FEDERMAN AND PHELAN

Suite 900 Two Penn Center Plaza Philadelphia, PA 19102-1799 215-563-7000 Fax: 215-567-0072

Daniel G. Schmieg, Esquire Extension 272

Representing Lenders in Pennsylvania and New Jersey

MEMORANDUM

TO:

Office of the Sheriff - Columbia County

ATTN:

Real Estate Coordinator

FROM:

Daniel G. Schmieg

RE:

M&T Trust Co. v. Brian D. and Mary C. Miller

No. 1207-1998

Our Account No.:

9365859

Premises:

212 S. Orchard Street

Berwick, PA 18603

DATE:

June 7, 1999

This letter will confirm that the above-captioned property was sold at Sheriff's Sale on June 4, 1999 to a third party for the amount of \$20,000.00.

Kindly forward a copy of the Schedule of Distribution in the envelope enclosed.

I look forward to hearing from you shortly.

cc:

M&T Mortgage Corporation

ATTN: Alicia Oliver - Foreclosure Department

SHERIFF'S SALE

Distribution Sheet

NO. 1207-1999	Manufacti	urers & Traders Trusst	vs	Br <u>ian D. & Mary C</u>	, MILLER	
I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seize and took into execution the within described real estate, and after having given due legal and timely notice of the tin and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places my bailiwick, I did on (date) June 3, 1999 and (time) 11:00 AM of said did at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outer when and where I sold the same to Allen C. & Elizaberh J. EDMARDS for the price or sum of \$21,523.95 Allen C. & Elizaberh J. EDMARDS being dihighest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows: Bid Price \$ 20,000,00 Poundage Adound Transfer Taxes 1,123.95 EXPENSES: Columbia County Sheriff - Costs \$ 292.13 Roundage Youndage Youndage Solicitor Columbia County Prothonotary Columbia County Prothonotary Columbia County Prothonotary Columbia County Prothonotary Tax Collector (Connie Gingher, Berwick Borough) Columbia County Tax Assessment Office State Treagurer Other: Berwick Area Sewer Authority Dep. Sheriff Trng, & Education Fund Total Needed to Purchase Less Expenses Total Needed to Purchase \$ 2, 924, 91 Total Needed to Purchase \$ 2, 924, 91 \$ 2, 924, 91 \$ 2, 924, 91 \$ 2, 924, 91 \$ 2, 924, 91 * Youndage In the most public vendue or outer with an after having given due legal and timely hotice of the tin and times to public vendue or outer when and times to public vendue or outer when and times to public vendue or outer said at the County of said at the public vendue or outer when and the county of said at the	NO	JD		DATE OF SALE:	June 3, 1	L999
and took into execution the within described real estate, and after having given due legal and timely notice of the tin and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places my bailtwick, I did on (date)	NO. <u>26 -</u>	1999 ED		DATE OF SALE.		
Poundage	and took into and place of my bailiwick, at the Court F when and wh for the price Allen (EY CERTIFY AND RETURN, That in execution the within described real estale, by advertisements in divers public, I did on (date)	ic newspa 1999 nnsylvani	after having given due apers and by handbills and (time) 11 a, expose said premise izabeth J. EDWARD	legal and tim set up in the :00 AM s to sale at pul	ely notice of the time most public places in, of said day blic vendue or outcry,Dollarsbeing the
Transfer Taxes 1,123.95 Total Needed to Purchase 2,150.00 Balance Needed to Purchase 19,373.95 EXPENSES: Columbia County Sheriff - Costs \$ 292.13 Poundage 400.00 \$ 692.13 Newspaper 242.57 Printing 50licitor 75.00 Columbia County Prothonotary 10.00 Columbia County Recorder of Deeds - Deed copy work 28.50 Columbia County Recorder of Deeds - Deed copy work Realty transfer taxes State stamps Tax Collector (Connie Gingher , Berwick Borough) 285.78 Columbia County Tax Assessment Office 5.00 State Treasurer 8erwick Area Sewer Authority 357.98 Dep. Sheriff Trng. & Education Fund 104.00 TOTAL EXPENSES: \$ 21,523.95 Less Expenses 2,924.91				20,000,00 400,00		
Total Needed to Purchase \$21,523.95 Amount Paid Down 2,150.00 Balance Needed to Purchase 19,373.95 EXPENSES:	Transfa	Tayor				
Amount Paid Down	Transier				¢	21,523,95
Balance Needed to Purchase 19,373.95					Φ	
Columbia County Sheriff - Costs						
Columbia County Sheriff - Costs	EXPENSES:					
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Printing	Newspay	•		**********	•	242.57
Solicitor						
Columbia County Recorder of Deeds - Deed copy work Realty transfer taxes State stamps Tax Collector (Connie Gingher, Berwick Borough) 285.78 Columbia County Tax Assessment Office 5.00 State Treasurer Other: Berwick Area Sewer Authority Dep. Sheriff Trng. & Education Fund 104.00 TOTAL EXPENSES: \$ Total Needed to Purchase Less Expenses 2,924.91 1,559.04						75,00
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Dep. Sheriff Trng. & Education Fund 104.00 2,924.91	State Tro	easurer	·····	******************		
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TOTAL EXPENSES: \$ Total Needed to Purchase \$ _21,523.95 Less Expenses		Dep. Sheriff Trng. & Educati	ion Fund	<u> </u>		104.00
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19 500 0/			10001		Ψ.	
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Plus Deposit 900.00			1101			900.00
Total to First Lien Holder \$ \frac{-300.00}{19,499.04}			Total	-	¢	
Sheriff's Office, Bloomsburg, Pa. So answers	chadera Offi	na Plaamshura De			Ψ. •	

June 17, 1999 VOID AFTER 60 DAYS Miller--212 S. Orchard St., Sale26-99 COLUMBIA COUNTY SHERIFF DEPT. HARRY A. ROADARMEL JR., SHERIFF Connie Gingher -- Tax Collector Colembia County
Farmers National Bank
Bonon Ligharner Mivite
Congeville South Centre
Bloomsbung FA 17815 Two Hundred eighty-five and 78/100

The Barrier B

250**4334211**

#011850# 40313147654

\$ 285.78

11850

Ş

60-1476/313

98.74 28.76 24.16 133.46 This Tax Returned 20.37 02777 JUNE 30 F PAID AFTER 03/01/1999 89.76 27.39 18.52 285.78 127.19 23.07 PROPERTY DESCRIPTION CNTY BORO 3.96 22.58 26.84 18.15 124.56 87.96 ESS DISCOUNT 845 .800 ..250 1.050 4.096 MILLS 21913 ASSESSMENT TYPE: R FOR COLUMBIA COUNTY THE DISCOUNT & THE PENALTY Sinking Fund Seneral Fund Borough R.E. HAVE BEEN COMPUTED FOR YOUR CONVENIENCE. DESCRIPTION Light Fire

9-4pm

HOURS Mon. Tue, Thur & Fri CLOSED WED. & HOLIDAYS

PHONE (570) 752-7442

1615 Lincoln Avenue Berwick, PA 18603

Connie C Gingher MAKE CHECKS PAYABLE TO:

1999 COUNTY & MUNICIPAL

BERWICK BOROUGH

TAX NOTICE

MILLER, BRIAN D & MARY C TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED 212 S ORCHARD STREET BERWICK PA 18603

IF YOU DESIRE A RECEIPT, ENCLOSE A STAMPED ADORESSED ENVELOPE

21.913 5-11-99 THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT TOTAL ASSESSED

To Courthouse On: 380.06 (C)

10%

Discount Penalty 5.72 CK,

212 ORCHARD ST LOT 13

.12 acres LAND BUILDINGS

PARCEL 04C,03-110-00,000

ACCT NO.05158

285.18

19,413 MF

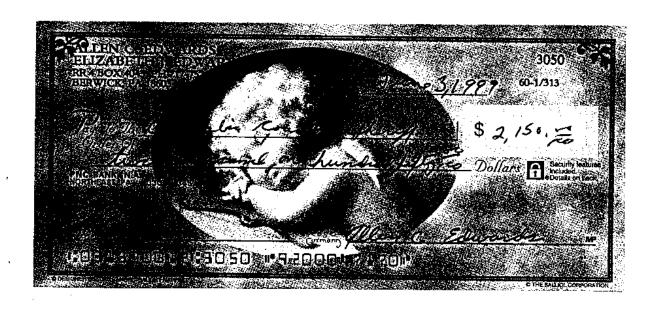
SHERIFF'S SALE REAL ESTATE FINAL COST SHEET

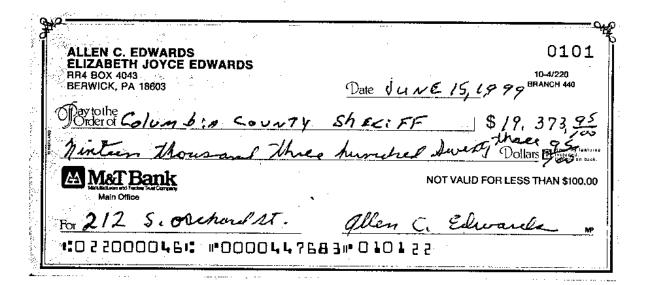
Mig. T. PARENCE VICE V	s PANDA DA MARYCIMER
NO. 26-97 E.D.	NO. /207-99 J.D.
DATE OF SALE:	1/00/100
BID PRICE (INCLUDES COSTS) POUNDAGE 2% BID PRICE TRANSFER TAX 2% BID PRICE MISC: COSTS	\$ <u>400.</u> \$ <u>1,171.</u> 4
TOTAL NEEDED TO PURCHASE	\$ 21,52194
PURCHASER(S): ADDRESS: NAME(S) ON DEED: PURCHASER(S) SIGNATURE(S): ADDRESS: PURCHASER(S) SIGNATURE(S): ADDRESS: ADDRESS	<u> </u>
AMOUNT RECEIVED BY SHERIFF FROM PURCHASER	TOTAL DUE \$
	EIGHT DAYS \$ // / // 14

Jan Maria

REAL ESTATE SHERIFF'S SALE--COST SHEET

	MENT JUNEAUS	1. 3. 1	VS Parson is	m 1 / Leant C	
NO.		<u>,)</u> J.D.	DATE OF SALE (-3.	77 TIME OF SAL	E 1100
	DOCKET AND RETURN SERVICE PER DEFENDANT OR GAR LEVY (PER PARCEL)	RNISHEE COPIES PAPER)	\$ 10, 20 15, 20 15, 20 15, 20 16, 20 16, 20 16, 20 17, 20 16, 20 17, 20 18,	\$ 29 ZJ	
	PRESS-ENTERPRISE INC SOLICITOR'S SERVICES		\$ <u>0.07.57</u>		
		TOTAL		.: 317.57	
	PROTHONOTARY (NOTARY) RECORDER OF DEEDS		\$ \10		1152.45
	OTHER				1, 2 p 7 -
		TOTAL		•	
	REAL ESTATE TAXES:				
	BOROUGH, TWP. & COUNTY SCHOOL DISTRICT TAXES, DELINQUENT TAXES, 19	19	1 \$ 75°5′, 7° \$ 5 ==		
		TOTAL		· 290,8	
	MUNICIPAL FEES DUE:		e de la companya de	:	
	SEWERMUNICIPAL WATERMUNICIPAL	1	\$ 45102		
		TOTAL		* ************************************	
	SURCHARGE FEE: STATE TREASUR	ER (TRAININ TOTAL	G FEE) 	,104.00	
	MISCELLANEOUS DOWNERS	• 14 ¹⁷	\$376.74 (1400,76	
		TOTAL		. 326,74.	Cut of
		TOTAL COST	S (OPEN BID)	·	₩ N ~ E





	L.	REC'O BY	,913	SESSED	THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT TOTAL ASSESSED 21		IF YOU DESIRE A RECEIPT, ENCLOSE A STAMPED ADDRESSED ENVELOPE WITH YOUR PAYMENT
			19,413	BUILDINGS	IIna		C
			2.500	LAND	.12 acres LAND		T BERWICK PA 18603
)T 13	NO ST LC	212 ORCHARD ST LOT 13		212 S ORCHARD STREET
	•		30	10-00,06	PARCEL 04C,03110-00,000		MILLER, BRIAN D & MARY C
1, 2000	JANUARY 01, 2000	ائن ھو	slty 10%	Penalty	ACCT NO 05158	ACCT	;
ouse On:	To Courthouse On:	₩	ount 2%	Discount			~
Returned	This Tax Returned	3080	RIPTION CHTY BORD	PROPERTY DESCRIPTION	TYPE: R PROP		
JUNE 30 F PAID AFTER	JUNE 30 IF PAID ON OR BEFORE		APRIL 30 IF PAID ON OR BEFORE	Ţ	AMOUNT		TAXES ARE DID & DAYABLE BEOMBY BAYMENT A BEOLIGISTS
305.49	00		280.06		PAY THIS	THE DISCOUNT & THE PENALTY	PHONE
							CLOSED WED. & HOLIDAYS
24.16	23.01		22.55	1.050		Light	HOURS Mon, Tue, Thur & Fri 9-4pm
28.76	27.39		26.84	1.250		Fire	
133.46	127.10		124.56	5.800		Borough R.E.	Berwick, PA 18603
20.37	18.52	•	18.15	.845		Sinking Fund	1615 Lincoln Avenue
98.74	89.76		87.96	4.096	21913	General Fund	Connie C Gingher
INCL PENALTY	AMOUNT OUE	TAX	JESS DISCOUNT	WILLS	ASSESSMENT	DESCRIPTION	MAKE CHECKS PAYABLE TO:
02777	03/01/1999				JNTY	FOR COLUMBIA COUNTY	BERWICK BOROUGH
BILL NO	CATE						1999 COUNTY & MUNICIPAL

- ci	Consult postmaster for	561788 282 2	Service Type Registered Certified	Express Mail Express Mail Betun Receipt for Merchandise	33	Addressee's Address (Only if requested and fee is paid)		02595-97-B-0179 Domestic Return Receipt	ADDRESS completed on the reverse side?	2101 N. Front St., Harrisburg, PA 17105-5530	26-99 1.3 Addressee's Address 2. Restricted Delivery Consult postmaster for fee. Number 311 812 Type Tered S Mail Insured Receipt for Merchandise COD
e mailpiece below the article num the article was delivered and the	48.	: : :	4 □		Kpt. 280340	8. 8. 8. 8. 8. 8. 8. 8. 8. 8. 8. 8. 8. 8	Venturo	102595-9	is your RETURIN A	5. Received By: (Print Name) 8. Address	see's Address (Only if requested a) is paid)
 permit. Write 'Return Receipt Requested" on the malipiece below the article number. The Return Receipt will show to whom the article was delivered and the date. 	lω		Camorwealth of Pennsylvania Department of Revenue	Complian	Liedrance Support Section Dept. Hamishing PA 17128-0946	5. Received By: (Print Name)	s your Signature (Addressed pr Agent	u PS Form 3811, December	ped ()	4b. Service Type Ab. Service Type Redum Receipt for Merchandree Colf A. Pate of Delivery 7. Date of Delivery 8. Addressee's Address (Only if requests and fee is paid)	Dept. of Pulpo of Pul
La Restricted Delivery	13		KTX Certified	r Merchandise 🗆 COD	Address (Only If requested not		Domestic Return Receipt	{.	sse ob	intonal services. I also wish to receive the folio services (for an everse of this form so that we can return this mailpiece, or on the back if space does not on the mailpiece below the article number. 2. As Article Number As a consult postmaster for fee from the article was delivered and the date.	card to you. permit permit permit card to you.
	4a. Article Number 2052 311 8	Correto Service Type		Return Receipt to	8 Addressee's	and fee is paid)	102595-97-B-0179 E		n the reverse side	Complete items 3, 4s, and 4b. Complete items 3, 4s, and 4b. Print your name and address on the reverse of this form so that we can return this print your name and address on the reverse of this form so that we can return this card to you. Aftach this form to the front of the mailpiece, or on the back if space does not permit. Write "Asium Receipt Requested" on the mailpiece below the article number. Write "Asium Receipt will show to whom the article was delivered and the date delivered.	extra fee): Z6-99 1. M Addressee's Address 2. Restricted Delivery Consult postmaster for fee.
Wite 'Return Receipt Requested' on the mailpiece below the article number. The Return Receipt will show to whom the article was delivered and the date telivered.	1 ==	Norte Kellnance, Llo o https://www.nort.ce	Justice Ave.,	Xalon wouse, in core	Lange (A. A. A	, НесеїVед Бу: (Ртіл маліе)	Signational (Addresses or Agent) X Control (Addresses or Agent)		SS completed	7. Date of	Type red Certified Mail Insured eceipt for Merchandise COD Delivery (-) - 99 ee's Address (Only if requested is paid) A Poly of Section Receipt



STATE OF PENNSYLVANIA COUNTY OF COLUMBIA } SS

Paula Barry, Publisher's Assistant 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 the day of its establishment: that hereto attached is a copy of the legal notice or advertisement in the above entitled proceeding which appeared in the issue of said newspaper on May 20, 27, 1999 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice 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.

AB C
Sworn and subscribed to before me this
(Notary Public)
My commission expires
Openin L. Ashenfelder, Actory Public Egot 179, a. Columbia County My Control Expires Caly 9, 1989
And now,, I hereby certify that the advertising and
bublication charges amounting to \$for publishing the foregoing notice, and the
ee for this affidavit have been paid in full.
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,

HARRY A. ROÁDARMEL, JR.



SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 380 SHERIFF SEGMENTIFICATION SPACE OUTLINE

14 HOUR PHONE (717) 784-6300

PHONE (7 (7) 389-5622	COURT HOUSE - P. O. HOX 380 SHIERTEE SEGMENHARSAIPASSPATE OUTLINE	24 HOUR PHONE (717) 784-6300
		7 / 0/2
RECEIVE AND TIME	STAMP WIRTT TOTAL	1-17
DOCKET AND INDEX	1 S-99	
	UP ARYS SEE	agrada ada aran 18 y gaya gala yang karaba kala mada manggap andara da da manggap kaya yang sa
CHECK FOR PROPER	and the second s	
WRIT OF EXT	CUTION	
COPY OF DES	SCRIPTION	
WHEREABOUTS	5 OF LAST KNOWN ADDRESS	
NON-MILITA	RY AFFIDAVIT	
HOTICES OF	SHERIFF'S SALE	
WATCHMAN R	ELEASE FORM	
AFFIDAVIT	OF LIENS LIST	
CHECK FOR	inter on the	400
* IF ANY OF THE ATTY	THE ABOVE ARE MISSING DO NOT PROCEDE AND FURT TO SEND ADDITIONAL INFO	3/1999 1400
SET SALE DATE A	AND ADV. DATES AND POSTING DATES THE MAN	1326 27,1999
	ATES ON CALANDER	
* SET SALE * SET ADV.	DATE AT LEAST 2MONTHS AFTER RECEIVING WRIT DATES 3 THURSDAYS BEFORE SALE DATE TO RUM EVER MES	Y HIURSDAY TILL SALE
* SET POST	ING DATE NO LATER THAN 30 DAYS PRIOR TO SALE	
SET DISTRIBUTION		
* MUST BE	FILED WITHIN 30 DAYS OF SALE (POSTED) PAID 10 DAYS AFTER IT HAS BEEN POSTED	
FILL IN ALL NO	'S ON EXECUTION PAPERS	
TYPE PROPER I	NFO ON DESCRIPTION (refer to previou sales)	
	SERVICE	
TYPE CARDS FOR	DEFENDANTS	
* NOTICE	ETHER FOR DEFENDANTS WRIT FOR EACH DEFENDANT OF SHERIFF SALE DESCRIPTION:	
PUT TOGETHER	PAPERS FOR LIEN HOLDERS	
* NOTICE	OF SALE DIRECTED TO THEM	
SEND NOTICES	TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECT ALL DATES	EPT

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 380 BLOOMSBURG, PA. 17815

рном: (747) 309-5622 24 HOUR PHONE (-2.)

SHERLEFT'S SALE OUTLINE COR'T

<u> </u>	
SALE BILLS	
SEND DESCRIPTION TO PRINTER	and the state of t
A DIRECTOR ON THE HOTTEES REQUIRE A LETTER WITH CALCADA	
TO THE STATE OF TH	
TO LOCAL TAY COLLECTORS	
TE BUSINESS SEND COPY TO SBA AUTH.	
TE BARINERS REMO COLL TO CONTACT TO THE STATE OF THE STAT	
HANDBILES	
SEND COPIES OF HANDBILLS TO:	
TAX CLAIM OFFICE	
SEND COPY TO ATTY	
SEND RETURN OF POSTENG TO AFTY	
DOCKET ALL COSTS	
PREPARE COST SHEET 2 DAYS BEFORE SALE	
PREPARE FINAL COSTS SHEET DAT OF SACE	
MOLD SALE POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE	
POST PROPOSED SCHEDULE OF DISTRIBUTION NO	
PAY DISTRIBUTION ACCORDING TO DATE . * WHEN PAYING INCLUDE ADDRESS OF CHANGE OF OWNER TO WHOM IT	MAY CONCERN
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PREPARE DEED AND TAX APPROAFF.	<u> </u>
THE CONTRACT OF A CONTRACT	

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 380

GOURT HOUSE - P. O. BOX BLOOMSBURG, PA 17815

24 (6) 00 PRODUC (7) 704-6000

Jate:	April 5, 1999	 120 Model Section 120 Model 	
To:	Tenants		
	212 S. Orchard St.,		·
	Berwick, Pa. 18603	· · · · · · · · · · · · · · · · · · ·	
		·	
•	•		:
le:	Manufacturers & Traders T	Frust VS. Brian D. & Mary C. Miller	• .
√o: <u>·</u>	26 of 1999 E	D No: 1207 of 1998	JU
		•	

Dear Sir:

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389-5622

Enclosed is a notice of an opcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

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

Respectfully,

Harry A. Roadarmel, Jr. Sheriff of Columbia County Paula Barry, Publisher's Assistant 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 the day of its establishment: that hereto attached is a copy of the legal notice or advertisement in the above entitled proceeding which appeared in the issue of said newspaper on May 6, 13, 20, 1999 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice 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.

		7h -8
Sworn and subscribed to before	e me this2	54 day of 1999 1998
		$) \bigcirc \bigcirc$
		(Notary Public)
	My comr	mission expires
		Rote Seld
And now,	19	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	l in full.	

HARRY A. ROĂDARMEL, JR.



910N 570-389-5622

SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 280 BLOOMSBURG, PA 17015

24 HOUR PHONE (717) 784-6-100

Federman & Phelan Frank Federman, ESQ.

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, COMMONWEALTH
TOF PENNA.
Manufacturers and Traders Trust Co.
VS.
Brian D. & Mary C. MILLER
WRIT OF EXECUTION 26 of 1999
(MORTGAGE FORECLOSURE) 1207 of 1998

POSTING OF PROPERTY

On April 22, 1999 at 1310 hours	POSTED A COPY OF THE SHERIFF'S SALE BILL
ON THE PROPERTY OF Brian D. & Mary C	C. MILLER, at 212 S. Orchard St., Berwick, Pa.
COLUMBIA COUNTY, PENNSYLVANIA. SAID	Chief POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY
SHERIFF Timothy T. Chamberlain	
	SO ANSWERS: The Charles DEPUTY SHEMFF Janua Lendani SHERIFF VIARRY A ROADARMEL, IR
Sworn and subscribed before we	:
this <u>23 rd</u> day of	•

NOTARIAL SEAL
SAFWH HOWER, Notery Public
Electric Columbia County PA
Way Commission Expires June 21, 1999

Sarah J. Hower

t.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

PHONE (717) 389-5622

COURT HOUSE - P. O. BOX 380 BLOOMSBURG, PA 17815

24 HOUR PHONE (717) 784-6300

Federman & Phelan Frank Federman, ESQ. Two Penn Center Plaza, Suite 900 Philadelphia, PA 19102 IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, COMMONWEALTH
OF PENNA.
Manufacturers and Traders Trust Co.

NO. 1207 of 1998 Brian D. and Mary C. Miller aka Mary C. Estrom WRIT OF EXECUTION 26 of 1999

SERVICE ON Brian	D. and Mary	C. MILLER	
ON April 6, 1999	A'J' 1140) hours	, A TRUE AND ATTESTED COPY OF
			THE NOTICE OF EXECUTION WAS
SERVED ON THE DEFENDANT	', Brian D. Mi	iller, served	l personally at 209 E. 9th St., Berwick, Pa.
Ar Mary C. MILLER (Ser Ell	ved her Nothe en DiPasquale	er at 435 LaS	Bille Striv Berwick, Pa.) Timothy T. CHIEF
			NG SALD WRIT OF EXECUTION AND
NOTICE OF EXECUTION TO with whom she resides	Brian D. Mil . NOTE: All	ler and Elle other inter 50 ANSWE	DEPUTY SHERIFF HARRY A ROADAIMEL, JR SHERIFF
Sworn and subscribed be this Drawl Sarah J. Hover	day of 19 99		

NOTARIAL SEAL

SARAH HOWER Motary Public Bloomsburg, Columbia County PA My Commission Expires June 21, 1999

DESCRIPTION

ALL that certain place or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the North by Lot Number 12 upon the East by an alley; upon the South by an alley; upon the West by Orchard Street, upon which is erected a frame dwelling house and a small bakery building. BEING 43 feet in width and 125 feet in depth.

HARRY A. ROADARMEL, IR.



SHERIF OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 388 BUILDING, PA 17815

24 (10)04 cuono (747) 784-6300

rtichen (747) 369-5622

DATE: April 15, 1999

RE: Sheriff's Sale Advertising Dates

Mfg. & Traders Trust Co. v... Brian D. & Mary C. Miller
No. 26 of 1999 P.D No. 1207 of 1998 PD

Dear Sir:

Please advertise the enclosed SHERUFF SALE on the Lollowing dates:

 1:st weekMay 13, 1999
 DATE OF SALE: JUNE 3, 1999 at 1100 AM

 2:xt weekMay 20, 1999
 ...

 3rd weekMay 27, 1999
 ...

Feel free to contact we if you have any questions.

Respectfully

Harry A Roadamel, Jr.

Sheri EF

COLUMBIA COUNTY TAX CLAIM BUREAU LIEN CERTIFICATE

		Date4/7/99				
OWNER OR REPUTED OWNER						
Mi OWner si	DESC	an D. & Mary C. Former Owner Miller RIPTION OF PROPERTY				
		212 Orchard St.				
PARCEL NUMBER IN Berwick Boro Borough						
۲	YEAR	TOTAL ČiťyX				
	Certs	\$5000				
	TOTAL	\$5,00 pard 17-99				
The above figures represent the amount(s) due during the month of June, 1999 This is to certify that, according to our records, there are tax liens on the above mentioned property as of December 31, 1998 Excluding: Interim Tax Billings Requested by: Harry A. Roadarmel, Jr.						
FEE – \$5.00 Per Parcel		COLUMBIA COUNTY TAX CLAIM BUREAU				

DOMESTIC RELATIONS SECTION OF Laturbia COUNTY

STATEMENT OF LIEN BY OPERATION OF LAW ARISING FROM OVERDUE SUPPORT OBLIGATIONS

Part I. Obligor Information (To be completed by requestor)

Please search your records of child and spousal support obligations to determine whether any record of overdue support exists for the following person:

Date of Birth

Social Security Number

Briun D miller

Date: 4-6-99 Requestor: SheRiffs Sch.
Print Name

Signature

Mary C Plantiff in Case.

Part II - Lien Information (To be provided by DRS)

WE HAVE NO RECORD OF ANY CASE WITH THE ABOVE-NAMED INDIVIDUAL.

WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

Amount of Overdue Support

DOMESTIC RELATIONS

Next Due Date

Next Payment Amount

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

Manufactures and Traders Trust	\	HE COURT OF COMM UMBIA COUNTY, PEN	
Company (s/b/m to Franklin Saving		ONDIT COOK I, I'E	THO I DATE WITH
vs. Brian D. Miller, a/k/a Brian Duane la/k/a Brian Dwane Miller Mary C. Miller, a/k/a, Mary Catheria/k/a Mary C. Edstrom Commonwealth of Pennsylvania:	Miller, PRA	1207-1998 Term 19 98 26 - ED - / ECIPE FOR WRIT OF I (Mortgage Foreclo	999 EXECUTION
County of			
TO THE SHERIFF OF	COLUMBIA	COUNTY, PENNSY	LVANIA:
To satisfy the judgment, interest and (specifically described property below): PREMISES: 212 S. Orchard Street (See Legal Descripti	t, Berwick, PA 18603		d sell the following property
Amount Due	:	\$ <u>28,21</u>	0.39
Interest from at 4.64 per d	3/25/99 to Sale iem	\$	and costs.
2 21 00			o Allasta e Prothy Support, Common Pleas Court y, Penna.

Dated $\frac{3-31-99}{(SEAL)}$

DESCRIPTION

ALL that certain place or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the North by Lot Number 12 upon the East by an alley; upon the South by an alley; upon the West by Orchard Street, upon which is erected a frame dwelling house and a small bakery building. BEING 43 feet in width and 125 feet in depth.

FEDERMAN AND PHELAN

By: Frank Federman, Esquire

Attorney I.D. No.: 12248

Two Penn Center Plaza, Suite 900

Philadelphia, PA 19102

(215) 563-7000

Manufactures and Traders Trust Company

(s/b/m to Franklin Savings Bank) : COLUMBIA COUNTY

1 Fountain Plaza, 7th Floor : COURT OF COMMON PLEAS

Buffalo, NY 14203 :

Plaintiff, : CIVIL DIVISION

:

:

v. : NO1207-1998

26-ED-1999

Brian D. Miller, a/k/a Brian Duane Miller, a/k/a

Brian Dwane Miller :

Mary C. Miller, a/k/a, Mary Catherine Miller, :

a/k/a Mary C. Edstrom

Defendant(s).

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Brian D. Miller, a/k/a Mary C. Miller, a/k/a

Brian Duane Miller, a/k/a
Mary Catherine Miller, a/k/a

Brian Dwane Miller Mary C. Edstrom 209 East 9th Street 212 S. Orchard Street Berwick, PA 18603 Berwick, PA 16823

This firm is a debt collector attempting to collect a debt. Any information we obtain will be used for that purpose. If you have previously received a discharge in bankruptcy, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lieu against property.

Your house (real estate) at 212 S. Orchard Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on Junio 3, 99, at 11:00 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of \$28,210.39 obtained by Manufactures and Traders Trust Company (s/b/m to Franklin Savings Bank), (the Mortgagee) against you. If the Sale is postponed, the property will be relisted for Sale.

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

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

1. The Sale will be cancelled if you pay to the Mortgagee, Manufactures and Traders Trust Company (s/b/m to Franklin Savings Bank), the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.

Attorney for Plaintiff

- 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 better chance you will have of stopping the Sale. (See the Notice below on how to obtain an attorney.)

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

- 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 (215) 563-7000.
- 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 (215) 563-7000.
- 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 real estate. A
 Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on

 _______. This schedule will state who will be receiving that money. The
 money will be paid out in accordance with this schedule unless exceptions (reason why the
 proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the
 Schedule of Distribution is filed.
- 7. You may also have other rights and defenses or ways of getting your home 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.

COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(717) 784-8760

DESCRIPTION

ALL that certain place or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the North by Lot Number 12 upon the East by an alley; upon the South by an alley; upon the West by Orchard Street, upon which is erected a frame dwelling house and a small bakery building. BEING 43 feet in width and 125 feet in depth.

FEDERMAN AND PHELAN

By: Frank Federman, Esquire

Attorney I.D. No.: 12248

Two Penn Center Plaza, Suite 900

Philadelphia, PA 19102

(215) 563-7000

Manufactures and Traders Trust Company

(s/b/m to Franklin Savings Bank)

1 Fountain Plaza, 7th Floor

Buffalo, NY 14203

CIVIL DIVISION

COLUMBIA COUNTY

COURT OF COMMON PLEAS

Attorney for Plaintiff

CIVIL DIVISION

:

:

:

:

Brian D. Miller, a/k/a Brian Duane Miller, a/k/a

Plaintiff,

Brian Dwane Miller

v.

Mary C. Miller, a/k/a, Mary Catherine Miller,

a/k/a Mary C. Edstrom

NO. 1207-1998 26-ED 1999

Defendant(s).

AFFIDAVIT OF NON-MILITARY SERVICE

FRANK FEDERMAN, ESQUIRE hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that on information and belief, he has knowledge of the following facts, to wit:

- (a) that the Defendants are not in the Military or Naval Service of the United States or its Allies or otherwise, within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.
- (b) that DefendantBrian D. Miller, a/k/a Brian Duane Miller, a/k/a Brian Dwane Miller, is over 18 years of age and resides at 209 East 9th Street, Berwick, PA 18603.
- (c) that Defendant, Mary C. Miller, a/k/a, Mary Catherine Miller, a/k/a Mary C. Edstrom, is over 18 years of age and resides at **present whereabouts unknown.**

This statement is made subject to the penalties of 18 Pa. C.S. '4904 relating to unsworn falsification to authorities.

FRANK FEDERMAN, ESQUIRE

Attorney for Plaintiff

FEDERMAN AND PHELAN

By: Frank Federman, Esquire

Attorney I.D. No.: 12248

Two Penn Center Plaza, Suite 900

Philadelphia, PA 19102

(215) 563-7000

Manufactures and Traders Trust Company

(s/b/m to Franklin Savings Bank) : COLUMBIA COUNTY

1 Fountain Plaza, 7th Floor : COURT OF COMMON PLEAS

Buffalo, NY 14203 :

: CIVIL DIVISION

:

:

Attorney for Plaintiff

Plaintiff, :

: NO. 1207-1998 v. : 26-ED-1999

Brian D. Miller, a/k/a Brian Duane Miller, a/k/a

Brian Dwane Miller

Mary C. Miller, a/k/a, Mary Catherine Miller,

a/k/a Mary C. Edstrom

Defendant(s).

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)

Manufactures and Traders Trust Company (s/b/m to Franklin Savings Bank), Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQUIRE, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 212 S. Orchard Street, Berwick, PA 18603.

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

NAME LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

Brian D. Miller, a/k/a 209 East 9th Street
Brian Duane Miller, a/k/a
Berwick PA 18603

Brian Duane Miller, a/k/a Berwick, PA 18603 Brian Dwane Miller

Mary C. Miller, a/k/a,
Mary Catherine Miller,
o/k/e Mary C. Edstram
Berwick, PA 18603

a/k/a Mary C. Edstrom

Present whereabouts unknown

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

NAME LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

Same as above

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

NAME LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

None

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

NAME LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

DelNorte Refinance, LLC 11911 Justice Ave.

c/o Security National Baton Rouge, LA 70816

Servicing Corp.

Pennsylvania Housing 2101 N. Front Street

Finance Agency Harrisburg, PA 17105-5530

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

NAME LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

None

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:

NAME LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

None

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

NAME

LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

Tenant/Occupant

212 S. Orchard Street Berwick, PA 18603

Domestic Relations

Columbia County Courthouse

Columbia County

P.O. Box 380

Bloomsburg, PA 17815

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

March 25, 1999

Date

FRANK FEDERMAN, ESQUIRE

Attorney for Plaintiff

FEDERMAN AND PHELAN
By: Frank Federman, Esquire

Attorney I.D. No.: 12248

Two Penn Center Plaza, Suite 900

Philadelphia, PA 19102

(215) 563-7000

Manufactures and Traders Trust Company

(s/b/m to Franklin Savings Bank)

1 Fountain Plaza, 7th Floor

Buffalo, NY 14203

v.

COLUMBIA COUNTY

COURT OF COMMON PLEAS

Attorney for Plaintiff

CIVIL DIVISION

Plaintiff,

1 laintiii

:

:

:

NO1207-1998 26-ED-1999

Brian D. Miller, a/k/a Brian Duane Miller, a/k/a

Brian Dwane Miller

Mary C. Miller, a/k/a, Mary Catherine Miller,

a/k/a Mary C. Edstrom

Defendant(s).

CERTIFICATION

FRANK FEDERMAN, ESQUIRE hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- () an FHA Mortgage
- () non-owner occupied
- () vacant
- (X) Act 91 procedures have been fulfilled

This Certification is made subject to the penalties of 18 Pa. C.S. '4904 relating to unsworn falsification to authorities.

FRANK FEDERMAN, ESQUIRE

Attorney for Plaintiff

DESCRIPTION

ALL that certain place or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the North by Lot Number 12 upon the East by an alley; upon the South by an alley; upon the West by Orchard Street, upon which is erected a frame dwelling house and a small bakery building. BEING 43 feet in width and 125 feet in depth.

WAIVER OF WATCHMAIN Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

The Theorem (SEAL)

(Attorney for Plaintiff(s)**

WAIVER OF INSURANCE – Now, 3/28 in 1999, the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance,

which insurance is hereby waived.

		, 19
HARRY A. ROA	ADARMEL County, Pa.	Sheriff
		Sir: — There will be placed in your hands
for service a Wri	t of EXECUT	ION (REAL ESTATE) , styled as
vs <u>Brian D. Mill</u>	er, a/k/a Brian Duar	Trust Company (s/b/m to Franklin Savings Bank) ne Miller, a/k/a Brian Dwanc Miller and Mary C. a/k/a Mary C. Edstrom
Dwane Miller wi Mary C. Miller, a	Il be found at 209 I	er, a/k/a Brian Duane Miller, a/k/a Brian East 9th Street, Berwick, PA 18603 and e Miller, a/ka/ Mary C. Edstrom will be found 18603
	Fu	M Fur Attorney for Plaintiff
foods and chattel double spaced ty	s shall be seized and ped written copics of th Street and Numbo	elow where defendants will be found, what d be levied upon. If real estate, attach five of description as it shall appear on the new er of the premises. Please do not furnish us
See attached lega	l description	

Federman & Phelan

Suite 900

Two Penn Center Plaza Philadelphia, PA 19102-1799 Phone (215)563-7000 Fax (215)563-5534

Email federmanphelan@msn.com

Denise Hatfield Judgment Clerk, Ext. 283

Representing Lenders in Pennsylvania and New Jersey

May 18, 1999

Office of the Prothonotary Columbia County Courthouse

RE: Manufactures and Traders Trust Company (s/b/m to Franklin Savings Bank) vs. Brian

D. Miller, a/k/a Brian Duane Miller, a/k/a Brian Dwane Miller & Mary C. Miller a/k/a

Mary Cahterine Miller, a/k/a Mary C. Edstrom

No.: 1207-1998

Dear Sir/Madame:

Enclosed is an Affidavit of Service for the above captioned matter for filing with your office. Kindly file and return the attorney file copy in the enclosed postage paid envelope. We have forwarded copies of same to the sheriff.

Thank you for your cooperation.

Sincerely,

Denise Hatfield

cc: Sheriff of Columbia County

FEDERMAN AND PHELAN By: Frank Federman, Esquire Attorney I.D. No.: 12248 Two Penn Center Plaza, Suite 900 Philadelphia, PA 19102 (215) 563-7000

Attorney for Plaintiff

Manufactures and Traders Trust Company

(s/b/m to Franklin Savings Bank) : Columbia COUNTY

COURT OF COMMON PLEAS

Plaintiff,

v. CIVIL DIVISION

;

NO. 1207-1998

Brian D. Miller, a/k/a Brian Duane Miller, a/k/a

: Brian Dwane Miller

Mary C. Miller a/k/a Mary Cahterine Miller,

a/k/a Mary C. Edstrom

Defendant(s).

AFFIDAVIT OF SERVICE OF NOTICE OF SHERIFF'S SALE PURSUANT TO P.R.C.P., 404(2)/403

FRANK FEDERMAN, ESQUIRE, Attorney for Plaintiff, hereby certifies that service of the Notice of Sheriff's Sale was made by sending a true and correct copy by certified mail to Defendant Mary C. Miller a/k/a Mary Cahterine Miller, a/k/a Mary C. Edstrom on 4/13/99. Notice of Sheriff's Sale was received by Defendant Mary C. Miller a/k/a Mary Cahterine Miller, a/k/a Mary C. Edstrom on 4/23/99 as evidenced by the attached return receipt attached as Exhibit "A".

The undersigned understands that this statement is made subject to the penalties of 18 Pa.C.S. 4904 relating to the unsworn falsification to authorities.

FEDERMAN AND PHELAN

By:

FRANK FEDERMAN, ESOUIRE

Dated: May 18, 1999

SENDER: Sender: Check box at right if you require Restricted Delivery. Print your name and address on the reverse of this form so that we can return the to you. Attach this form to the front of the mailpiece, or on the back if space does not perm. The Return Receipt will show to whom the article was delivered and the date deliver.	it. Restricted belivery		
3. Article Addressed to:	4a. Article Number P 970 637 106		
Mary C. Miller, a/k/a Mary Catherine Miller, a/k/a Mary c. Edetrow 212 S. Orchard Street	4b. Service Type CERTIFIED		
Berwick, PA 16823	7. Date of Delivery 4-23-99		
5. Received By: (Print Name)	8. Addressee's Address		
6. Signature: (Addressee or Agent)			
PS FORM 3911 , December 199	Domestic Return Receipt		
DSH - Miller Brian D.	i_		

FEDERMAN AND PHELAN

Suite 900 Two Penn Center Plaza Philadelphia, PA 19102-1799 215-563-7000

Fax: 215-563-5534

Denise Hatfield Judgement Clerk, Ext. 283

Representing Lenders in Pennsylvania and New Jersey

May 18, 1999

Office of the Prothonotary Columbia County Courthouse

Re: Manufactures and Traders Trust Company (s/b/m to Franklin Savings Bank) vs.

Brian D. Miller, a/k/a Brian Duane Miller, a/k/a Brian Dwane Miller & Mary C.

Miller a/k/a Mary Cahterine Miller, a/k/a Mary C. Edstrom

No. 1207-1998

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129 with the necessary attachments regarding the above matter.

Please return a time-stamped copy of same in the enclosed self-addressed, stamped envelope.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

FEDERMAN AND PHELAN

By:

Denise Hatfield

/dsh

Enclosures

cc: Sheriff of Columbia County

IN THE COURT OF COMMON PLEAS OF Columbia COUNTY, PENNSYLVANIA

Manufactures and Traders Trust Company : (s/b/m to Franklin Savings Bank) Columbia COUNTY COURT OF COMMON PLEAS Plaintiff, **CIVIL DIVISION** v. NO. 1207-1998 Brian D. Miller, a/k/a Brian Duane Miller, a/k/a

Brian Dwane Miller

Mary C. Miller a/k/a Mary Cahterine Miller,

a/k/a Mary C. Edstrom

Defendant(s).

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)	
COUNTY OF LEHIGH)	SS:

I, FRANK FEDERMAN, ESQUIRE, attorney for Manufactures and Traders Trust Company (s/b/m to Franklin Savings Bank), Plaintiff hereby verifies that on 4/13/99 true and correct copies of the Notice of Sheriff's Sale were served by certificate of mailing to the recorded lienholders and any known interested party. See Exhibit "A" attached hereto.

FRANK FEDERMAN, ESQUIRE

Attorney for Plaintiff

Date: May 18, 1999



DSH FEDERMAN & PHELAN Two Penn Center Plaza, Suite 900 Philadelphia, PA 19102

										,	,			, G de la
5	Total Number of Pieces Listed by Sender	10	9	8	7	6	۸		4	ψ			Line	Vame and Address
_ [er of by Sender						XXXX		XXXX	XXXX	***	Brian D. Miller,	Article Number	↓
	Total Number of Pieces Received at Post Office						Pennsylvania Housing Finance Agency 2101 N. Front Street Harrisburg, PA 17105-5530	11911 Justice Ave. Baton Rouge, LA 70816	Del Norte Refinance, LLC	Mary C. Miller, a/k/a Mary Cat 212 S. Orchard Street Berwick, PA 18603	Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815	Tenant/Occupant 212 S. Orchard Street Berwick, PA 18603	Name of Addressee, Street, and Post Office Address	DSH FEDERMAN & PHELAN Two Penn Center Plaza, Suite 900 Philadelphia, PA 19102
	Postmaster, Per (Name of Receiving Employee)						Agency	corp.		Mary C. Miller, a/k/a Mary Catherine Miller, a/k/a Mary C. Edstrom 212 S. Orchard Street Berwick, PA 18603	ounty		Post Office Address) ()
\$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500,000 per occurrence. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900,8913 and S921 for limitations of coverage.														
able on Express Mail n registered mail, sent wi	and intermiere subject to	TO THE	DE				7		P. P		S POSTAL S		Postage	
nerchandise is th optional coverage.	s under		PA		746	61			<i>₹</i>	F A9 3r			Fee	EXHIBITA

Federman & Phelan

Suite 900
Two Penn Center Plaza
Philadelphia, PA 19102-1799
Phone (215)563-7000
Fax (215)563-5534
Email federmanphelan@msn.com

Denise Hatfield Judgment Clerk, Ext. 283

Representing Lenders in Pennsylvania and New Jersey

May 18, 1999

Office of the Prothonotary Columbia County Courthouse

RE: Manufactures and Traders Trust Company (s/b/m to Franklin Savings Bank) vs. Brian

D. Miller, a/k/a Brian Duane Miller, a/k/a Brian Dwane Miller & Mary C. Miller a/k/a

Mary Cahterine Miller, a/k/a Mary C. Edstrom

No.: 1207-1998

Dear Sir/Madame:

Enclosed is an Affidavit for the above captioned matter for filing with your office. Kindly file and return the attorney file copy in the enclosed postage paid envelope. We have forwarded copies of same to the sheriff.

Thank you for your cooperation.

Sincerely,

Denise Hatfield

ce: Sheriff of Columbia County

FEDERMAN AND PHELAIN By: Frank Federman, Esquire Attorney I.D. No.: 12248 Two Penn Center Plaza, Suite 900 Philadelphia, PA 19102

(215) 563-7000

v.

Attorney for Plaintiff

Manufactures and Traders Trust Company (s/b/m to Franklin Savings Bank)

Columbia COUNTY

:

:

:

COURT OF COMMON PLEAS

Plaintiff,

CIVIL DIVISION

1 100,000

NO. 1207-1998

Brian D. Miller, a/k/a Brian Duane Miller, a/k/a Brian Dwane Miller Mary C. Miller a/k/a Mary Cahterine Miller, a/k/a Mary C. Edstrom

Defendant(s).

AFFIDAVIT

I hereby certify that a true and correct copy of the Notice of Sheriff Sale in the above captioned matter was sent by regular and certified mail, return receipt requested, on 4/13/99 to Mary C. Miller a/k/a Mary Cahterine Miller, a/k/a Mary C. Edstrom at 212 S. Orchard Street,

Berwick, PA 16823 in accordance with the Order of Court dated December 22, 1998.

The undersigned understands that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

FEDERMAN AND PHELAN

Frank Federman, Esquire

FEDERMAN AND PHELAN
BY: Francis S. Hallinan, Esq.
Atty. I.D. #62695
Ste. 900/Two Penn Center Plaza
Philadelphia, PA 19102
(215) 563-7000
MANUFACTURERS & TRADERS TRUST COMPANY

(S/B/M TO FRANKLIN SAVINGS BANK)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS CIVIL DIVISION COLUMBIA COUNTY

No. 98-CCD-001207

٧s.

BRIAN D. MILLER,
A/K/A BRIAN DUANE MILLER,
A/K/A BRIAN DWANE MILLER
MARY C. MILLER,
A/K/A MARY CATHERINE MILLER,
A/K/A MARY C. EDSTROM

ORDER

and now, this <u>adnessed</u> day of <u>Neumber</u>, 1998, upon consideration of Plaintiff's Motion and the Affidavit of Reasonable Investigation attached thereto, it is hereby ORDERED that Plaintiff may obtain service of the Complaint on the above captioned Defendant, MARY C. MILLER, A/K/A MARY CATHERINE MILLER, A/K/A MARY C. EDSTROM, by mailing a true and correct copy of the Complaint by certified mail and regular mail.

Service of the aforementioned mailings is effective upon the date of mailing and is to be done by Plaintiff's attorney, who will file with the Prothonotary's Office an Affidavit of service.

BY THE COURT:

ISI Seat W- 1 aus

HARRY A. ROÄDARMEL, JR.



SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 280 BEOOMSHURG, PA 17815

24 HQUR PHONG (717) 704-6,086

Federman & Phelan Frank Federman, ESO.

BARAH HOWER, Notery Public Bloomsburg, Columbia County PA My Commission Expires June 21, 1990

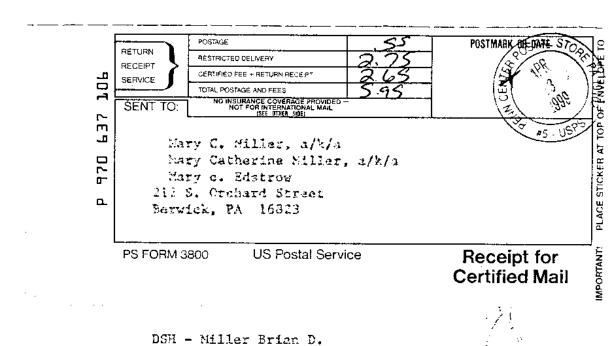
THONE

'370-389-5622

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, COMMONWEALTH
OF PENNA.
Manufacturers and Traders Trust Co.
VS.
Brian D. & Mary C. MILLER
WRIT OF EXECUTION 26 of 1999
(MORTGAGE FORECLOSURE) 1207 of 1998

POSTING OF PROPERTY

On April 22, 1999 at 1310 hours POSTED A COPY OF THE SHERIFF'S	S SALE BILL
ON THE PROPERTY OF Brian D. & Mary C. MILLER, at 212 S. Orchard St., Be	erwick, Pa.
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY	Chief TY DEPUTY
SHERIFF Timothy T. Chamberlain .	
Sworn and subscribed before me this	hankel.
Janh Jower Sarah J. Hower	





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5	Total Number of Pieces Listed by Sender	. 					***	V.	•		XXXX		XXXX			20000	XXXX	Miller,	Brian D.	Number	Article	1
	Total Number of Pieces Received at Post Office						Pennsylvania Housing Friance Agency 2101 N. Front Street Harrisburg, PA 17105-5530	baion Kouge, L/A /U010	Before Beneral A 70016	c/o Security National Servicing Corp.	Del Norte Retinance, LLC	Berwick, PA 18603	Mary C. Miller, s/k/a Mary Cath 212 S. Orchard Street	Bloomsburg, PA 17815	P.O. Box 380	Columbia County Courthouse	Domestic Relations Columbia County	212 S. Orchard Street	Tenant/Occupant		Name of Addressee, Street, and Post Office Address	DSH FEDERMAN & PHELAN Two Penn Center Plaza, Suite 900 Philadelphia, PA 19102
	Postmaster, Per (Name of Receiving Employee)						gency			Уогр.			Mary C. Miller, s/k/a Mary Catherine Miller, s/k/a Mary C. Edstrom 212 S. Orchard Street			bainy	amtu				Post Office Address	•
S500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500,000. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900,S913 and S921 for limitations of coverage.																						
payable on Express Mail for registered mail, sent vand S921 for fimitations o	ic and intermental regis		<u>.</u> □ E.				\$ 20.51	1		- Stevinson	CRRI 33	2	CEN		OSTA						Postage	
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Federman & Phelan

Suite 900

Two Penn Center Plaza Philadelphia, PA 19102-1799 Phone (215)563-7000 Fax (215)563-5534

Email federmanphelan@msn.com

Denise Hatfield Judgment Clerk, Ext. 283

Representing Lenders in Pennsylvania and New Jersey

May 18, 1999

Office of the Prothonotary Columbia County Courthouse

RE: Manufactures and Traders Trust Company (s/b/m to Franklin Savings Bank) vs. Brian

D. Miller, a/k/a Brian Duane Miller, a/k/a Brian Dwane Miller & Mary C. Miller a/k/a

Mary Cahterine Miller, a/k/a Mary C. Edstrom

No.: 1207-1998

Dear Sir/Madame:

Enclosed is an Affidavit of Service for the above captioned matter for filing with your office. Kindly file and return the attorney file copy in the enclosed postage paid envelope. We have forwarded copies of same to the sheriff.

Thank you for your cooperation.

Sincerely,

Denise Hatfield

cc: Sheriff of Columbia County

FEDERMAN AND PHELAIN By: Frank Federman, Esquire Attorney I.D. No.: 12248 Two Penn Center Plaza, Suite 900 Philadelphia, PA 19102 (215) 563-7000

Attorney for Plaintiff

Manufactures and Traders Trust Company

(s/b/m to Franklin Savings Bank) : Columbia COUNTY

: COURT OF COMMON PLEAS

Plaintiff, :

v. : CIVIL DIVISION

:

NO. 1207-1998

Brian D. Miller, a/k/a Brian Duane Miller, a/k/a

Brian Dwane Miller :

Mary C. Miller a/k/a Mary Cahterine Miller,

a/k/a Mary C. Edstrom

Defendant(s).

AFFIDAVIT OF SERVICE OF NOTICE OF SHERIFF'S SALE PURSUANT TO P.R.C.P., 404(2)/403

FRANK FEDERMAN, ESQUIRE, Attorney for Plaintiff, hereby certifies that service of the Notice of Sheriff's Sale was made by sending a true and correct copy by certified mail to Defendant Brian D. Miller, a/k/a Brian Duane Miller, a/k/a Brian Dwane Miller on 4/13/99. Notice of Sheriff's Sale was received by Defendant Brian D. Miller, a/k/a Brian Duane Miller, a/k/a Brian Dwane Miller on 4/16/99 as evidenced by the attached return receipt attached as Exhibit "A".

The undersigned understands that this statement is made subject to the penalties of 18 Pa.C.S. 4904 relating to the unsworn falsification to authorities.

FEDERMAN AND PHELAN

By:

FRANK FEDERMAN, ESQUIRE

Dated: May 18, 1999

SENDER: Check box at right if you require Restricted Delivery. Print your name and address on the reverse of this form so that we can return thi to you. Attach this form to the front of the mailpiece, or on the back if space does not permit The Return Receipt will show to whom the article was delivered and the date delivered.	Restricted Deliver	xtra fee) 'y			
3. Article Addressed to: Brian D. Miller, a/k/a	4a. Article Number P 970 637 105				
Brian Duane Miller, a/k/a Brian Dwene Miller 209 East 9th Street	4b. Service Type CERTIFIED				
Berwick, PA 16003	7. Date of Delivery APR 1 6 1999				
5. Received By: (Print Name) BRIAN MILLER	8. Addressee's Address				
6. Signature: (Addressee or Agent) X Brian Miller					
PS FORM 3811 . December 1994	Domestic Return Receipt				

DSH

TO THE ORDER OF

PAY MANUE

DATE

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FEDERMAN & PHELAN
ATTORNEY ESCROW ACCOUNT
TWO PENN CENTER PLAZA - SUITE 900
PHILADELPHIA, PA. 19102

60-148/319

#936889

DOLLARS

CHECK AMOUNT 900/20

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SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO.26-1999 AND CIVIL WRIT NO. 1207 of 1999 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST AND BEST BIDDER, FOR CASH, IN A COURT ROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain place or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the North by Lot Number 12 upon the East by an alley, upon the South by an alley, upon the West by Orchard Street, upon which is erected a frame dwelling house and a small bakery building. BEING 43 feet in width and 125 feet in depth.

BEING the property of Brian D. and Mary C. MILLER aka Mary C. ESTROM located at 212 South Orchard St., Berwick, PA.

TERMS OF SALE: Ten (10) percent cash or cashier's check of the bid price or the amount of the opening bid (costs) whichever is higher, due at time of the Sale. Entire balance of the amount due in cash or cashier's check within eight (8) days after the Sale.

ALL PARTIES IN INTEREST AND CLAIMANTS: Will take notice that a Schedule of the Distribution will be filed within thirty (30) days after the Sale and the Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days of the posting of the Schedule.

ATTORNEY FOR PLAINTIFF: FEDERMAN & PHELAN Frank FEDERMAN, ESQ. Two Penn Center Plaza, Suite 900 Philadelphia, PA 19102 SHERIFF OF COLUMBIA COUNTY Harry A. Roadarmel Jr.