



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Stern & Eisenberg, P.C.
P.O. Box 9101
Temecula, CA 92589-9101



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Warrington, PA 18976

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Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

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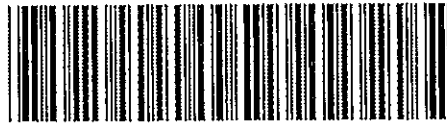


MIDLAND FUNDING LLC
PO BOX 939019
San Diego, CA 92123



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Stern & Eisenberg, P.C.
P.O. Box 9101
Temecula, CA 92589-9101



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Warrington, PA 18976

Send Correspondence to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

20200909-293

Beneficial Consumer Discount Company D/B/A
Beneficial Mortgage Co of Pennsylvania
575 Montour Blvd.
Montour Plaza
Bloomsburg, PA 17815



GENCORR

Stern & Eisenberg, P.C.
P.O. Box 9101
Temecula, CA 92589-9101



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Fees Paid
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1581 Main Street, Suite 200
Warrington, PA 18976

Send Correspondence to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

20200909-293

|||
Pennsylvania Department of Revenue Bureau of
Compliance Lien Section
P.O. Box 280948
Harrisburg, PA 17128-0948



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[illegible]

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Fees Paid
WSO

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Send Correspondence to:
Stern & Eisenberg, P.C.
1561 Main Street, Suite 200
Warrington, PA 18976

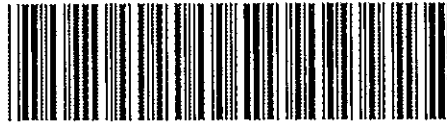


Midland Funding LLC
c/o Corporation Service Company
251 Little Falls Drive
Wilmington, DE 19808



GENCORR

Stern & Eisenberg, P.C.
P.O. Box 9101
Temecula, CA 92589-9101



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1581 Main Street, Suite 200
Warrington, PA 18976

Send Correspondence to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

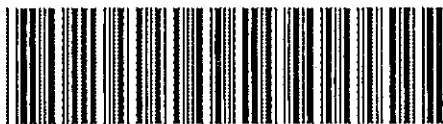
20200909-293

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



GENCORR

Stern & Eisenberg, P.C.
P.O. Box 9101
Temecula, CA 92589-9101



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Fees Paid
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Warrington, PA 18976

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Send Correspondence to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

PA Department of Revenue Bureau of Individual
Taxes
P.O. Box 280601
Harrisburg, PA 17128-0502



GENCORR

Stern & Eisenberg, P.C.
P.O. Box 9101
Temecula, CA 92589-9101



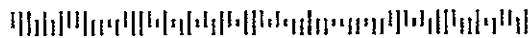
2355901923

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Fees Paid
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1581 Main Street, Suite 200
Warrington, PA 18976

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Send Correspondence to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

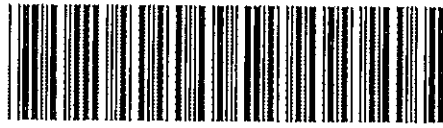


Occupant
1988 State Route 254
Orangeville, PA 17859



GENDCORR

Stern & Eisenberg, P.C.
P.O. Box 9101
Temecula, CA 92589-9101



2355901916

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Fees Paid
WSO

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Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

Send Correspondence to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

20200909-293


Columbia County Domestic Relations
11 West Main Street
Bloomsburg, PA 17815



GENCORR



Stern & Eisenberg, PC
1581 Main Street, Suite 200
Warrington, Pennsylvania 18976
(215) 572-8111
Facsimile: (215) 572-5025
August 31, 2020

Columbia County Sheriff's Department
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815
Phone: (570) 389-5622

Re: Bayview Loan Servicing, LLC v. Marconi
Columbia County Court of Common Pleas Docket No. 2020-CV-437
SALE SCHEDULED FOR NOVEMBER 4, 2020

Dear Madam/Sir:

Enclosed please find an Amended Affidavit Pursuant to Rule 3129.1 for filing, the original having been sent to the Columbia County Prothonotary for filing. Kindly file of record and return a time-stamped copy to our office in the enclosed self-addressed, postage-paid envelope.

Thank you for your consideration to this matter. Should you have any questions, please contact our office.

Sincerely,
Stern & Eisenberg, PC

Terri Hliwski, Paralegal

;tlh
Encl.

ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
BRIAN T. LAMANNA, ESQUIRE (310321)
WILLIAM E. MILLER, ESQUIRE (308951)
STEVEN P. KELLY, ESQUIRE (308573)
JESSICA N. MANIS, ESQUIRE (318705)
CHRISTOPHER M. MCMONAGLE, ESQUIRE (316043)
DANIEL P. JONES, ESQUIRE (321876)
JAMES G. BUCK, ESQUIRE (309869)

STAMP
AND
RETURN

STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

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

Civil Action No. : 2020-CV-437

v.
Phoebyann Elizabeth Marconi
and Ronald E. Marconi
Defendants

MORTGAGE FORECLOSURE

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, set 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 and Ronald E. Marconi
1988 State Route 254, Orangeville, PA 17859
540 Everette Street, Lot 41, Benton, PA 17814

2. Name and address of Defendants in the judgment:

Phoebyann Elizabeth Marconi and Ronald E. Marconi
1988 State Route 254, Orangeville, PA 17859
540 Everette Street, Lot 41, Benton, PA 17814

COPY

ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
BRIAN T. LAMANNA, ESQUIRE (310321)
WILLIAM E. MILLER, ESQUIRE (308951)
STEVEN P. KELLY, ESQUIRE (308573)
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CHRISTOPHER M. MCMONAGLE, ESQUIRE (316043)
DANIEL P. JONES, ESQUIRE (321876)
JAMES G. BUCK, ESQUIRE (309869)

STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

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

Civil Action No. : 2020-CV-437

v.
Phoebyann Elizabeth Marconi
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Defendants

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

Phoebyann Elizabeth Marconi and Ronald E. Marconi
1988 State Route 254, Orangeville, PA 17859
540 Everett Street, Lot 41, Benton, PA 17814

2. Name and address of Defendants in the judgment:

Phoebyann Elizabeth Marconi and Ronald E. Marconi
1988 State Route 254, Orangeville, PA 17859
540 Everett Street, Lot 41, 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:

Midland Funding, LLC
c/o Law Offices of Hayt, Hayt, and Landau, LLC, 2 Industrial Way West
P.O. Box 500, Eatontown, PA 07724
350 Camino De La Reina #100, San Diego, CA 92108
350 Camino De La Reina #300, San Diego, CA 92108
P.O. Box 939069, San Diego, CA 92193
251 Little Falls Drive, Wilmington, DE 19808

Heller's Gas
500 North Poplar Street
Berwick, PA 18603

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

Beneficial Consumer Discount Company DBA 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:

N/A

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:

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

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:

Columbia County Domestic Relations
11 West Main Street
Bloomsburg, PA 17815

Pennsylvania Department of Revenue
Bureau of Individual Taxes
P.O. Box 280601
Harrisburg, PA 17128-0502

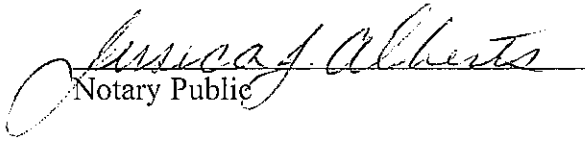
Tenant(s)/Occupant(s)
1988 State Route 254
Orangeville, PA 17859

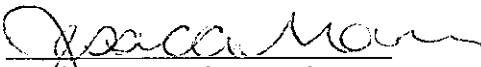
Columbia County Tax Claim Bureau
11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815

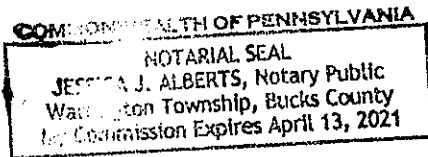
I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Sworn and subscribed before me
this 1st day of ~~August~~^{Sept}, 2020.

STERN & EISENBERG, PC


Notary Public

By: 
Jessica N. Manis, Esquire
Attorney ID No. 318705
Attorney for Plaintiff



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 07/31/20

Account:

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

Ad ID:	1201235
Description:	MARCNOLPHOEYANN
SHERIFF SALE	
Run Dates:	10/14/20 to 10/28/20
Class:	2
Agate Lines:	244
Blind Box:	

Total Ad Cost	\$1,587.80
Amount Paid	\$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	10/14/20	10/28/20	3	\$1,587.80

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2020CV437

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, NOVEMBER 04, 2020 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 the Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, and being more particularly bounded and described as follows, to-wit:

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. HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Phoebyann Elizabeth Quick n/k/a Phoebyann Elizabeth Marconi, Paul E. Quick, Melvin E. Quick and Dawn Quick, by Deed dated April 4, 1996, and recorded on April 10, 1996, by the Columbia County Recorder of Deeds in Book 621, at Page 79, granted and conveyed unto Phoebyann Elizabeth Marconi, an individual. BEING KNOWN AND NUMBERED AS 1988 State Route 254, Orangeville, PA 17859.

TAX PARCEL NO. 17-14A-007-00.000.

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 PHOEYANN E MARCONI, RONALD MARCONI in suit of BAYVIEW LOAN SERVICING LLC.

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

Attorney for the Plaintiff:
STERN & EISENBERG, PC
WARRINGTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

REAL ESTATE TAX CERTIFICATION

Date: 07/30/2020

Fee: \$5.00

Cert. NO: 38079

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 07/30/2020

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

NO TAX CLAIM TAXES DUE

By: Sheriff

Per: dm.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BAYVIEW LOAN SERVICING LLC
vs.
MARCONI, PHOEBYANN E (et al.)

Case Number
2020CV437

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 32

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/04/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: SHELLY FETTLER

Relation: CLERK

Date: 7/22/20 **Time:** 1455

Deputy: 4 **Mileage:**

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2020CV437 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BAYVIEW LOAN SERVICING LLC
vs.
MARCONI, PHOEBYANN E (et al.)

Case Number
2020CV437

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 32

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/04/2020 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 HOWER

Relation:

CLERK

Date:

7/29/20

Time:

1452

Deputy:

4

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2020CV437

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BAYVIEW LOAN SERVICING LLC
vs.
MARCONI, PHOEBYANN E (et al.)

Case Number
2020CV437

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 32

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/04/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

House empty

Serve To:

Name: OCCUPANT

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: 7/29/20 **Time:** 11:10

Deputy: 8 **Mileage:**

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

OCCUPANT

2020CV437

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
vs.
MARCONI, PHOEBYANN E (et al.)

Case Number
2020CV437

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 32

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/04/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: PHOEBYANN E MARCONI

Primary Address: 1988 STATE ROUTE 254
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address: 540 EVERTTE STREET
LOT # 41
BENTON, PA 17814

Phone:

Served @

Final Service:

Served: Personally ~~Adult In Charge~~ Posted Other

Adult In Charge: Vicki Minnick

Relation: Daughter-in-law

Date: 7/29/20 Time: 10:45

Deputy: 8 Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

MARCONI, PHOEBYANN E

2020CV437

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
vs.
MARCONI, PHOEBYANN E (et al.)

Case Number
2020CV437

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 32

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/04/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: RONALD MARCONI
Primary Address: 1988 STATE ROUTE 254
ORANGEVILLE, PA 17859

Phone: **DOB:**

Alternate Address: 540 Everett St.
Lot 41
Phone: Benton

Served @

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Vicki Mannick

Relation: Daughter-in-law

Date: 7/29/20 **Time:** 10:45

Deputy: 8 **Mileage:**

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

MARCONI, RONALD

2020CV437

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
vs.
MARCONI, PHOEBYANN E (et al.)

Case Number
2020CV437

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone: 32

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/04/2020 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:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2020CV437

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
vs.
MARCONI, PHOEBYANN E (et al.)

Case Number
2020CV437

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 32

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/04/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BENEFICIAL CONSUMER DISCOUNT COMI

Primary Address: 570 MONTOUR BLVD MONTOUR PLAZA
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: ~~904 WILSON DRIVE~~
~~ELMHURST, IL 60126~~

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted Other

Adult In Charge: SEND BACK

Relation: CANT LOCATE

Date: 8/5/2020 Time: 1455

Deputy: 4 Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BENEFICIAL CONSUMER C

2020CV437

570 MONTOUR BLVD MONTOUR PLAZA, BLOOMSBURG NO EXPIRATION

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: *July 30th 2020*

Re: Sheriff's Sale Advertising Dates

Bayview LLC vs. *Phoebyann : Ronald Marconi*

No. *32* of 2020 E.D. and No. *437* of 2020 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week *Oct. 14*

2nd Week *Oct. 21*

3rd Week *Oct. 28*

SALE DATE: *November 4th 2020*

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

Legal Description

ALL THOSE TWO CERTAIN lots or parcels of land situate in the Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, and being more particularly bounded and described as follows, to-wit;

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 (3.8) 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.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Phoebyann Elizabeth Quick n/k/a Phoebyann Elizabeth Marconi, Paul E. Quick, Melvin E. Quick and Dawn Quick, by Deed dated April 4, 1996, and recorded on April 10, 1996, by the Columbia County Recorder of Deeds in Book 621, at Page 79, granted and conveyed unto Phoebyann Elizabeth Marconi, an Individual.

BEING KNOWN AND NUMBERED AS 1988 State Route 254, Orangeville, PA 17859.

TAX PARCEL NO. 17-14A-007-00,000.

17-14A-007-00,000
Greenwood Twp.

REAL ESTATE OUTLINE

ED # 2020 ED 3a

DATE RECEIVED July 9 2020

DOCKET AND INDEX 2020 CV 437

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

X

COPY OF DESCRIPTION

X

WHEREABOUTS OF LKA

X

NON-MILITARY AFFIDAVIT

O

NOTICES OF SHERIFF SALE

X

WAIVER OF WATCHMAN

X

AFFIDAVIT OF LIENS LIST

X

CHECK FOR \$2000.00 OR _____

X

CK# 44125

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

SALE DATE

Nov. 4th 2020 TIME 9:00

POSTING DATE

ADV. DATES FOR NEWSPAPER

1ST WEEK Oct 14

2ND WEEK Oct. 21

3RD WEEK Oct 28

Need copy of:

Terri Hliwski e Stern & Eisenberg

* NON-Military Affidavit

P: 215-572-8111

email to:

F: 215-572-5025

Shower@columbiapa.org

Fax: 570-389-5625

Thank you

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

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

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

v.

Phoebyann Elizabeth Marconi
and Ronald E. Marconi
Defendants

Civil Action No. : 2020-CV-437

2020-ED-32

FILE AGAINST PHOEBYANN
ELIZABETH MARCONI
RONALD E. MARCONI ONLY

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

COMMONWEALTH OF PENNSYLVANIA

:

: S.S. :

COUNTY OF COLUMBIA

:

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 full legal description attached)

Judgment Amount..... \$22,427.95

Interest from July 8, 2020 at the Per Diem
rate of \$3.65 until Judgment is paid in full... \$

Total \$ plus costs

Dated:

(SEAL)

July 9, 2020

Barbara N. Silvestri

Prothonotary, Common Pleas Court of
Columbia County, PA

By:

Rosalie Antonello

Deputy

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2024

Legal Description

ALL THOSE TWO CERTAIN lots or parcels of land situate in the Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, and being more particularly bounded and described as follows, to-wit;

THE FIRST THEREOF: BEGINNING at a post corner of land of P. D. Black, thence by lands of Jacob Rantz South $78 \frac{1}{2}$ 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 $72 \frac{1}{2}$ degrees West, two and nine-tenths (2.9) perches to a post; thence by same, North $16 \frac{1}{2}$ degrees East, five (5) perches to a post at the road; thence by said road, South $78 \frac{1}{2}$ degrees East, three and eight-tenths (3.8) perches to a post; thence by land of said P. D. Black, South $11 \frac{1}{4}$ 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.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Phoebyann Elizabeth Quick n/k/a Phoebyann Elizabeth Marconi, Paul E. Quick, Melvin E. Quick and Dawn Quick, by Deed dated April 4, 1996, and recorded on April 10, 1996, by the Columbia County Recorder of Deeds in Book 621, at Page 79, granted and conveyed unto Phoebyann Elizabeth Marconi, an Individual.

BEING KNOWN AND NUMBERED AS 1988 State Route 254, Orangeville, PA 17859.

TAX PARCEL NO. 17-14A-007-00,000.

STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

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

v.

Phoebyann Elizabeth Marconi
and Ronald E. Marconi
Defendants

Civil Action No. : 2020-CV-437

MORTGAGE FORECLOSURE

RE: PREMISES: 1988 State Route 254, Orangeville, PA 17859

Dear Sir or Madam:

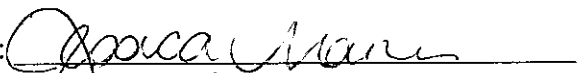
Please be advised that I represent the above creditor that has a judgment against the above Defendant. As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on November 4th 2020 at 10:00 AM at 35 West Main Street, Bloomsburg, PA 17815 (subject to change without further notice).

The sale is being conducted pursuant to the judgment in the amount of \$22,427.95 together with interest, costs (and such other allowed amounts) thereon entered in the above-matter in favor of the Plaintiff against the above-named Defendants who are also the real owners of said premises. I have discovered that you may have a lien and/or interest in the premises to be sold. This notice is given so that you can protect your interest, if any, in the lien you have on the premises. If you have any questions regarding this type of lien or effect of the Sheriff Sale upon your lien, we urge you to CONTACT YOUR ATTORNEY, as we are not permitted to give you legal advice.

A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

STERN & EISENBERG, PC

By:


Jessica N. Manis, Esq.
Attorney for Plaintiff

Legal Description

ALL THOSE TWO CERTAIN lots or parcels of land situate in the Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, and being more particularly bounded and described as follows, to-wit;

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 (3.8) 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.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Phoebyann Elizabeth Quick n/k/a Phoebyann Elizabeth Marconi, Paul E. Quick, Melvin E. Quick and Dawn Quick, by Deed dated April 4, 1996, and recorded on April 10, 1996, by the Columbia County Recorder of Deeds in Book 621, at Page 79, granted and conveyed unto Phoebyann Elizabeth Marconi, an Individual.

BEING KNOWN AND NUMBERED AS 1988 State Route 254, Orangeville, PA 17859.

TAX PARCEL NO. 17-14A-007-00,000.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2020CV437

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, NOVEMBER 04, 2020
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 the Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, and being more particularly bounded and described as follows, to-wit:

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.
HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Phoebyam-I Elizabeth Quick n/k/a Phoebyann Elizabeth Marconi, Paul E. Quick, Melvin E. Quick and Dawn Quick, by Deed dated April 4, 1996, and recorded on April 10, 1996, by the Columbia County Recorder of Deeds in Book 621, at Page 79, granted and conveyed unto Phoebyann Elizabeth Marconi, an Individual.
BEING KNOWN AND NUMBERED AS 1988 State Route 254, Orangeville, PA 17859.

TAX PARCEL NO. 17-14A-007-00,000.

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 PHOEBYANN E MARCONI, RONALD MARCONI in suit of BAYVIEW LOAN SERVICING LLC.

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

Attorney for the Plaintiff:
STERN & EISENBERG, PC
WARRINGTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Legal Description

ALL THOSE TWO CERTAIN lots or parcels of land situate in the Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, and being more particularly bounded and described as follows, to-wit;

THE FIRST THEREOF: BEGINNING at a post corner of land of P. D. Black, thence by lands of Jacob Rantz South $78 \frac{1}{2}$ 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 $72 \frac{1}{2}$ degrees West, two and nine-tenths (2.9) perches to a post; thence by same, North $16 \frac{1}{2}$ degrees East, five (5) perches to a post at the road; thence by said road, South $78 \frac{1}{2}$ degrees East, three and eight-tenths (3.8) perches to a post; thence by land of said P. D. Black, South $11 \frac{1}{4}$ 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.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Phoebyann Elizabeth Quick n/k/a Phoebyann Elizabeth Marconi, Paul E. Quick, Melvin E. Quick and Dawn Quick, by Deed dated April 4, 1996, and recorded on April 10, 1996, by the Columbia County Recorder of Deeds in Book 621, at Page 79, granted and conveyed unto Phoebyann Elizabeth Marconi, an Individual.

BEING KNOWN AND NUMBERED AS 1988 State Route 254, Orangeville, PA 17859.

TAX PARCEL NO. 17-14A-007-00,000.

Short/Advertising Legal Description

By virtue of Writ of Execution No. 2020-CV-437

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company v. Phoebyann Elizabeth Marconi and Ronald E. Marconi, 1988 State Route 254, Township of Greenwood, Orangeville, PA 17859, Tax Parcel No. 17-14A-007-00,000. Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$22,427.95.

Attorneys for Plaintiff:

Jessica N. Manis, Esquire

Stern & Eisenberg, PC

1581 Main Street, Suite 200

The Shops at Valley Square

Warrington, PA 18976

Phone: (215) 572-8111



Stern & Eisenberg PC

Stern & Eisenberg, PC
1581 Main Street, Suite 200
Warrington, Pennsylvania 18976
(215) 572-8111
Facsimile: (215) 572-5025
July 8, 2020

Columbia County Sheriff's Department
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815
Phone: (570) 389-5622

RE: Bayview Loan Servicing, LLC v. Marconi
Columbia County Court of Common Pleas Docket No. 2020-CV-437

Dear Sir or Madam:

Kindly serve Notice of Columbia County Sheriff's Sale upon the Defendants as follows:

Phoebyann Elizabeth Marconi and Ronald E. Marconi
540 Everette Street, Lot 41
Benton, PA 17814

Also, please post the Notice of Sale Handbill.

Kindly forward Affidavits of Service in the enclosed self-addressed, postage-paid envelope when possible. Thank you for your time and courtesies with respect to this matter.

Sincerely,
Stern & Eisenberg, PC

Terri Hliwski, Paralegal

;tlh
enclosures

CERTIFICATE OF COMPLIANCE

I certify 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.

Submitted by Counsel for Plaintiff

Signature: 

Name: Jessica N. Manis, Esquire

Attorney No. (if applicable): 318705

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2020CV437

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, NOVEMBER 04, 2020
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 the Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, and being more particularly bounded and described as follows, to-wit;

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.
HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Phoebyam-I Elizabeth Quick n/k/a Phoebyann Elizabeth Marconi, Paul E. Quick, Melvin E. Quick and Dawn Quick, by Deed dated April 4, 1996, and recorded on April 10, 1996, by the Columbia County Recorder of Deeds in Book 621, at Page 79, granted and conveyed unto Phoebyann Elizabeth Marconi, an Individual.
BEING KNOWN AND NUMBERED AS 1988 State Route 254, Orangeville, PA 17859.

TAX PARCEL NO. 17-14A-007-00,000.

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

UPI / TAX PARCEL NUMBER: 17-14A-007-00,000

*email
Press
Scott*

Seized and taken into execution to be sold as the property of PHOEBYANN E MARCONI, RONALD MARCONI in suit of BAYVIEW LOAN SERVICING LLC.

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

Attorney for the Plaintiff:
STERN & EISENBERG, PC
WARRINGTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

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

Civil Action No. : 2020-CV-437

v.

MORTGAGE FORECLOSURE

Phoebyann Elizabeth Marconi
and Ronald E. Marconi
Defendants

WAIVER OF WATCHMAN

Any Deputy Sheriff leaving upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of leave 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.



Attorney for Plaintiff

Now this 8th day of July, 2020, the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Attorney for Plaintiff



Stern & Eisenberg, PC

Stern & Eisenberg, PC
1581 Main Street, Suite 200
Warrington, Pennsylvania 18976
(215) 572-8111
Facsimile: (215) 572-5025

July 8, 2020

Columbia County Sheriff's Department
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815
Phone: (570) 389-5622

RE: Bayview Loan Servicing, LLC v. Marconi
Columbia County Court of Common Pleas Docket No. 2020-CV-437

Dear Sir or Madam:

I represent the plaintiff in the above matter and I am enclosing herewith the following:

3129.1 Affidavit
Writ of Execution
Directions for Service of Notice of Sale and Handbill Posting
Three (3) copies of Notice of Sale per Defendant
Full name and address of Plaintiff
Five (5) copies of the Long Legal Description
Five (5) copies of the Short/Advertisement Legal Description
Check to the Columbia County Sheriff for \$1,350.00

Kindly schedule the sale for the next available listing and thereafter, advise.

Thank you for your time and courtesies with respect to this matter.

Sincerely,
Stern & Eisenberg, PC

Terri Hliwski, Paralegal

;tlh
enclosures

ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
BRIAN T. LAMANNA, ESQUIRE (310321)
WILLIAM E. MILLER, ESQUIRE (308951)
STEVEN P. KELLY, ESQUIRE (308573)
JESSICA N. MANIS, ESQUIRE (318705)
CHRISTOPHER M. MCMONAGLE, ESQUIRE (316043)
DANIEL P. JONES, ESQUIRE (321876)
JAMES G. BUCK, ESQUIRE (309869)

STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

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

v.
Phoebyann Elizabeth Marconi
and Ronald E. Marconi
Defendants

Civil Action No. : 2020-CV-437

2020 - ED - 32

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, set 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 and Ronald E. Marconi /
1988 State Route 254, Orangeville, PA 17859
540 Everett Street, Lot 41, Benton, PA 17814

2. Name and address of Defendants in the judgment:

Phoebyann Elizabeth Marconi and Ronald E. Marconi
1988 State Route 254, Orangeville, PA 17859
540 Everett Street, Lot 41, 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:

Midland Funding, LLC
c/o Law Offices of Hayt, Hayt, and Landau, LLC X
2 Industrial Way West ✓
P.O. Box 500
Eatontown, PA 07724 NJ

32

Midland Funding, LLC
350 Camino De La Reina #100 ✓ X
San Diego, CA 92108

Midland Funding, LLC
350 Camino De La Reina #300 ✓ X
San Diego, CA 92108

Midland Funding, LLC
PO Box 939069 X
San Diego, CA 92193

Midland Funding, LLC
251 Little Falls Drive ✓ X
Wilmington, DE 19808

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

Beneficial Consumer Discount Company DBA 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:

N/A

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:

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

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:

Columbia County Domestic Relations ✓
11 West Main Street
Bloomsburg, PA 17815

Pennsylvania Department of Revenue
Bureau of Individual Taxes ✓
P.O. Box 280601
Harrisburg, PA 17128-0502

Tenant(s)/Occupant(s)
1988 State Route 254 ✓
Orangeville, PA 17859

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

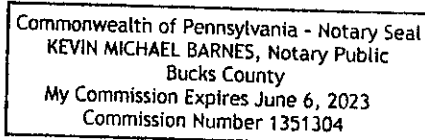
I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Sworn and subscribed before me
this 8th day of July, 2020.

STERN & EISENBERG, PC

Kevin Michael Barnes
Notary Public

By: Jessica N. Manis
Jessica N. Manis, Esquire 718120
Attorney ID No. 318705
Attorney for Plaintiff



STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

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

v.

Phoebyann Elizabeth Marconi
and Ronald E. Marconi
Defendants

Civil Action No. : 2020-CV-437

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Phoebyann Elizabeth Marconi
1988 State Route 254, Orangeville, PA 17859
540 Everett Street, Lot 41, Benton, PA 17814

Ronald E. Marconi
1988 State Route 254, Orangeville, PA 17859
540 Everett Street, Lot 41, Benton, PA 17814

Your real estate at 1988 State Route 254, Orangeville, PA 17859 is scheduled to be sold at the Columbia County Sheriff's Sale at 35 West Main Street, Bloomsburg, PA 17815 (location of sale) on November 4th 2020 at 10:00 AM to enforce the court judgment of \$22,427.95 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**:

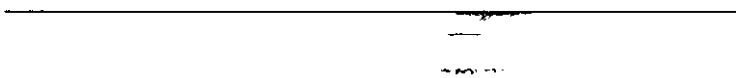
1. The sale will be canceled if you pay to Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.
2. You may be able to stop the sale by filing a petition 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.

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



71901140006000173305

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
1150 FIRST AVENUE
SUITE 1001
KING OF PRUSSIA PA 19406



STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

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

v.

Phoebyann Elizabeth Marconi
and Ronald E. Marconi
Defendants

Civil Action No. : 2020-CV-437

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Phoebyann Elizabeth Marconi
1988 State Route 254, Orangeville, PA 17859
540 Everett Street, Lot 41, Benton, PA 17814

Ronald E. Marconi
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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 canceled if you pay to Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.
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.

Document Receipt

Trans #	17815	Carrier / service:	USPS Server	First-Class Mail®	7/28/2020 12:00:00 AM
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Ship to:

HAYT, HAYT, AND LANDAU

MIDLAND FUNDING LLC

2 INDUSTRIAL WAY WEST

P.O. BOX 500

Tracking #: 71901140006000173350

Doc Ref #: 2020ED32

Postage 5.6000

EATONTOWN NJ 07724

Document Receipt

Trans #	17816	Carrier / service:	USPS Server	First-Class Mail®	7/28/2020 12:00:00 AM
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Ship to:

MIDLAND FUNDING LLC

350 CAMINO DE LA REINA #300

Tracking #: 71901140006000173367

Doc Ref #: 2020ED32

Postage 5.6000

SAN DIEGO CA 92108

Document Receipt

Trans #	17817	Carrier / service:	USPS Server	First-Class Mail®	7/28/2020 12:00:00 AM
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Ship to:

MIDLAND FUNDING LLC

350 CAMINO DE LA REINA

#100

SAN DIEGO CA 92108

Tracking #: 71901140006000173374

Doc Ref #: 2020ED32

Postage 5.6000

Document Receipt

Trans #	17817	Carrier / service:	USPS Server	First-Class Mail®	7/28/2020 12:00:00 AM
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Ship to:

MIDLAND FUNDING LLC

350 CAMINO DE LA REINA

#100

SAN DIEGO CA 92108

Tracking #: 71901140006000173374

Doc Ref #: 2020ED32

Postage 5.6000

Document Receipt

Trans #	17818	Carrier / service:	USPS Server	First-Class Mail®	7/28/2020 12:00:00 AM
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Ship to:

MIDLAND FUNDING LLC

P.O. BOX 939069

Tracking #: 71901140006000173381

Doc Ref #: 2020ED32

Postage 5.6000

SAN DIEGO CA 92193

Document Receipt

Trans #	17814	Carrier / service:	USPS Server	First-Class Mail®	7/28/2020 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000173305

Doc Ref #: 2020ED32

Postage 5.6000

KING OF PA 19406
PRUSSIA

Document Receipt

Trans #	17813	Carrier / service:	USPS Server	First-Class Mail®	7/28/2020 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000173299

Doc Ref #: 2020ED32

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

Trans #	17812	Carrier / service:	USPS Server	First-Class Mail®	7/28/2020 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000173282

Doc Ref #: 2020ED32

Postage 5.6000

PHILADELPHIA PA 19106

44125

KEYBANK
50-7044/2223

STERN & EISENBERG PC
ATTORNEYS AT LAW
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976

DATE
07/08/20

CHECK
AMOUNT
\$1,350.00

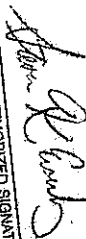
One Thousand Three Hundred Fifty and 00/100*****

GENERAL ACCOUNT
VOID AFTER 180 DAYS

PAY
TO THE
ORDER
OF

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

AUTHORIZED SIGNATURE



⑈044125⑈ ⑆222370440⑆007900993879⑈