

SHERIFF'S SALE COST SHEET

Midfirst Bank vs. Drue & Wendy Smith
 NO. 75-05 ED NO. 1145-04 JD DATE/TIME OF SALE 10-12-05 0930

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>22.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>6.00</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>15.00</u>	
TOTAL *****		\$ <u>371.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>609.92</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>834.92</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>41.50</u>	
TOTAL *****		\$ <u>51.50</u>

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

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

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

TOTAL COSTS (OPENING BID) \$ 1372.42

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

Midfirst Bank VS Drue & Wendy Billig

NO. 75-05 ED NO. 1145-04 JD

DATE/TIME OF SALE: 10-12-05 0930

BID PRICE (INCLUDES COST) \$ 32,000.00

POUNDAGE - 2% OF BID \$ 640.00

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2262.42

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S) 

TOTAL DUE: \$ 2262.42

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 912.42

LAW OFFICES

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

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

November 1, 2005

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

Re: MIDFIRST BANK vs. DRUE H. BILLIG & WENDY K. BILLIG
No. 2004-CV-0001145

Dear Sheriff:

Enclosed please find affidavits of value to be used in connection with preparing and recording the deed from the sale in this case.

THE GRANTEE SHOULD BE:

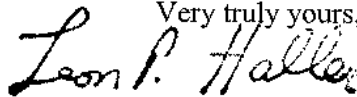
MIDLAND MORTGAGE COMPANY
999 NW GRAND BLVD.
Suite 100
OKLAHOMA CITY, OK 73118

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,

A handwritten signature in cursive script that reads "Leon P. Haller".

Leon P. Haller

LPH/kb
Enclosure



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)

Grantee(s)/Lessee(s)

Sheriff of Columbia County

MIDFIRST BANK

Street Address

Street Address

35 West Main Street

999 N.W. Grand Blvd., Suite 100

City

State

Zip Code

City

State

Zip Code

Bloomsburg, PA 17815

Oklahoma City, OK 73118

C PROPERTY LOCATION

Street Address

City, Township, Borough

604 Old Berwick Road

Town of Bloomsburg

County

School District

Tax Parcel Number

Columbia County

05E-12-126

D VALUATION DATA

1. Actual Cash Consideration

\$32,000.00

2. Other Consideration

+ 0.00

3. Total Consideration

= \$32,000.00

4. County Assessed Value

\$23,089.00

5. Common Level Ratio Factor

x 3.26

6. Fair Market Value

= \$75,270.14

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 413, Page Number 12
- ☐ 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

11/1/05

(SEE REVERSE)

COPY

***RECORD OWNER AND
LIEN CERTIFICATE***

Commonwealth Land Title Insurance Company

Premier Real Estate Settlement Services, Inc.

Elwood R. Harding, Jr., Agent

No. 2005-018

ATTACHED TO AND FORMING A PART OF RECORD OWNER AND LIEN

CERTIFICATE NO. 2005 - 018

Subject to the encumbrance and claims as follows:

TAXES: Account No. 05E-12-126

Lienable Water and Sewer Rents – None

Mechanics and Municipal Claims – None

Mortgages: 1) Drue H. Billig and Wendy K. Billig to Commonwealth Mortgage
Last assigned to MidFirst Bank
Dated 10-9-1986
Recorded in Columbia County Record Book 376, pg. 373

MidFirst Bank - vs. Drue H. Billig and Wendy K. Billig
Complaint in Mortgage Foreclosure filed on Oct. 14, 2004 to #1145 CV- 2004.
Defendant Drue H. Billig served by Sheriff on October 18, 2004;
Wendy K. Billig served by Sheriff on October 20, 2004
Judgment in Mortgage Foreclosure filed Dec. 3, 2004
Writ of Execution # 75- ED- 2005 filed June 10, 2005
served by Certified Mail as per Court Order

Bankruptcies: None of record in Columbia County

Exceptions: NONE

NOTE: The status or validity of title to the subject premises may be affected by matters disclosed by survey, rights of parties in possession and other items not found of record and not certified hereon. Therefore, the Applicant is cautioned against using this Certificate as a basis for consummating a real estate transaction, until this Certificate is converted into a Title Binder or Commitment at which time additional exceptions and settlement requirements will be added.

Settlement or removal of items and exceptions will not be made on this Certificate. This Certificate may be converted into a report for title insurance at any time. If the conversion is made within six months from the date hereof, credit will be allowed against the fee previously paid.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Record Owner and Lien Certificate

Order No. 2005 -018

Effective Date: October 12, 2005

Based upon the examination of evidence in the appropriate public records, Company certifies that the premises endorsed hereon are subject to the liens, encumbrances and exceptions to title hereinafter set forth. This Certificate does not constitute title insurance; liability hereunder is assumed by the Company solely in its capacity as a abstractor for its negligence, mistakes or omissions in a sum not exceeding Two Thousand Dollars unless otherwise endorsed hereon.

.....

Legal Description – See attached Exhibit A

Record Owner: Drue H. Billig and Wendy K. Billig

Title to the said premises is vested in Drue H. Billig and Wendy K. Billig

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

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Purcell, Krug & Haller

From: Sheriff Timothy T. Chamberlain

Fax:

Date: October 31, 2005

Phone:

Pages: 1

Re: Drue & Wendy Billig Foreclosure

CC:

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

•Comments: I have received balance due of \$912.42, however I have not received deed instructions.

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

COMMERCE BANK

CHECK NO.

113027 10/12/2005

CHECK DATE

113027

CHECK AMOUNT

\$*****912.42

PAY

NINE HUNDRED TWELVE AND 42/100 DOLLARS*****

TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS



⑈113027⑈ ⑆031301845⑆ 51 320931 2⑈

MP

Details on back



Security Features Included

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHELL
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

2. Article Number
(Transfer from service label)

7003 0500 0001 9056 1238

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature 75
X *[Signature]* ☐ Agent ☒ Address

B. Received by (Printed Name) *William D. Mich-H...* C. Date of Delivery *6-15-01*

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

Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY	
<p>A. Signature 75</p> <p><i>[Signature]</i> <input type="checkbox"/> Agent</p> <p><i>[Signature]</i> <input checked="" type="checkbox"/> Addressee</p>	
<p>B. Received by (Printed Name) C. Date of Delivery</p> <p><i>ROBERTA COLLIER</i> <i>10/10/2005</i></p>	
<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p>	
<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	

2. Article Number 7003 0500 0001 9056 1269
(Transfer from service label)


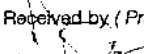
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY	
A. Signature 	<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address
B. Received by (Printed Name) 	Date of Delivery JUN 20 2011
D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:	
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

2. Article Number 7003 0500 0001 9056 1252
(Transfer from service label)

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

PURCELL, KRUG & HALLER
1719 N. FRONT STREET
HARRISBURG, PA 17102
PH: 717-234-4178 X 126
FAX: 717-234-1206

fax transmittal

To: SHERIFF'S OFFICE

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

From: Purcell, Krug & Haller
1719 N. Front Street
Harrisburg, PA 17102
Ph: 717-234-4178
Fax: 717-234-1206

BARB VILLARRIAL

Fax: 570-389-5622

Date: August 31, 2005

Phone: 570-389-5624

Pages: 1 PAGE

Re: SHERIFFS SALE

PROPERTY: 604 OLD BERWICK ROAD

DRUE H. BILLIG WENDY K. BILLIG

2004-CV-0001145

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

Notes PLEASE CONTINUE THE SHERIFF SALE SCHEDULED FOR 08/31/05 TO THE NEXT SALE DATE OF 10/12/05

IF THERE IS ANY TROUBLE IN TRANSMISSION PLEASE DIAL THE ABOVE REFERENCED SENDER IMMEDIATELY.

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.

SHERIFF'S SALE

WEDNESDAY AUGUST 31, 2005 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 75 OF 2005 ED AND CIVIL WRIT NO. 1145 OF 2004 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 THAT CERTAIN lot of ground situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

Situate in East Bloomsburg on the South side of Seventh Street known as Berwick Road, bounded on the North by said Street; on the East by lot now or formerly of John Jones; on the South by an alley; and on the West by lot now or formerly of Samuel Thomas. BEING 50 feet on said Seventh Street and extending 172.3 feet of equal width to the aforesaid alley.

RESERVING, NEVERTHELESS, a 16-foot wide alley across the extreme south end of said lot for the use of all owners of what is known as "Furnace Row" properties.

HAVING THEREON ERECTED A dwelling house known as 604 Old Berwick Road, Bloomsburg, Pennsylvania BEING THE SAME PREMISES WHICH William H. Kames and Macy C. Kames, by Deed dated 10/6/86 and recorded 10/10/86 in Columbia County Deed Book 376, page 371, granted and conveyed unto Drue H. Billig and Wendy K. Billig.

Parcel #05E-12-126

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

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

....., 20....., I hereby certify that the advertising and
ing to \$.....for publishing the foregoing notice, and the
en paid in full.

75

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

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

JOSEPH NISSLEY (1910-1982)
ANTHONY DISANTO
OF COUNSEL

HERSHEY
1099 GOVERNOR ROAD
(717) 533-3836

August 15, 2005

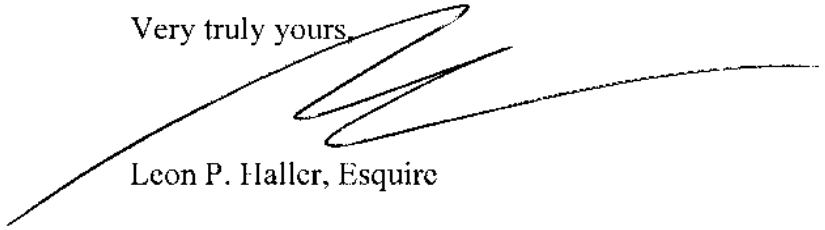
Columbia County Sheriff
P.O. Box 380
Bloomsburg, PA 17815

Re: 2004-CV-0001145 MIDFIRST BANK vs. DRUE H. BILLIG and WENDY K.
BILLIG

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

MIDFIRST BANK,
PLAINTIFF

VS.

DRUE H. BILLIG AND
WENDY K. BILLIG,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2004-CV-0001145

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

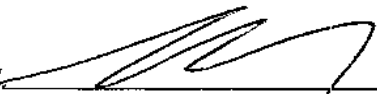
I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on June 16, 2005, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form 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:

DRUE H. BILLIG
604 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

WENDY K. BILLIG
454 MAIN STREET
CATAWISSA, PA 17820

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

TENANT/OCCUPANT
604 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

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
LEON P. HALLER
JOHN W. PURCELL JR.
JILL M. WINKA
BRIAN J. TYLER
NICHOLE M. STALEY O'GORMAN

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

DRUE H. BILLIG
604 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

WENDY K. BILLIG
454 MAIN STREET
CATAWISSA, PA 17820


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

TENANT/OCCUPANT
604 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

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.

DRUE H. BILLIG AND
WENDY K. BILLIG,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2004-CV-0001145

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: **9:30 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:

**604 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. 2004-CV-0001145

JUDGMENT AMOUNT \$35,109.41

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

DRUE H. BILLIG AND WENDY K. BILLIG

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 an 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 THAT CERTAIN lot of ground situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

Situate in East Bloomsburg on the South side of Seventh Street known as Berwick Road, bounded on the North by said Street; on the East by lot now or formerly of John Jones; on the South by an alley; and on the West by lot now or formerly of Samuel Thomas. BEING 50 feet on said Seventh Street and extending 172.3 feet of equal width to the aforesaid alley.

RESERVING, NEVERTHELESS, a 16-foot wide alley across the extreme south end of said lot for the use of all owners of what is known as "Furnace Row" properties.

HAVING THEREON ERECTED A dwelling house known as 604 Old Berwick Road, Bloomsburg, Pennsylvania

BEING THE SAME PREMISES WHICH William H. Karnes and Mary C. Karnes, by Deed dated 10/6/86 and recorded 10/10/86 in Columbia County Deed Book 376, page 371, granted and conveyed unto Drue H. Billig and Wendy K. Billig.

Parcel # 05E-12-126

7160 3901 9849 0762 2408

TO: WENDY K. BILLIG
454 MAIN STREET
CATAWISSA, PA 17820

SENDER:

REFERENCE:

PS Form 3800, January 2005

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

POSTMARK OR DATE

7160 3901 9849 0762 2415

TO: DRUE H. BILLIG
604 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

SENDER:

REFERENCE:

PS Form 3800, January 2005

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

POSTMARK OR DATE

MIDLAND MORTGAGE COMPANY v. DRUE H. BILLIG WENDY K. BILLIG
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:

DRUE H. BILLIG
604 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

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:

WENDY K. BILLIG
454 MAIN STREET
CATAWISSA, PA 17820

Postmark:

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

Received from:

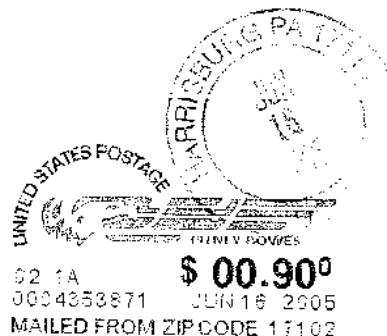
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

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

Postmark:



MIDLAND MORTGAGE COMPANY v. DRUE H. BILLIG WENDY K. BILLIG
Columbia County Sale

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

Received from:

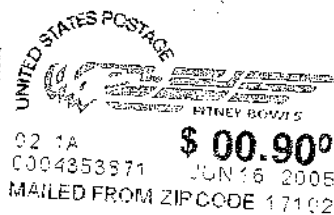
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

TENANT/OCCUPANT
604 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

Postmark:



MIDFIRST BANK

Docket # 75ED2005

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

DRUE H. BILLIG
WENDY K. BILLIG

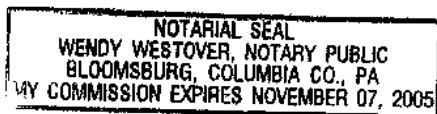
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, JULY 26, 2005, AT 9:30 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON WENDY BILLIG AT SR 11 -
THOMPSON MAILING, BLOOMSBURG BY HANDING TO WENDY BILLIG, , A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, JULY 27, 2005


NOTARY PUBLIC



X
SHERIFF TIMOTHY T. CHAMBERLAIN


X
J. ARTER
DEPUTY SHERIFF

75

LAW OFFICES
PURCELL, KRUG & HALLER

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 233-1149
E-MAIL: MTG@PKH.COM

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

JOSEPH NISSLEY (1910-1982)
ANTHONY DISANTO
OF COUNSEL

HERSHEY
1099 GOVERNOR ROAD
(717) 533-3836

July 25, 2005

Prothonotary's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Re: Midfirst vs. Billig
2004 CV 0001145

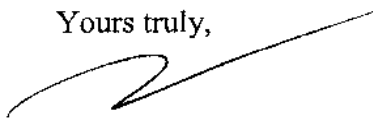
Dear Prothonotary:

Enclosed please find a Motion for filing and submission to the Motion Judge. We have not been able to serve Wendy K. Billig with the Notice of Sale and our Sale is scheduled for August 31, 2005.

If successful, please return a copy of the signed Order to our office and give a copy to the sheriff's office for their records. A return envelope is enclosed to return the Order.

Thank you for your assistance in this matter.

Yours truly,



Leon P. Haller

LPH:bav

Enc.

7/25/05
Hand signed
in presence of
Prothonotary

CLERK OF COURT
COLUMBIA COUNTY

2005 JUL 26 A 11:31

MIDFIRST BANK,

PLAINTIFF

VS.

DRUE H. BILLIG

WENDY K. BILLIG,

DEFENDANTS

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW
NO. 2004-CV-0001145

MORTGAGE FORECLOSURE

ORDER OF COURT

AND NOW, to-wit, this ^{26th} day of July, 2005, upon consideration of the Plaintiff's Motion for Service pursuant to special Order of Court, it is hereby ORDERED that the Motion is granted; and, it is further ORDERED that service of the Notice of Sale as required by Pennsylvania Rule of Civil Procedure 3129 C(1) be made upon Defendant WENDY K. BILLIG by mailing of copies of the Notice by ordinary and Certified mail to the Defendant's last known addresses 604 Old Berwick Road, Bloomsburg, PA 17815 and 454 Main Street, Catawissa, PA 17820.

BY THE COURT

1st Thomas A. James Jr.

FILED
2005 JUL 27 A 8:24

MIDFIRST BANK,

PLAINTIFF

VS.

DRUE H. BILLIG
WENDY K. BILLIG,

DEFENDANTS

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW
NO. 2004-CV-0001145

MORTGAGE FORECLOSURE

MOTION FOR SERVICE OF NOTICE OF SALE
IN REAL PROPERTY ACTION
IN ACCORDANCE WITH RULES 3129.2(B)
OF PENNSYLVANIA RULES OF CIVIL PROCEDURE

2005 JUL 26 PM 11:31

Plaintiff, MIDFIRST BANK, through its counsel, Leon P. Haller, Esquire hereby respectfully submits:

1. Plaintiff has brought a mortgage foreclosure action whereupon it seeks to foreclose against certain property owned by Defendants located at 604 OLD BERWICK ROAD BLOOMSBURG, PA 17815.

2. Defendant DRUE H. BILLIG was served with the Complaint, October 18, 2004, at 604 OLD BERWICK ROAD BLOOMSBURG, PA 17815 and also served with the Notice of Sale, June 16, 2005. Defendant WENDY K. BILLIG was served with the Complaint, October 20, 2004 at 454 Main Street, Catawissa, PA 17820. However, the Sheriff's office has been unable to serve Defendant WENDY K. BILLIG with the Notice of Sale or locate any new forwarding addresses for the Defendant.

3. Plaintiff has conducted an investigation in order to determine the whereabouts of the Defendant, through its attorney, by attempting to obtain a forwarding address from the post office, the Department of Transportation, Credit Bureau, and also by attempting to obtain a phone number for the Defendant, but no new information has been received from any of the sources.

4. The Sheriff heretofore posted the Defendant's property with a Notice of Sale or Handbill, pursuant to Rule 3129.2(b)

5. The following addresses have been attempted with the following results:

604 Old Berwick Road, Bloomsburg, PA 17815 - Defendant Drue Billig was served
with the Notice of Sale, June 16, 2005

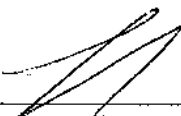
454 Main Street, Catawissa, PA 17820 - No Service to date

6. The Notice of Sheriff's Sale will be published in the legal journal and a newspaper of general circulation for three weeks to sale, which provides ample published notice of sale pursuant to Rule 3129.2(d)

7. Plaintiff requests an Order approving service by sending copies of the Notice by registered/certified mail to Defendant WENDY K. BILLIG's last known addresses pursuant to Pennsylvania Rule of Civil Procedure 3129.2(B)

WHEREFORE, Plaintiff requests that your Honorable Court approves service as above set forth.

BY _____


Leon P. Haller
Attorney for Plaintiff
1719 North Front Street
Harrisburg, Pa. 17102
(717) 234-4178

MIDFIRST BANK,
PLAINTIFF
VS.
DRUE H. BILLIG
WENDY K. BILLIG,
DEFENDANTS

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW
NO. 2004-CV-0001145

MORTGAGE FORECLOSURE

AFFIDAVIT OF REASONABLE INVESTIGATION

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF DAUPHIN : SS

Leon P. Haller, being duly sworn according to law, deposes and says that he is the attorney for the Plaintiff in the above action in mortgage foreclosure, that he has personal knowledge concerning the facts set forth in the attached Motion for Service of Notice of Sale pursuant to Rule 3129, that he has authority from the Plaintiff to make this affidavit, and that the facts set forth in the affidavit are true and correct to the best of his knowledge, information, and belief, to wit:

That he has attempted to confirm the whereabouts of the Defendant WENDY K. BILLIG in the above case, by conducting a reasonable search, which search included one or more of the following as indicated by a checkmark:

- X That he has contacted the U.S. Postal Service to obtain the last known mailing address or any forwarding addresses. The Postal Order was returned "No Change of address Order on File."
- X That he has attempted to locate persons of similar name to the Defendant, however he has not been able to locate any.
- X That he contacted Directory Assistance for any new listing for Defendant. Plaintiff's attorney attempted to contact Defendant WENDY K. BILLIG at 570-356-2711 and there was no answer.
- X That he contacted TRANS UNION Credit Bureau, a national credit service, with respect to the location of the Defendant. The last known address provided is 454 Main Street, Catawissa, PA 17820.

X That he has conducted a search of the Pennsylvania Department of Transportation's records with respect to the location of the Defendant.

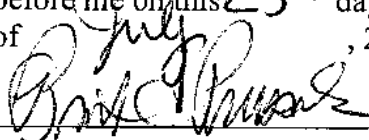
Leon P. Haller further deposes and says that after attempting to locate the Defendant by conducting a reasonable search as indicated above; he has been unable to confirm the Defendant's whereabouts and location.

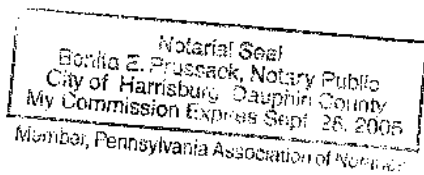
PURCELL, KRUG, & HALLER

BY: 

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

Attorney for Plaintiff
Attorney ID# 15700

Sworn to and subscribed
before me on this 25th day
of July, 2005
 (Notary)



Postmaster
CATAWISSA, PA 17820
City, State, Zip Code

**Request for Change of Address or Boxholder
Information Needed for Service of Legal Process**

Please furnish the new address or the name and street address of a boxholder for the following

WENDY K. BILLIG
Address: 454 MAIN STREET CATAWISSA, PA 17820

NOTE: The name and last known address are required for change of address information. The name, if known, and post office box address are required for boxholder information.

The following information is provided in accordance with 39 CFR 265.5(d)(6)(ii). There is no fee for providing boxholder information. The fee for providing change of address information is waived in accordance with CFR 265.6(d)(1) and (2) and corresponding Administrative Support Manual 352.44a and b.

1. Capacity of requester (e.g. process server, attorney, party representing himself): ATTORNEY
2. Statute or regulation that empowers me to serve process (not required when requester is an attorney or party except a corporation acting pro se must cite statute): NOT APPLICABLE
3. The names of all known parties to the litigation: DRUE H. BILLIG WENDY K. BILLIG, Defendant
MIDFIRST BANK, Plaintiff
4. The court in which the case has been or will be heard. COLUMBIA COUNTY COURT OF COMMON PLEAS
5. The docket or other identifying number if one has been issued: 2004-CV-0001145
6. The capacity in which this individual is to be served (e.g. defendant or witness)
DEFENDANT

WARNING

THE SUBMISSION OF FALSE INFORMATION TO OBTAIN AND USE CHANGE OF ADDRESS INFORMATION OR BOXHOLDER INFORMATION FOR ANY PURPOSE OTHER THAN THE SERVICE OF LEGAL PROCESS IN CONNECTION WITH ACTUAL OR PROSPECTIVE LITIGATION COULD RESULT IN CRIMINAL PENALTIES INCLUDING A FINE OF UP TO \$10,000 OR IMPRISONMENT OR (2) TO AVOID PAYMENT OF THE FEE FOR CHANGE OF ADDRESS INFORMATION OF NOT MORE THAN 5 YEARS, OR BOTH (TITLE 18 U.S.C. SECTION 1001).

I Certify that the above information is true and that the address information is needed and will be used solely for Service of legal process in connection with actual or prospective litigation.

Signature

Leon P. Haller, Esquire

Printed Name

Address:

1719 N. Front Street
Harrisburg, PA 17102

POST OFFICE USE ONLY

☒ No Change of address order on file. NEW ADDRESS or

BOXHOLDER'S POSTMARK

- ☐ Not known at address given.
☐ Moved. Left no forwarding address.
☐ No such address

NAME and STREET ADDRESS

454 E. MAIN ST.

[DEBTOR Discovery Home](#) [Feedback](#) [Results Manager](#) [New Search](#) [Sign Off](#) [Help](#) [Permissible](#)

Detail

Faces of the Nation®



[Order a Report based on this Detail](#) | [Previous Screen](#)

Consumer Bureau 2

Name:	WENDY KAY BILLIG	DOB:	1960
SSN:	206-48-XXXX	Age:	

SSN WAS ISSUED IN PENNSYLVANIA BETWEEN 1977 AND 1979

Address:	454 E MAIN ST CATAWISSA PA 17820	07/30/2000
County:	COLUMBIA	
Phone:	SUPPRESSED LISTING	
7/15/2005	CONFIRMED ADDRESS - Based On: First Name, Last Name, Full Address	

Address:	604 OLD BERWICK RD BLOOMSBURG PA 17815	03/08/1998
County:	COLUMBIA	

[Results Manager](#) [Show Navigation Links](#)

National Comprehensive Report
Compiled on 7/15/2005 at 3:53PM
Reference: None Entered

User-Supplied Information

Last Name: **BILLIG**
First Name: **WENDY**
Middle Initial: **K**
SSN: **206-48-XXXX**
Address 1: **454 E MAIN ST**
CATAWISSA, PA 17820

WENDY K BILLIG

DOB: APR XX, 1960

SSN 206-48-XXXX issued in Pennsylvania between 1977 and 1979

Possible AKAs for Subject

WENDY, BILLIG	SSN: 206-48-XXXX
KAY, BILLIG WENDY	SSN: 206-48-XXXX
BILLIG, WNEDY K	
BILLIG, WENDY KAY	SSN: 206-48-XXXX DOB: 1960
BILLIG, WENDY	SSN: 206-48-XXXX DOB: 04/XX/1960

Possible Other Records/Names Associated with Social Security Numbers

WENDY, K B	SSN: 206-48-XXXX
------------	------------------

Possible Driver Licenses

BILLIG, WENDY K
DL: 19131XXX issued in Pennsylvania
DOB: 04/XX/1960 Height:
SSN: 206-48-XXXX
604 OLD BERWICK RD BLOOMSBURG, PA 17815

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION
VEHICLE RECORD ABSTRACT
7/18/05
PAGE 1

051991076000040 004

OWNER : WENDY K BILLIG
454 E MAIN ST
CATAWISSA PA 17820

LESSEE : NONE

TITLE NUMBER : 45048615
TAG NUMBER : DXN4086
VIN : 1MELM5543NA628824
MAKE : MERCURY
MODEL : SGS
RENEWAL WID : 050603426007201 001
PREVIOUS TAG : ABS5194
LIENS : NO
STOPS : NO

TITLE DATE : 05/01/92
REGISTRATION EXPIRY DATE: 02/06
BODY TYPE : SW
ODOMETER READING : 103,824*
*ACTUAL MILEAGE
DUPLICATE TITLE COUNT : 0
VEHICLE YEAR : 1992
STOLEN DATE :

TITLE BRAND INFORMATION

NO TITLE BRANDS EXIST FOR THIS TITLE

ADDRESS CORRESPONDENCE TO:
DEPARTMENT OF TRANSPORTATION
VEHICLE RECORD SERVICES
PO BOX 68691
HARRISBURG, PA 17106-8691

INFORMATION: (7:00 AM TO 9:00 PM)
IN STATE 1-800-932-4600
OUT-OF-STATE 717-391-6190
TDD IN STATE 1-800-228-0676
TDD OUT-OF-STATE 717-391-6191
WWW.DOT.STATE.PA.US

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/13/2005

SERVICE# 2 - OF - 11 SERVICES
DOCKET # 75ED2005

PLAINTIFF MIDFIRST BANK

DEFENDANT DRUE H. BILLIG
WENDY K. BILLIG

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED	PAPERS TO SERVED
WENDY BILLIG	WRIT OF EXECUTION - MORTGAGE
454 MAIN ST.	FORECLOSURE
CATAWISSA	

SERVED UPON Wendy

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-26-05 TIME 0930 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

SERVED AT Thompson Mailing

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

6-17-05 1450 ARTER CARD

6-20-05 0810 ARTER "

7-6-05 1445 ARTER CARD

7-26-05 0930 ARTER ATCAMP AT THOMPSON'S
DEPUTY Jarte DATE 7-26-05

Thompson Mailing

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.

DRUE & WENDY BILLIG


WRIT OF EXECUTION #75 OF 2005 ED

POSTING OF PROPERTY

July 21, 2005 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF DRUE & WENDY BILLIG AT 604 OLD BERWICK RD BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF STEVEN HARTZEL.

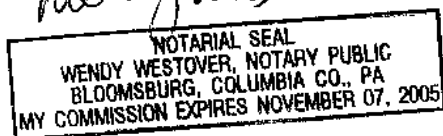
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 21ST DAY OF JULY 2005



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

Docket # 75ED2005

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

DRUE H. BILLIG
WENDY K. BILLIG

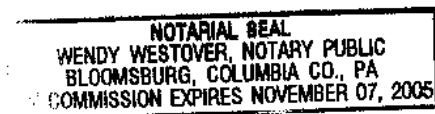
AFFIDAVIT OF SERVICE

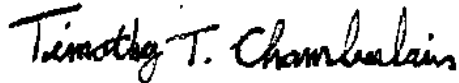
NOW, THIS THURSDAY, JUNE 16, 2005, AT 2:50 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON DRUE BILLIG AT 604 OLD BERWICK
ROAD, BLOOMSBURG BY HANDING TO DRUE BILLIG, , A TRUE AND ATTESTED COPY OF
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, JUNE 17, 2005


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF


J. ARTER
DEPUTY SHERIFF

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

Monday, June 13, 2005

**MARY WARD-TAX COLLECTOR
2ND ST.
BLOOMSBURG, PA 17815-**

**MIDFIRST BANK
VS
DRUE H. BILLIG
WENDY K. BILLIG**

DOCKET # 75ED2005

JD # 1145JD2004

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.

DRUE H. BILLIG AND
WENDY K. BILLIG,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2004-CV-0001145

2005 ED 75
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: 9:30 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:

604 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. 2004-CV-0001145

JUDGMENT AMOUNT \$35,109.41

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

DRUE H. BILLIG AND WENDY K. BILLIG

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 an 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 THAT CERTAIN lot of ground situate in the Town of
Bloomsburg, Columbia County, Pennsylvania, bounded and described
as follows, to-wit:

Situate in East Bloomsburg on the South side of Seventh
Street known as Berwick Road, bounded on the North by said
Street; on the East by lot now or formerly of John Jones; on the
South by an alley; and on the West by lot now or formerly of
Samuel Thomas. BEING 50 feet on said Seventh Street and
extending 172.3 feet of equal width to the aforesaid alley.

RESERVING, NEVERTHELESS, a 16-foot wide alley across the
extreme south end of said lot for the use of all owners of what
is known as "Furnace Row" properties.

HAVING THEREON ERECTED A dwelling house known as 604 Old Berwick Road, Bloomsburg,
Pennsylvania

BEING THE SAME PREMISES WHICH William H. Karnes and Mary C. Karnes, by Deed dated 10/6/86
and recorded 10/10/86 in Columbia County Deed Book 376, page 371, granted and conveyed unto Drue H.
Billig and Wendy K. Billig.

Parcel # 05E-12-126

**MUNICIPAL AUTHORITY
of the
TOWN OF BLOOMSBURG**

Chairman
Robert Linn
Vice Chairman
George Hemingway
Treasurer
Michael Upton
Secretary-Asst. Treasurer
Carol L. Mas
Solicitor
Gary E. Norton, Esq.

**TOWN HALL
301 EAST SECOND STREET
BLOOMSBURG PA 17815
570~784~5422
570~784~1518 (FAX)**

Board of Directors

Robert Linn
George Hemingway
Michael Upton
Thomas Evans
George Turner

June 29, 2005

Tim Chamberlain
Sheriff of Columbia County
Columbia County Court House
P. O. Box 380
Bloomsburg PA 17815

RE: Billig, Drue & Wendy
604 Old Berwick Road
Bloomsburg PA 17815

Docket # 75ED2005
JD# 1145JD2004

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you it holds no claims for unpaid sewer service charges.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112.

Sincerely,



Amber Kenney
Office Administrator

DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY

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

I. Obligor information (To be completed by requestor)

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

NAME

DATE OF BIRTH

SOCIAL SECURITY#

Drue H. Billig

4-6-60

167-56-2466

DATE: 6-16-05

REQUESTOR: Sheriff
Print Name

JD #1145 JD 2004
Signature

II. Lien information (To be provided by DRS)

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

X WE HAVE AN OPEN CASE, WITH NO OVERDUE SUPPORT OWED.

 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

Next Due Date

Next Payment Amount

Date: 6-16-05

BY: Jesse H. Jordon
TITLE: Aust Svc

Certified from the record
this 16 day of June 2005
Gail K. Jordon
Director Domestic Relations Section

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/13/2005

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 75ED2005

PLAINTIFF MIDFIRST BANK

DEFENDANT DRUE H. BILLIG
WENDY K. BILLIG

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED	PAPERS TO SERVED
DRUE BILLIG	WRIT OF EXECUTION - MORTGAGE
604 OLD BERWICK ROAD	FORECLOSURE
BLOOMSBURG	

SERVED UPON DRUE

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6-16-5 TIME 1450 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

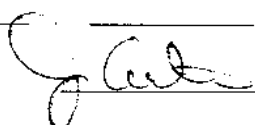
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 6-16-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/13/2005

SERVICE# 3 - OF - 11 SERVICES
DOCKET # 75ED2005

PLAINTIFF MIDFIRST BANK

DEFENDANT DRUE H. BILLIG
WENDY K. BILLIG

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED	PAPERS TO SERVED
MARY WARD-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
2ND ST.	FORECLOSURE
BLOOMSBURG	

SERVED UPON DROP IN MAIL 5/8/05

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6-16-05 TIME 4:45 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. Cuba DATE 6-16-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/13/2005

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 75ED2005

PLAINTIFF MIDFIRST BANK

DEFENDANT DRUE H. BILLIG
WENDY K. BILLIG

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED	PAPERS TO SERVED
BLOOMSBURG SEWER	WRIT OF EXECUTION - MORTGAGE
2ND ST.	FORECLOSURE
BLOOMSBURG	

SERVED UPON Amber Kenney

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6-16-5 TIME 1448 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. Arden

DATE 6-16-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/13/2005

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 75ED2005

PLAINTIFF MIDFIRST BANK

DEFENDANT DRUE H. BILLIG
WENDY K. BILLIG

ATTORNEY FIRM Purecell, Krug & Haller

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

SERVED UPON Leslie LEVINE

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6-16-5 TIME 1510 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. Galt DATE 6-16-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/13/2005

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 75ED2005

PLAINTIFF MIDFIRST BANK

DEFENDANT DRUE H. BILLIG
WENDY K. BILLIG

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED	PAPERS TO SERVED
COLUMBIA COUNTY TAX CLAIM	WRIT OF EXECUTION - MORTGAGE
PO BOX 380	FORECLOSURE
BLOOMSBURG	

SERVED UPON DEB M. 7/1/05

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6-16-05 TIME 1525 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 _____

COUNTY OF COLUMBIA

REAL ESTATE TAX CERTIFICATION

Date: 06/16/2005

Fee: \$5.00

Cert. NO: 920

BILLIG DRUE H & WENDY K
604 OLD BERWICK ROAD
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG
Deed: 0376 -0371
Location: 604 OLD BERWICK ROAD
Parcel Id:05E-12 -126-00,000

Assessment: 23,089
Balances as of 06/16/2005

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

By: Timothy T. Chamberlain, Per: dm
Sheriff

REAL ESTATE OUTLINE

ED # 75-05

DATE RECEIVED 6-13-05
DOCKET AND INDEX 6-13-05
SET FILE FOLDER UP 6-13-05

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# 109327

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

SALE DATE Aug. 31, 05 TIME 0930
POSTING DATE July 21
ADV. DATES FOR NEWSPAPER
1ST WEEK Aug. 10
2ND WEEK 17
3RD WEEK 24, 05

604 OBR

SHERIFF'S SALE

WEDNESDAY AUGUST 31, 2005 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 75 OF 2005 ED AND CIVIL WRIT NO. 1145 OF 2004 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 THAT CERTAIN lot of ground situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

Situate in East Bloomsburg on the South side of Seventh Street known as Berwick Road, bounded on the North by said Street; on the East by lot now or formerly of John Jones; on the South by an alley; and on the West by lot now or formerly of Samuel Thomas. BEING 50 feet on said Seventh Street and extending 172.3 feet of equal width to the aforesaid alley.

RESERVING, NEVERTHELESS, a 16-foot wide alley across the extreme south end of said lot for the use of all owners of what is known as "Furnace Row" properties.

HAVING THEREON ERECTED A dwelling house known as 604 Old Berwick Road, Bloomsburg, Pennsylvania

BEING THE SAME PREMISES WHICH William H. Karnes and Macy C. Karnes, by Deed dated 10/6/86 and recorded 10/10/86 in Columbia County Deed Book 376, page 371, granted and conveyed unto Drue H. Billig and Wendy K. Billig.

Parcel #05E-12-126

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'S SALE

WEDNESDAY AUGUST 31, 2005 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 75 OF 2005 ED AND CIVIL WRIT NO. 1145 OF 2004 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 THAT CERTAIN lot of ground situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

Situate in East Bloomsburg on the South side of Seventh Street known as Berwick Road, bounded on the North by said Street; on the East by lot now or formerly of John Jones; on the South by an alley; and on the West by lot now or formerly of Samuel Thomas. BEING 50 feet on said Seventh Street and extending 172.3 feet of equal width to the aforesaid alley.

RESERVING, NEVERTHELESS, a 16-foot wide alley across the extreme south end of said lot for the use of all owners of what is known as "Furnace Row" properties.

HAVING THEREON ERECTED A dwelling house known as 604 Old Berwick Road, Bloomsburg, Pennsylvania

BEING THE SAME PREMISES WHICH William H. Karnes and Macy C. Karnes, by Deed dated 10/6/86 and recorded 10/10/86 in Columbia County Deed Book 376, page 371, granted and conveyed unto Drue H. Billig and Wendy K. Billig.

Parcel #05E-12-126

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

VS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2004-CV-0001145

2005 ED-75
IN MORTGAGE FORECLOSURE

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

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: **604 OLD BERWICK ROAD BLOOMSBURG, PA 17815** as follows:

Amount due pursuant to Judgment	\$35,109.41
Interest	\$2,285.01
Per diem of \$8.37 to 8/1/05	
Late Charges (\$23.05 per month to 8/1/05)	\$357.53
Escrow Deficit	\$1,000.00

TOTAL WRIT	\$38,751.95
-------------------	--------------------

PLUS COSTS:

Dated:

6/13/05

Fami B. Kene
PROTHONOTARY

By

Elizabeth A. Brennan
DEPUTY

(SEAL)

MIDFIRST BANK,
PLAINTIFF

VS.

DRUE H. BILLIG AND
WENDY K. BILLIG,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2004-CV-0001145

2005-ED-75
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: **604 OLD BERWICK ROAD BLOOMSBURG, PA 17815** as follows:

Amount due pursuant to Judgment	\$35,109.41
Interest	\$2,285.01
Per diem of \$8.37 to 8/1/05	
Late Charges	\$357.53
(\$23.05 per month to 8/1/05)	
Escrow Deficit	\$1,000.00

TOTAL WRIT \$38,751.95

PLUS COSTS:

Dated: 6/13/05

Fanni B. Kline
PROTHONOTARY

(SEAL)

By Elizabeth A. Barron
DEPUTY

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.

Traci Bernstein
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.

ALL THAT CERTAIN lot of ground situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

Situate in East Bloomsburg on the South side of Seventh Street known as Berwick Road, bounded on the North by said Street; on the East by lot now or formerly of John Jones; on the South by an alley; and on the West by lot now or formerly of Samuel Thomas. BEING 50 feet on said Seventh Street and extending 172.3 feet of equal width to the aforesaid alley.

RESERVING, NEVERTHELESS, a 16-foot wide alley across the extreme south end of said lot for the use of all owners of what is known as "Furnace Row" properties.

HAVING THEREON ERECTED A dwelling house known as 604 Old Berwick Road, Bloomsburg, Pennsylvania

BEING THE SAME PREMISES WHICH William H. Karnes and Mary C. Karnes, by Deed dated 10/6/86 and recorded 10/10/86 in Columbia County Deed Book 376, page 371, granted and conveyed unto Drue H. Billig and Wendy K. Billig.

Parcel # 05E-12-126

ALL THAT CERTAIN lot of ground situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

Situate in East Bloomsburg on the South side of Seventh Street known as Berwick Road, bounded on the North by said Street; on the East by lot now or formerly of John Jones; on the South by an alley; and on the West by lot now or formerly of Samuel Thomas. BEING 50 feet on said Seventh Street and extending 172.3 feet of equal width to the aforesaid alley.

RESERVING, NEVERTHELESS, a 16-foot wide alley across the extreme south end of said lot for the use of all owners of what is known as "Furnace Row" properties.

HAVING THEREON ERECTED A dwelling house known as 604 Old Berwick Road, Bloomsburg, Pennsylvania

BEING THE SAME PREMISES WHICH William H. Karnes and Mary C. Karnes, by Deed dated 10/6/86 and recorded 10/10/86 in Columbia County Deed Book 376, page 371, granted and conveyed unto Drue H. Billig and Wendy K. Billig.

Parcel # 05E-12-126

ALL THAT CERTAIN lot of ground situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

Situate in East Bloomsburg on the South side of Seventh Street known as Berwick Road, bounded on the North by said Street; on the East by lot now or formerly of John Jones; on the South by an alley; and on the West by lot now or formerly of Samuel Thomas. BEING 50 feet on said Seventh Street and extending 172.3 feet of equal width to the aforesaid alley.

RESERVING, NEVERTHELESS, a 16-foot wide alley across the extreme south end of said lot for the use of all owners of what is known as "Furnace Row" properties.

HAVING THEREON ERECTED A dwelling house known as 604 Old Berwick Road, Bloomsburg, Pennsylvania

BEING THE SAME PREMISES WHICH William H. Karnes and Mary C. Karnes, by Deed dated 10/6/86 and recorded 10/10/86 in Columbia County Deed Book 376, page 371, granted and conveyed unto Drue H. Billig and Wendy K. Billig.

Parcel # 05E-12-126

MIDFIRST BANK,
PLAINTIFF

VS.

DRUE H. BILLIG AND
WENDY K. BILLIG,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2004-CV-0001145

2005-ED-75

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 **604 OLD BERWICK ROAD BLOOMSBURG, PA 17815:**

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

DRUE H. BILLIG
604 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

WENDY K. BILLIG
454 MAIN STREET
CATAWISSA, PA 17820

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):

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**

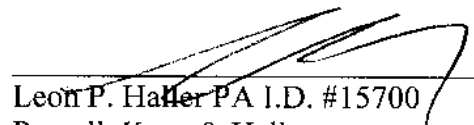
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

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

TENANT/OCCUPANT
604 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: June 8, 2005

MIDFIRST BANK,
PLAINTIFF

VS.

DRUE H. BILLIG AND
WENDY K. BILLIG,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2004-CV-0001145

2005-ED-75
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 **604 OLD BERWICK ROAD BLOOMSBURG, PA 17815:**

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

DRUE H. BILLIG
604 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

WENDY K. BILLIG
454 MAIN STREET
CATAWISSA, PA 17820

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):

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
604 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: June 8, 2005

MIDFIRST BANK,
PLAINTIFF

VS.

DRUE H. BILLIG AND
WENDY K. BILLIG,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2004-CV-0001145

2005-ED-75
IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :

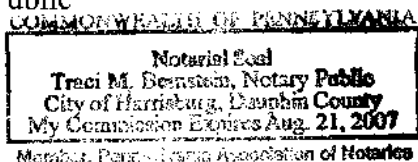
Personally appeared before me, a Notary Public in and for said Commonwealth and County,
LEON P. HALLER, ESQUIRE who being duly sworn according to law deposes and states that the
Defendant (s) above named are not in the Military or Naval Service nor are they engaged in any way
which would bring them within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

Sworn to and subscribed :

before me this 8 day :

of Sept 2005 :

Traci M Bernstein
Notary Public




LEON P. HALLER, ESQUIRE

2005 JUN 19 A 11:31

FILED
JUN 19 2005

MIDFIRST BANK,
PLAINTIFF

VS.

DRUE H. BILLIG AND
WENDY K. BILLIG,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2004-CV-0001145

2005-ED-75
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 8 day :

of June 2005 :

Traci M. Bernstein
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Traci M. Bernstein, Notary Public
City of Harrisburg, Dauphin County
My Commission Expires Aug. 21, 2007
Member, Pennsylvania Association of Notaries

[Signature]
LEON P. HALLER, ESQUIRE

2005 JUN 10 AM 11:31

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): **DRUE H. BILLIG AND WENDY K. BILLIG**

Filed to No. **2004-CV-0001145**

INSTRUCTIONS

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

604 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:

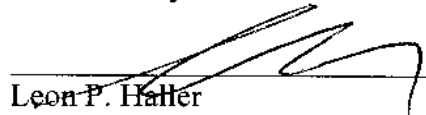
DRUE H. BILLIG: 604 OLD BERWICK ROAD BLOOMSBURG, PA 17815

WENDY K. BILLIG: 454 MAIN STREET CATAWISSA, PA 17820

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, June 8, 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

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE

DATE: June 8, 2005

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

CASE CAPTION:

MIDFIRST BANK

VS.

DRUE H. BILLIG WENDY K. BILLIG

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2004-CV-0001145

SERVICE TO BE MADE ON DEFENDANT: WENDY K. BILLIG

ADDRESS FOR "PERSONAL SERVICE": 454 MAIN STREET CATAWISSA, PA 17820

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE

DATE: June 8, 2005

FROM:

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

CASE CAPTION:

MIDFIRST BANK

VS.

DRUE H. BILLIG WENDY K. BILLIG

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2004-CV-0001145

SERVICE TO BE MADE ON DEFENDANT: DRUE H. BILLIG

ADDRESS FOR "PERSONAL SERVICE": 604 OLD BERWICK ROAD BLOOMSBURG, PA 17815

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

Purcell, Krug & Haller

1719 North Front Street
Harrisburg, PA 17102

COMMERCE BANK
60-184-313

CHECK NO. 109327

CHECK DATE 06/08/2005

109327

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

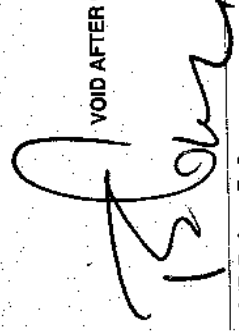
CHECK AMOUNT

\$*****1,350.00

TO THE
ORDER
OF

SHERIFF OF COLUMBIA COUNTY

VOID AFTER 90 DAYS



⑈109327⑈ ⑆031301846⑆ 51 320931 2⑈

MP

MIDFIRST BANK,
PLAINTIFF

VS.

DRUE H. BILLIG AND
WENDY K. BILLIG,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2004-CV-0001145

2005-ED-75
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:

**604 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. 2004-CV-0001145

JUDGMENT AMOUNT \$35,109.41

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

DRUE H. BILLIG AND WENDY K. BILLIG

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 an 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 THAT CERTAIN lot of ground situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

Situate in East Bloomsburg on the South side of Seventh Street known as Berwick Road, bounded on the North by said Street; on the East by lot now or formerly of John Jones; on the South by an alley; and on the West by lot now or formerly of Samuel Thomas. BEING 50 feet on said Seventh Street and extending 172.3 feet of equal width to the aforesaid alley.

RESERVING, NEVERTHELESS, a 16-foot wide alley across the extreme south end of said lot for the use of all owners of what is known as "Furnace Row" properties.

HAVING THEREON ERECTED A dwelling house known as 604 Old Berwick Road, Bloomsburg, Pennsylvania

BEING THE SAME PREMISES WHICH William H. Karnes and Mary C. Karnes, by Deed dated 10/6/86 and recorded 10/10/86 in Columbia County Deed Book 376, page 371, granted and conveyed unto Drue H. Billig and Wendy K. Billig.

Parcel # 05E-12-126