

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Mid First Bank vs Leonard Reagan

NO. 70-05 ED NO. 488-05 JD

DATE/TIME OF SALE: 8-31-05 0900

BID PRICE (INCLUDES COST) \$ 47,000.00

POUNDAGE - 2% OF BID \$ 940.00

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ 256.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3358.26

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S) Michael Reagan

TOTAL DUE: \$ 3358.26

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2008.26

SHERIFF'S SALE COST SHEET

Mid First Bank vs. Leonard Keegan
 NO. 70-05 ED NO. 488-05 JD DATE/TIME OF SALE 8-31-05 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	<u>\$150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	<u>\$27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	<u>\$12.00</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>\$5.00</u>
NOTARY	<u>\$10.00</u>
TOTAL *****	<u>\$377.00</u>

WEB POSTING	<u>2485</u>	\$150.00
PRESS ENTERPRISE INC.	<u>85</u>	<u>\$763.28</u>
SOLICITOR'S SERVICES	<u>37</u>	\$75.00
TOTAL *****		<u>\$988.28</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	<u>\$42.50</u>
TOTAL *****	<u>\$52.50</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20		\$
SCHOOL DIST. 20	<u>23</u>	<u>\$635.48</u>
DELINQUENT 20	<u>17</u>	<u>\$500</u>
TOTAL *****		<u>\$640.48</u>

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

SURCHARGE FEE (DSTE)		<u>\$110.00</u>
MISC. _____	\$	
_____	\$	
TOTAL *****		<u>\$-0-</u>

TOTAL COSTS (OPENING BID) \$7168.26

Purcell, Krug & Haller

1719 North Front Street

Harrisburg, PA 17102

COMMERCE BANK
60-184-313

CHECK NO.

CHECK DATE

112124 09/14/2005

112124

PAY

TWO THOUSAND EIGHT AND 26/100 DOLLARS*****

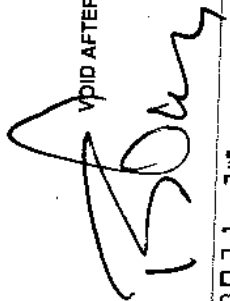
CHECK AMOUNT

\$*****2,008.26

TO THE
ORDER
OF

SHERIFF OF COLUMBIA COUNTY

VOID AFTER 90 DAYS



⑈112124⑈ ⑆031301846⑆ 51 320931 2⑈

MP

PURCELL, KRUG & HALLER

112124

Security Features Included. Details on back.



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
POST OFFICE BOX 8910
HARRISBURG, PA 17105-8910

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name

Leon P. Haller, Esquire

Telephone Number:

Area Code (717) 234-4178

Street Address

City

State

Zip Code

1719 North Front Street, Harrisburg, PA 17102

B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)

Sheriff of Columbia County

Grantee(s)/Lessee(s)

Midfirst Bank

Street Address

P. O. Box 380

Street Address

999 N.W. Grand Blvd., Suite 100

City

State

Zip Code

Bloomsburg, PA 17815

City

State

Zip Code

Oklahoma City, OK 73118

C PROPERTY LOCATION

Street Address

4193 Old Berwick Road

City, Township, Borough

South Centre Township

County

Columbia County

School District

Tax Parcel Number

12-01B-002

D VALUATION DATA

1. Actual Cash Consideration

\$2,168.26

2. Other Consideration

+ 0.00

3. Total Consideration

= \$2,168.26

4. County Assessed Value

\$21,527.00

5. Common Level Ratio Factor

x 3.26

6. Fair Market Value

= \$70,178.02

E EXEMPTION DATA

1a. Amount of Exemption Claimed

100%

1b. Percentage of Interest Conveyed

100%

TAX EXEMPT

2 Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____
(Name of Decedent) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 614, Page Number 757
- ☐ Corrective deed (Attach copy of the prior deed).
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles).
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____

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

Leon P. Haller, Esquire

Date

9/14/05

(SEE REVERSE)

LAW OFFICES

PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2393

TELEPHONE (717) 234-4178
TELECOPIER (717) 233-1149

September 14, 2005

OFFICE OF THE SHERIFF
Columbia County Court House
P. O. Box 380
Bloomsburg, PA 17815

Re: MIDFIRST BANK vs. LEONARD M. KEEGAN, JR.
No. 2005-CV-0488-MF

Dear Sheriff:

Enclosed please find affidavits of value for the deed to be recorded as a result of the sale in this case.

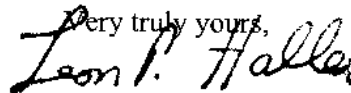
THE GRANTEE SHOULD BE:

MIDLAND MORTGAGE COMPANY
999 NW GRAND BLVD.
Suite 100
OKLAHOMA CITY, OK 73118

Please have the Recorder return the recorded deed to me in the enclosed envelope, along with the recording receipt.

PLEASE CALL OUR OFFICE, COLLECT IF NECESSARY, THE DAY THE DEED IS RECORDED.

Thank you for your cooperation in this matter. Please call if you need anything further.

Very truly yours,


Leon P. Haller

LPH/kb
Enclosure

Phone: 570-389-5622
Fax: 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Stephanie

From: Sheriff Timothy T. Chamberlain

Fax:

Date: September 14, 2005

Phone:

Pages: 8 4

Re: Keegan

CC:

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

•Comments:

Case No 2005-00488 T
MIDFIRST BANK (VS) LEONARD M. KEEGAN, JR.

Date
Filed

SHERIFF'S RETURN

4/14/05 COMPLAINT IN MORTGAGE FORECLOSURE WITH NOTICE TO DEFEND, FILED.
TIME STAMPED (FROM COLUMBIA COUNTY). 75.00 DEPOSIT.

4/21/05 AT 9:36 A.M., SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE
UPON THE WITHIN NAMED DEFENDANT, LEONARD M. KEEGAN, JR., BY
HANDING A TRUE AND ATTESTED COPY OF SAME TO HIM PERSONALLY, AT
433 QUAKER CHURCH ROAD, MUNCY, PA., AND BY MAKING KNOWN TO HIM
THE CONTENTS THEREOF. SO ANSWERS, CHARLES T. BREWER, SHERIFF OF
LYCOMING COUNTY; BY: STEVEN R. HALL, DEPUTY.

4/22/05 RETURNED TO COLUMBIA COUNTY.

5/31/05 WRIT OF EXEC/MORTGAGE FORECLOSURE FILED IN COLUMBIA COUNTY.
(DEPOSIT \$1500.00)

6/02/05 RECEIVED FROM COLUMBIA COUNTY FOR SERVICE: WRIT OF EXEC/MTG. FORE-
CLOSURE, NOTICE OF SALE 3129.2 & LEGAL DESCRIPTION.

6/03/05 AT 9:45 A.M., I SERVED A WRIT OF EXEC/MORTGAGE FORECLOSURE, NOTICE
OF SALE 3129.2 & LEGAL DESCRIPTION UPON THE WITHIN NAMED DEFENDANT,
LEONARD M. KEEGAN JR., BY HANDING A TRUE AND ATTESTED COPIES OF
SAME TO HIM PERSONALLY AT 433 QUAKER CHURCH ROAD, MUNCY, PA 17756
AND BY MAKING KNOWN TO HIM THE CONTENTS THEREOF.
SO ANSWERS,
CHARLES T. BREWER, SHERIFF OF LYCOMING COUNTY
BY: JAMES W. DORMAN, DEPUTY SHERIFF
COST: \$ 27.00
REFUND: \$ 1473.00

SO ANSWERS,

Charles T. Brewer
CHARLES T. BREWER,
SHERIFF OF LYCOMING COUNTY

BY:

James W. Dorman
JAMES W. DORMAN,
DEPUTY

SWORN AND SUBSCRIBED BEFORE ME ON

THIS 3 DAY OF JUNE, 2005.

William J. Burd

WILLIAM J. BURD
Prothonotary & Clerk of Courts
Williamsport, Lycoming County
My Commission Expires Jan. 4, 2008

Case No 2005-00488 T
MIDFIRST BANK (VS) LEONARD M. KEEGAN, JR.

Date
Filed

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Charles T. Brewer
CHARLES T. BREWER,
SHERIFF OF LYCOMING COUNTY

BY:

James W. Dorman
JAMES W. DORMAN,
DEPUTY

SWORN AND SUBSCRIBED BEFORE ME ON

THIS 3 DAY OF JUNE, 2005.

William J. Burd

WILLIAM J. BURD
Prothonotary & Clerk of Courts
Williamsport, Lycoming County
My Commission Expires Jan. 4, 2008

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

MIDFIRST BANK

70ED2005

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

LEONARD M. KEEGAN, JR.


NOW, WEDNESDAY, JUNE 01, 2005, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF LYCOMING COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, LEONARD KEEGAN, JR., AT 433 QUAKER CHURCH ROAD, MUNCY, PA

Timothy T. Chamberlain


TIMOTHY T. CHAMBERLAIN
SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

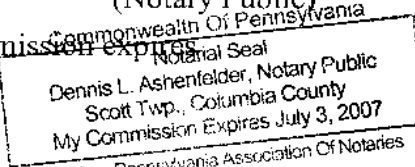
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paul R. Eyerly IV, President, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice August 10, 17, 24, 2005, as printed and published; that the affiant is one of the officers or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.


.....

Sworn and subscribed to before me this 25th day of August 2005.


.....

(Notary Public)
Commonwealth Of Pennsylvania
My commission expires

Dennis L. Ashenfelter, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2007
Member, Pennsylvania Association Of Notaries

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.

.....

LAW OFFICES
PURCELL, KRUG & HALLER

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 234-1206
E-MAIL: MTG@PKH.COM

JOSEPH NISSLEY (1910-1982)
ANTHONY DiSANTO
OF COUNSEL

HERSHEY
1099 GOVERNOR ROAD
(717) 533-3836

70
JOHN W. PURCELL
HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL, JR.
VALERIE A. GUNN
JILL M. WINEKA
BRIAN J. TYLER
NICHOLE M. STALEY

August 15, 2005

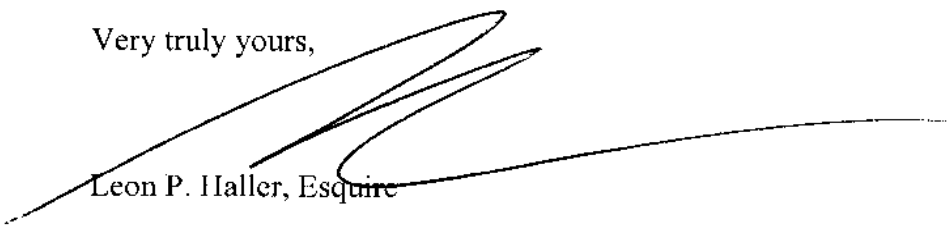
Columbia County Sheriff
P.O. Box 380
Bloomsburg, PA 17815

Re: 2005-CV-0488-MF MIDFIRST BANK vs. LEONARD M. KEEGAN, JR.

Dear Sir/Madam:

Enclosed please find a copy of the Return of Service regarding the above-referenced case for your records, as well as one copy. Please time-stamp the enclosed copy and return to me in the self-addressed stamped envelope provided. Should you have any questions, please do not hesitate to contact our office.

Very truly yours,



Leon P. Haller, Esquire

LPH/skb

Enclosure

1. Article Addressed to:

OFFICE OF F.A.I.R.
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

2. Article Number
(Transfer from service label) 7003 0500 0001 9056 1207

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

3. Service Type
☒ Certified Mail
☐ Registered
☐ Insured Mail
☐ Express Mail
☐ Return Receipt for Merchandise
☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Signature
☒ Agent
☐ Address

6. Received by (Printed Name)
 JUN 02 2005

7. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

1. Article Addressed to:

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

2. Article Number
(Transfer from service label) 7003 0500 0001 9056 1191

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

3. Service Type
☒ Certified Mail
☐ Registered
☐ Insured Mail
☐ Express Mail
☐ Return Receipt for Merchandise
☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Signature
☐ Agent
☒ Address

6. Received by (Printed Name)
 JUN 02 2005

7. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

1. Article Addressed to:

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

2. Article Number
(Transfer from service label) 7003 0500 0001 9056 1177

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

3. Service Type
☒ Certified Mail
☐ Registered
☐ Insured Mail
☐ Express Mail
☐ Return Receipt for Merchandise
☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Signature
☐ Agent
☒ Address

6. Received by (Printed Name)
 JUN 02 2005

7. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

1. Article Addressed to:

U. S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
ROBERT N.C. NIX FEDERAL BUILDING
900 MARKET STREET- 5TH FLOOR
PHILADELPHIA, PA 19107

2. Article Number
(Transfer from service label) 7003 0500 0001 9056 1221

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

3. Service Type
☒ Certified Mail
☐ Registered
☐ Insured Mail
☐ Express Mail
☐ Return Receipt for Merchandise
☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Signature
☐ Agent
☒ Address

6. Received by (Printed Name)
 JUN 02 2005

7. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

MIDFIRST BANK,
PLAINTIFF

VS.

LEONARD M. KEEGAN, JR.,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2005-CV-0488-MF

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

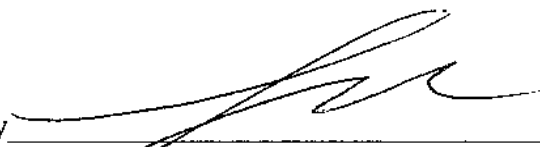
I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on June 7, 2005, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

LEONARD M. KEEGAN, JR.
433 QUAKER CHURCH ROAD
MUNCY, PA 17756

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
4193 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

Firstplus Financial, Inc.
1600 Viceroy
Suite 500
Dallas, Texas 75235-2306

By 
PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

LAW OFFICES

Purcell, Krug & Haller

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 234-1206

HOWARD B. KRUG
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HERSHEY
(717) 533-3836
JOSEPH NISSLEY (1910-1982)
JOHN W. PURCELL
VALERIE A. GUNNOF
COUNSEL

LEONARD M. KEEGAN, JR.
433 QUAKER CHURCH ROAD
MUNCY, PA 17756

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
4193 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

Firstplus Financial, Inc.
1600 Viceroy
Suite 500
Dallas, Texas 75235-2306

NOTICE IS HEREBY GIVEN to the Defendants in the within action and those parties who hold one or more mortgages, judgments or tax liens against the real estate which is the subject of the Notice of Sale pursuant to Pennsylvania Rule of Civil Procedure 3129.1 attached hereto.

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of the within county on the judgment of the Plaintiff named herein the said real estate will be exposed to public sale as set forth on the attached Notice of Sale.

YOU ARE FURTHER NOTIFIED that the lien you hold against the said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff's Sale.

By: _____

Leon P. Haller PA I.D.15700
Attorney for Plaintiff

MIDFIRST BANK,
PLAINTIFF

VS.

LEONARD M. KEEGAN, JR.,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2005-CV-0488-MF

IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: **WEDNESDAY, AUGUST 31, 2005**

TIME: **9:00 O'CLOCK A.M. PREVAILING LOCAL TIME**

LOCATION: Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

**4193 OLD BERWICK ROAD
BLOOMSBURG, PA 17815**

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 2005-CV-0488-MF

JUDGMENT AMOUNT \$83,835.96

THE NAMES OF THE OWNERS OR REPUTED OWNERS of this property is:

LEONARD M. KEEGAN, JR.

A **SCHEDULE OF DISTRIBUTION**, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (**for example, to banks that hold mortgages and municipalities that are owed taxes**) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

Susquehanna Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

ALL THOSE TWO CERTAIN pieces or parcels of land situate in the Township of South Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

TRACT NO. 1:

BEGINNING at a point on the North side of the State Highway leading from Bloomsburg to Berwick at the corner of lot heretofore sold to John Kessler;

Thence along the same in a Northerly direction 296 feet to other land now or formerly of James Gill, et ux;

Thence along the same in a Westerly direction 60 feet to other land now or formerly of James Gill, et ux;

Thence along the same in a Southerly direction and parallel to first course herein, 296 feet to the State Highway aforesaid;

Thence along State Highway in an Easterly direction 60 feet to the place of beginning.

TRACT NO. 2:

BEGINNING on the North side of the State Highway leading from Bloomsburg to Berwick at corner of other land now or formerly of William P. Hough and running

Thence along land now or formerly of said William P. Hough, 296 feet to land now or formerly of Victor Ohl;

Thence along said land now or formerly of said Victor Ohl 25 feet to other land now or formerly of said Stella S. Quick;

Thence running along land now or formerly of Stella S. Quick, 296 feet to the North side of said State Highway and running along the North side of said Highway to land now or formerly of said William P. Hough, 25 feet, the place of beginning.

HAVING THEREON ERECTED A DWELLING KNOWN AS 4193 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815.

TAX PARCEL: 12-01B-002

BEING THE SAME PREMISES WHICH Wanda A. Ewbank-Keegan by deed dated 10/31/04 and recorded 11/15/04 in Deed Book 2004-12922 granted and conveyed unto Leonard M. Keegan, Jr.

TO BE SOLD AS THE PROPERTY OF LEONARD M. KEEGAN, JR. ON JUDGMENT NO. 2005 CV 0488-MF

7160 3901 9848 6925 5492

TO: LEONARD M. KEEGAN, JR.
433 QUAKER CHURCH ROAD
MUNCY, PA 17756

SENDER:

REFERENCE:

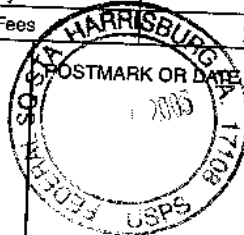
PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	.6
	Certified Fee	2.30
	Return Receipt Fee	1.75
	Restricted Delivery	3.50
	Total Postage & Fees	8.15

US Postal Service

**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail



MIDLAND MORTGAGE COMPANY v. LEONARD M. KEEGAN, JR.
Columbia County Sale

8-31-05 @ 9:00 am

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

LEONARD M. KEEGAN, JR.
433 QUAKER CHURCH ROAD
MUNCY, PA 17756

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

Firstplus Financial, Inc.
1600 Viceroy
Suite 500
Dallas, Texas 75235-2306

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

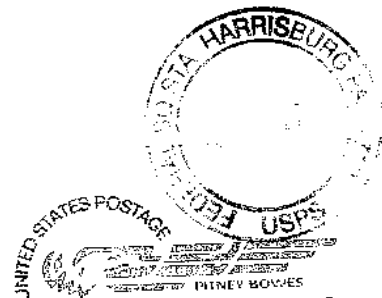
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Postmark:



UNITED STATES POSTAGE
02 1A
0004353871
JUN 07 2005
MAILED FROM ZIP CODE 17102
\$ 00.90⁰⁰

MIDLAND MORTGAGE COMPANY v. LEONARD M. KEEGAN, JR.
Columbia County Sale

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

TENANT/OCCUPANT
4193 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

Postmark:



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

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, COMMONWEALTH
OF PENNSYLVANIA.

MIDFIRST BANK

VS.

LEONARD KEEGAN

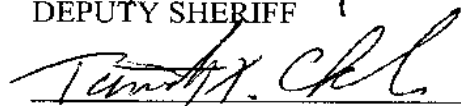
WRIT OF EXECUTION #70 OF 2005 ED

POSTING OF PROPERTY

July 21, 2005 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF LEONARD KEEGAN AT 4193 OLD BERWICK ROAD BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF JOSEPH DEVANEY.

SO ANSWERS:

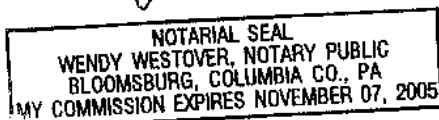

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 21ST DAY OF JULY 2005





TAX NOTICE 2005 SCHOOL REAL ESTATE
 SOUTH CENTRE TOWNSHIP
 MAKE CHECKS PAYABLE TO:
 Carla McGill
 6205 Main St., Lime Ridge
 Bloomsburg, PA 17815

FOR CENTRAL COLUMBIA SCHOOL DIST

DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT DUE	INC PENALTY
REAL ESTATE	21527	29.520	622.77	635.48	699.03
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.			PAY THIS AMOUNT	622.77 AUG 31 IF PAID ON OR BEFORE	635.48 OCT 31 IF PAID ON OR BEFORE NOV 1 IF PAID AFTER

HOURS July 6-Oct 31
 Monday 12:30-5:30pm
 Wednesday 5-8:30pm
 PHONE 570-387-1010

SCHOOL PENALTY AT 10%

M
 A KEEGAN LEONARD M JR
 I 433 QUAKER CHURCH RD
 L MUNCY PA 17756

PROPERTY DESCRIPTION		ACCT.
PARCEL 12 01B00200000		1160
Land	5661.00	THIS TAX RETURNED TO COURT HOUSE JANUARY 1, 2006.
20041-2922	15866.00	
0.58 ACRES		

Copy 1

Others by appointment

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/1/2005

SERVICE# 3 - OF - 11 SERVICES
DOCKET # 70ED2005

PLAINTIFF MIDFIRST BANK

DEFENDANT LEONARD M. KEEGAN, JR.
ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED
TENANT(S)
4193 OLD BERWICK ROAD
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON EMPTY HOUSE

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6-2-5 TIME 1530 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB ____ POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

J. Gula

DATE 6-2-5

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

Wednesday, June 01, 2005

TENANT(S)
4193 OLD BERWICK ROAD
BLOOMSBURG, PA 17815-

MIDFIRST BANK
VS
LEONARD M. KEEGAN, JR.

DOCKET # 70ED2005

JD # 488JD2005

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

MIDFIRST BANK,
PLAINTIFF

VS.

LEONARD M. KEEGAN, JR.,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2005-CV-0488-MF

2005-ED-70
IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: August 31, 2005

TIME: 9:00 am

LOCATION: Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

**4193 OLD BERWICK ROAD
BLOOMSBURG, PA 17815**

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 2005-CV-0488-MF

JUDGMENT AMOUNT \$83,835.96

THE NAMES OF THE OWNERS OR REPUTED OWNERS of this property is:

LEONARD M. KEEGAN, JR.

A **SCHEDULE OF DISTRIBUTION**, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (**for example, to banks that hold mortgages and municipalities that are owed taxes**) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

Susquehanna Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

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TRACT NO. 1:

BEGINNING at a point on the North side of the State Highway leading from Bloomsburg to Berwick at the corner of lot heretofore sold to John Kessler;

Thence along the same in a Northerly direction 296 feet to other land now or formerly of James Gill, et ux;

Thence along the same in a Westerly direction 60 feet to other land now or formerly of James Gill, et ux;

Thence along the same in a Southerly direction and parallel to first course herein, 296 feet to the State Highway aforesaid;

Thence along State Highway in an Easterly direction 60 feet to the place of beginning.

TRACT NO. 2:

BEGINNING on the North side of the State Highway leading from Bloomsburg to Berwick at corner of other land now or formerly of William P. Hough and running

Thence along land now or formerly of said William P. Hough, 296 feet to land now or formerly of Victor Ohl;

Thence along said land now or formerly of said Victor Ohl 25 feet to other land now or formerly of said Stella S. Quick;

Thence running along land now or formerly of Stella S. Quick, 296 feet to the North side of said State Highway and running along the North side of said Highway to land now or formerly of said William P. Hough, 25 feet, the place of beginning.

HAVING THEREON ERECTED A DWELLING KNOWN AS 4193 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815.

TAX PARCEL: 12-01B-002

BEING THE SAME PREMISES WHICH Wanda A. Ewbank-Keegan by deed dated 10/31/04 and recorded 11/15/04 in Deed Book 2004-12922 granted and conveyed unto Leonard M. Keegan, Jr.

TO BE SOLD AS THE PROPERTY OF LEONARD M. KEEGAN, JR. ON JUDGMENT NO. 2005 CV 0488-MF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/1/2005

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 70ED2005

PLAINTIFF MIDFIRST BANK

DEFENDANT LEONARD M. KEEGAN, JR.
ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED
CARLA MCGILL-TAX COLLECTOR
6205 MAIN ST.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON POSTED BACK DOOR

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6-2-05 TIME 1520 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

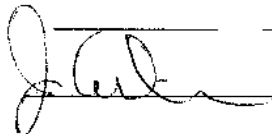
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 6-2-05

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 06/02/2005

Fee: \$5.00

Cert. NO: 891

KEEGAN LEONARD M JR
433 QUAKER CHURCH RD
MUNCY PA 17756

District: CENTRE SOUTH TWP
Deed: 20041 -2922
Location:
Parcel Id:12 -01B-002-00,000

Assessment: 21,527
Balances as of 06/02/2005

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

By: Timothy I Chamberlain, Sheriff Per: dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/1/2005

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 70ED2005

PLAINTIFF MIDFIRST BANK

DEFENDANT LEONARD M. KEEGAN, JR.
ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED	PAPERS TO SERVED
DOMESTIC RELATIONS	WRIT OF EXECUTION - MORTGAGE
15 PERRY AVE.	FORECLOSURE
BLOOMSBURG	

SERVED UPON Leslie L. Lauer

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6-2-5 TIME 1004 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB X POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA _____
C. CORPORATION MANAGING AGENT _____
D. REGISTERED AGENT _____
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE _____

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

[Signature]

DATE 6-2-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/1/2005

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 70ED2005

PLAINTIFF MIDFIRST BANK

DEFENDANT LEONARD M. KEEGAN, JR.
ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON DeG. Miller

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6-1-5 TIME 1445 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB ☒ POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature] DATE 6-1-5

REAL ESTATE OUTLINE

ED # 70-05

DATE RECEIVED 6-1-05
DOCKET AND INDEX 6-1-05
SET FILE FOLDER UP 6-1-05

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓ CK# 109052

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

SALE DATE Aug. 31, 05 TIME 0900
POSTING DATE July 31, 05
ADV. DATES FOR NEWSPAPER
1ST WEEK Aug. 10
2ND WEEK 17
3RD WEEK 24, 05

SHERIFF'S SALE

WEDNESDAY AUGUST 13, 2005 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 70 OF 2005 ED AND CIVIL WRIT NO. 488 OF 2005 JD 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 BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THOSE TWO CERTAIN pieces or parcels of land situate in the Township of South Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

TRACT NO. 1:

BEGINNING at a point on the North side of the State Highway leading from Bloomsburg to Berwick at the corner of lot heretofore sold to John Kessler; Thence along the same in a Northerly direction 296 feet to other land now or formerly of James Gill, et ux; Thence along the same in a Westerly direction 60 feet to other land now or formerly of James Gill, et ux; Thence along the same in a Southerly direction and parallel to first course herein, 296 feet to the State Highway aforesaid; Thence along State Highway in an Easterly direction 60 feet to the place of beginning.

TRACT NO.2:

BEGINNING on the North side of the State Highway leading from Bloomsburg to Berwick at corner of other land now or formerly of William P. Hough and running Thence along land now or formerly of said William P. Hough, 296 feet to land now or formerly of Victor Ohl; Thence along said land now or formerly of said Victor Ohl 25 feet to other land now or formerly of said Stella S. Quick; Thence running along land now or formerly of Stella S. Quick, 296 feet to the North side of said State Highway and running along the North side of said Highway to land now or formerly of said William P. Hough, 25 feet, the place of beginning.

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TAX PARCEL: 12-01B-002

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TO BE SOLD AS THE PROPERTY OF LEONARD M. KEEGAN, JR. ON JUDGMENT NO. 2005 CV 0488-MF

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 (8) days after the sale is 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 either to 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 a default all sums paid by 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.

Plaintiff's Attorney
Leon Haller
1719 North Front Street
Harrisburg, PA 17102

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF:

I am submitting documentation necessary to schedule a Sheriffs sale of real estate.

If you require anything further or have any questions as to content or format, please contact the undersigned.

Thank you.

Maryland Ferretti / mferretti@pkh.com
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
PHONE: (717) 234-4178

Inquiries relating to service should be directed to Mindy Horley.

Inquiries relating to the actual sale should be directed to Sharon Dunn.

MIDFIRST BANK,
PLAINTIFF

VS.

LEONARD M. KEEGAN, JR.,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2005-CV-0488-MF

2005-ED-70
IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate identified as: **4193 OLD BERWICK ROAD, BLOOMSBURG, PA 17815** as follows:

Amount due pursuant to Judgment	\$83,835.96
Interest	\$1,595.88
Per diem of \$17.16 to 8/1/05 (Approx.sale date)	
Late Charges	\$83.55
(\$27.85 per month to 8/1/05)	
Escrow Deficit	\$2,415.00

TOTAL WRIT \$87,930.39

PLUS COSTS:

Dated: 05-31-2005

Fanni B. Kline
PROTHONOTARY

(SEAL)

By *Elizabeth A. Brennan*
DEPUTY

PLAINTIFF

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DEFENDANT(S)

NO. 2005-CV-0488-MF

2005-12-70
IN MORTGAGE FORECLOSURE

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

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COUNTY OF COLUMBIA :

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(\$27.85 per month to 8/1/05)	
Escrow Deficit	\$2,415.00

TOTAL WRIT	\$87,930.39
-------------------	--------------------

PLUS COSTS:

Dated: 05-31-2005

Tami B. Kline
PROTHONOTARY

By Elizabeth G. Brennan
DEPUTY

(SEAL)

MIDFIRST BANK,
PLAINTIFF

VS.

LEONARD M. KEEGAN, JR.,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2005-CV-0488-MF

2005-ED-70
IN MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **4193 OLD BERWICK ROAD BLOOMSBURG, PA 17815:**

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

LEONARD M. KEEGAN, JR.
433 QUAKER CHURCH ROAD
MUNCY, PA 17756

2. Name and address of Defendant(s) in the Judgment, if different from that listed. in (1) above: **SAME**

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

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

PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):

Firstplus Financial, Inc.
1600 Viceroy
Suite 500
Dallas, Texas 75235-2306

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

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: **UNKNOWN**

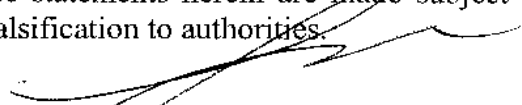
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
4193 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

(In the preceding information, where addresses could not be reasonably ascertained, the same is indicated.)

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, 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.



Leon P. Haller PA I.D. #15700
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

DATE: May 18, 2005

MIDFIRST BANK,
PLAINTIFF

VS.

LEONARD M. KEEGAN, JR.,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2005-CV-0488-MF

2005-ED-70
IN MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **4193 OLD BERWICK ROAD BLOOMSBURG, PA 17815:**

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

LEONARD M. KEEGAN, JR.
433 QUAKER CHURCH ROAD
MUNCY, PA 17756

2. Name and address of Defendant(s) in the Judgment, if different from that listed. in (1) above: **SAME**

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

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

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UNKNOWN

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: **UNKNOWN**

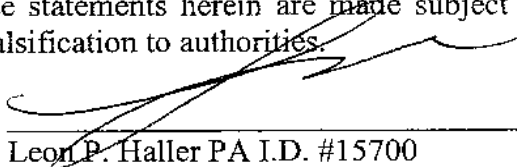
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
4193 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

(In the preceding information, where addresses could not be reasonably ascertained, the same is indicated.)

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, 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.



Leon P. Haller PA I.D. #15700
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

DATE: May 18, 2005

TO THE SHERIFF OF COLUMBIA COUNTY:

There will be placed in your hands for service a Writ of Execution in Mortgage Foreclosure styled as follows:

Plaintiff: **MIDFIRST BANK**

VS.

Defendant(s): **LEONARD M. KEEGAN, JR.**

Filed to No. **2005-CV-0488-MF**

INSTRUCTIONS

This is real estate execution. The property is located at:

4193 OLD BERWICK ROAD BLOOMSBURG, PA 17815

(A more complete legal description accompanies these documents.)

The parties to be served **PERSONALLY** and their addresses are as follows:

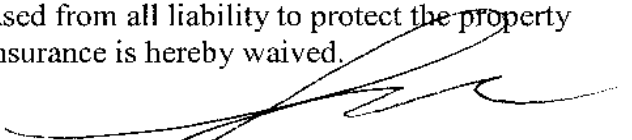
LEONARD M. KEEGAN, JR.@ 433 QUAKER CHURCH ROAD, MUNCY, PA 17756

DEPUTIZE LYCOMING COUNTY SHERIFF'S OFFICE FOR SERVICE

WAIVER OF WATCHMAN AND INSURANCE

Any Deputy Sheriff levying 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 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.

NOW, May 18, 2005 the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Leon P. Haller
Attorney for Plaintiff
PA I.D. #15700

MIDFIRST BANK,
PLAINTIFF

Vs.

LEONARD M. KEEGAN, JR.,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2005-CV-0488-MF

2005-ED-70
IN MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE
PURSUANT TO PA. R.C.P. 237.1

I hereby certify that on May 13, 2005 I served the Ten Day Notice required by Pa. R.C.P. on the Defendant(s) in this matter by regular first class mail, postage prepaid, as indicated on the attached Notice.

By 

Leon P. Haller PA I.D. # 15700

Attorney for Plaintiff

Purcell, Krug & Haller

1719 North Front Street

Harrisburg, PA 17102

2005 MAY 13 PM 2:29

MIDFIRST BANK,
Plaintiff

VS.

LEONARD M. KEEGAN, JR.
Defendant

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2005-CV-0000488-MF

CIVIL ACTION LAW
IN MORTGAGE FORECLOSURE

DATE OF THIS NOTICE: **MAY 13, 2005**

TO:

LEONARD M. KEEGAN, JR.
433 QUAKER CHURCH ROAD
MUNCY, PA 17756

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

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE FOLLOWING OFFICE TO FIND OUT WHERE YOU CAN GET LEGAL HELP:

COLUMBIA COUNTY LAWYER REFERRAL SERVICE
SUSQUEHANNA LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
570-784-8760

PURCELL, KRUG & HALLER

By 

LEON P. HALLER, Attorney for Plaintiff
I.D. # 15700
1719 N. Front St., Harrisburg, PA 17102
(717) 234-4178

MIDFIRST BANK,
PLAINTIFF

VS.

LEONARD M. KEEGAN, JR.,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2005-CV-0488-MF

2005-ED-70
IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :

Personally appeared before me, a Notary Public in and for said Commonwealth and County,
LEON P. HALLER, ESQUIRE who being duly sworn according to law deposes and states that the
Defendant (s) above named are not in the Military or Naval Service nor are they engaged in any way
which would bring them within the Soldiers and Sailors Relief Act of 1940, as amended.

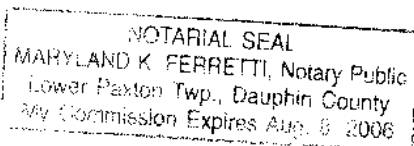
Sworn to and subscribed :

before me this 18 day :

of May 20 05 :

Maryland K. Ferretti
Notary Public

Leon P. Haller
LEON P. HALLER, ESQUIRE



MIDFIRST BANK,
PLAINTIFF

VS.

LEONARD M. KEEGAN, JR.,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2005-CV-0488-MF

2005-ED-70
IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

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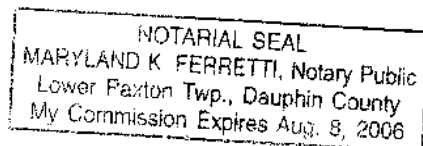
Sworn to and subscribed :

before me this 18 day :

of May 20 05 :

Maryland K Ferretti
Notary Public

Leon P Haller
LEON P. HALLER, ESQUIRE



MIDFIRST BANK,
PLAINTIFF

VS.

LEONARD M. KEEGAN, JR.,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2005-CV-0488-MF

2005-ED-70
IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE:

TIME:

LOCATION: Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

**4193 OLD BERWICK ROAD
BLOOMSBURG, PA 17815**

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 2005-CV-0488-MF

JUDGMENT AMOUNT \$83,835.96

THE NAMES OF THE OWNERS OR REPUTED OWNERS of this property is:

LEONARD M. KEEGAN, JR.

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff **(for example, to banks that hold mortgages and municipalities that are owed taxes)** will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR
TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET
FREE LEGAL ADVICE:**

Susquehanna Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

ALL THOSE TWO CERTAIN pieces or parcels of land situate in the Township of South Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

TRACT NO. 1:

BEGINNING at a point on the North side of the State Highway leading from Bloomsburg to Berwick at the corner of lot heretofore sold to John Kessler;

Thence along the same in a Northerly direction 296 feet to other land now or formerly of James Gill, et ux;

Thence along the same in a Westerly direction 60 feet to other land now or formerly of James Gill, et ux;

Thence along the same in a Southerly direction and parallel to first course herein, 296 feet to the State Highway aforesaid;

Thence along State Highway in an Easterly direction 60 feet to the place of beginning.

TRACT NO. 2:

BEGINNING on the North side of the State Highway leading from Bloomsburg to Berwick at corner of other land now or formerly of William P. Hough and running

Thence along land now or formerly of said William P. Hough, 296 feet to land now or formerly of Victor Ohl;

Thence along said land now or formerly of said Victor Ohl 25 feet to other land now or formerly of said Stella S. Quick;

Thence running along land now or formerly of Stella S. Quick, 296 feet to the North side of said State Highway and running along the North side of said Highway to land now or formerly of said William P. Hough, 25 feet, the place of beginning.

HAVING THEREON ERECTED A DWELLING KNOWN AS 4193 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815.

TAX PARCEL: 12-01B-002

BEING THE SAME PREMISES WHICH Wanda A. Ewbank-Keegan by deed dated 10/31/04 and recorded 11/15/04 in Deed Book 2004-12922 granted and conveyed unto Leonard M. Keegan, Jr.

TO BE SOLD AS THE PROPERTY OF LEONARD M. KEEGAN, JR. ON JUDGMENT NO. 2005 CV 0488-MF

ALL THOSE TWO CERTAIN pieces or parcels of land situate in the Township of South Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

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TO BE SOLD AS THE PROPERTY OF LEONARD M. KEEGAN, JR. ON JUDGMENT NO. 2005 CV 0488-MF

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE – DEPUTIZE LYCOMING COUNTY

DATE: May 18, 2005

FROM:

Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

CASE CAPTION:

MIDFIRST BANK

VS.

LEONARD M. KEEGAN, JR.

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2005-CV-0488-MF

SERVICE TO BE MADE ON DEFENDANT: LEONARD M. KEEGAN, JR.

ADDRESS FOR "PERSONAL SERVICE":

LEONARD M. KEEGAN, JR. at: 433 QUAKER CHURCH ROAD, MUNCY, PA 17756

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

**Shipment Receipt**

(Keep this for your records.)

Transaction Date 27 May 2005**Address Information****Ship To:**COLUMBIA COUNTY COURTHOUSE
PROTHONOTARY
1-717-784-1991 x202
35 WEST MAIN STREET
BLOOMSBURG PA 17815-1702**Shipper:**Purcell, Krug & Haller
Misty Dunlap/MD
717-234-4178 x152
1719 North Front Street
Foreclosure
Harrisburg PA 17102**Ship From:**Purcell, Krug & Haller
Misty Dunlap
717-234-4178 x152
1719 North Front Street
Foreclosure
Harrisburg PA 17102**Shipment Information****Service:**UPS Next Day Air
12:00 PM, Tues. 31 May 2005

*Guaranteed By:

Shipping:

**13.96

Package Information**Package 1 of 1**Tracking Number: 1ZF14V480199276706
Package Type: UPS Letter
Actual Weight: Letter
Billable Weight: Letter**Billing Information****Payment Method:**

Bill Sender: F14V48

Total:**All Shipping Charges in USD******13.96**

Note: The displayed rate is for reference purposes and does not include applicable taxes.

* For delivery and guarantee information, see the UPS Service Guide. To speak to a customer service representative, call 1-800-PICK-UPS for domestic services and 1-800-782-7892 for international services.

** Rate includes a fuel surcharge.

Responsibility for Loss or Damage

Unless a greater value is recorded in the declared value field as appropriate for the UPS shipping system used, the shipper agrees that the released value of each package covered by this receipt is no greater than \$100, which is a reasonable value under the circumstances surrounding the transportation. If additional protection is desired, a shipper may increase UPS's limit of liability by declaring a higher value and paying an additional charge. UPS does not accept for transportation and shipper's requesting service through the Internet are prohibited from shipping packages with a value of more than \$50,000. The maximum liability per package assumed by UPS shall not exceed \$50,000, regardless of value in excess of the maximum. Claims not made within nine months after delivery of the package (sixty days for international shipments), or in the case of failure to make delivery, nine months after a reasonable time for delivery has elapsed (sixty days for international shipments), shall be deemed waived. The entry of a C.O.D. amount is not a declaration of value for carriage purposes. All checks or other negotiable instruments tendered in payment of C.O.D. will be accepted by UPS at shipper's risk. UPS shall not be liable for any special, incidental, or consequential damages. All shipments are subject to the terms and conditions contained in the UPS Tariff and the UPS Terms and Conditions of Service, which can be found at www.ups.com.

Purcell, Krug & Haller

1719 North Front Street
Harrisburg, PA 17102

COMMERCIAL BANK
60-184-313

CHECK NO. 109052
CHECK DATE 05/27/2005

109052

PAY ONE THOUSAND THREE HUNDRED FIFTY AND 00/100
DOLLARS*****

CHECK AMOUNT
\$*****1,350.00

TO THE
ORDER
OF

SHERIFF OF COLUMBIA COUNTY

VOID AFTER 90 DAYS

⑆109052⑆⑆031301846⑆513209312⑆



Security Features Included.



Details on back.