

SHERIFF'S SALE COST SHEET

First Columbia Bank & Trust vs. David A. White et al
 NO. 178-08 ED NO. 501-02 JD DATE/TIME OF SALE Feb 1 1000

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>24.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>8.00</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>375.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>775.92</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1000.92</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>4.50</u>	
TOTAL *****		\$ <u>51.50</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>103.92</u>	
TOTAL *****		\$ <u>103.92</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>1103.05</u>	
WATER 20	\$	
TOTAL *****		\$ <u>1103.05</u>

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>	
MISC. <u>LUZONIC CO.</u>	\$ <u>62.00</u>	
TOTAL *****		\$ <u>62.00</u>

TOTAL COSTS (OPENING BID) \$ 1357.09

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

First Columbia Bank + Trust VS Reynold + Linda Miller

NO. 178-08 ED NO. 569-08 JD

DATE/TIME OF SALE: Feb. 4 1000

BID PRICE (INCLUDES COST) \$ 13574.09

POUNDAGE - 2% OF BID \$ 271.48

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 13787.43

PURCHASER(S): One Eye clo for First Columbia Bank

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 13787.43

LESS DEPOSIT: \$ 1350.-

DOWN PAYMENT: \$ -

TOTAL DUE IN 8 DAYS \$ 12437.43



80-593
913

CHECK NO. 059945

EXPENSE CHECK

DATE 02/05/2009

PAY

12,437* DOLLARS 43 CENTS

AMOUNT
***12,437.43*

COLUMBIA COUNTY SHERIFF'S OFFICE

TO THE
ORDER
OF

Karen Pethman

⑈059945⑈ ⑈031305936⑈ ⑈0185299⑈

05

STATE OF PENNSYLVANIA

SS

Paula J. Barry 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 January 14, 21, 28, 2009 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 30th day of Jan 2009.

My commission expires July 3, 2011

Notary Seal
(Notary Public)
Dennis L. Ahenfeldt
Notary Public
East Twp., Columbia County
My Commission Expires July 3, 2011
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.

County 024

PARCEL ID 31-04-040-00-000

TAX YEAR 2009

ALTERNATE ID

VERSION 0

UPDATED 3

DMILLER

on 01/16/2009 12:38 pm

CUR Y

Owner MILLER RONALD J & LINDA J

Mult. Interest N

Bill PRIM

PRIMARY

Stub/Receipt

Date Recd 01/16/2009

Location 3081 COLUMBIA BLVD

Owner Occupy

Bankruptcy Flag

Delq Year	Billroll	Tax	Penalty	Interest	Other	Total
2007	PRIM	3,909.43	390.94	387.00	45.00	4,732.37
2008	PRIM	5,441.02	544.10	.00	15.00	6,000.12
	Total	9,350.45	935.04	387.00	60.00	10,732.49

Last Payment

Last Notice Date 01/23/2009

Type NOT

Stay Agreement NO

Stay Year

Tax Sale Type

Tax Sale Status

10,732.49+

77.13+ Interest for Feb.
5.00 Lien Cert.

003

10,814.62* Total amount due
for February

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.

FIRST COLUMBIA BANK & TRUST CO.

VS.

RONALD & LINDA MILLER

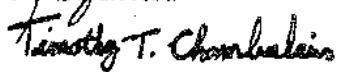
WRIT OF EXECUTION #178 OF 2008 ED

POSTING OF PROPERTY

January 5, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF RONALD & LINDA MILLER AT 3081 COLUMBIA BLVD BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF KRISTOPHER KEEFER.


SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 7TH DAY OF JANUARY 2009



NOTARIAL SEAL
SARAH J. HOWER, Notary Public
Bloomsburg, Columbia County, PA
My Commission Expires September 30, 2012

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) 784-6308

FIRST COLUMBIA BANK & TRUST CO.

178ED2008

VS

MORTGAGE FORECLOSURE

RONALD J. MILLER
LINDA J. MILLER

NOW, THURSDAY, OCTOBER 23, 2008, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF LUZERNE COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, LINDA MILLER, AT 1108 AZALEA TRAIL, WHITE HAVEN, PA

A handwritten signature in black ink that reads "Timothy T. Chamberlain".

TIMOTHY T. CHAMBERLAIN
SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 389
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6390

FIRST COLUMBIA BANK & TRUST CO.

178ED2008

VS

MORTGAGE FORECLOSURE

**RONALD J. MILLER
LINDA J. MILLER**

NOW, THURSDAY, OCTOBER 23, 2008, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF LUZERNE COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, RONALD MILLER, AT 1108 AZALEA TRAIL, WHITE HAVEN, PA

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

LUZERNE COUNTY SHERIFF'S OFFICE
200 N RIVER STREET
WILKES-BARRE, PA 18701

TR# 17 REG# 05 OP# 17 11/05/2008
11/05/2008 13:14:32

Othr County Civ Proc

ACCOUNT#: 100.4197.36206
FINANCE Receipt#: 182001
TR LINE#: 1

11
AMT: 19.00

Mileage - Deputy #4

ACCOUNT#: 100.00.235023
FINANCE Receipt#: 182001
TR LINE#: 2

11
AMT: 20.00

Civil Proc Addtl Def

ACCOUNT#: 100.4197.36214
FINANCE Receipt#: 182001
TR LINE#: 3

11
AMT: 6.00

Civil Proc Addtl Doc

ACCOUNT#: 100.4197.36214
FINANCE Receipt#: 182001
TR LINE#: 4

11
AMT: 6.00

CIVIL-OVER/UNDER

ACCOUNT#: 100.4197.36235
FINANCE Receipt#: 182001
TR LINE#: 5

11
AMT: 1.00

Tendered
CHECK: 4095 52.00

CHANGE: .00

TOTAL: 52.00

-- THANK YOU --

Luzerne County Sheriff's Department
Luzerne County Courthouse



200 North River Street
Wilkes-Barre, Pennsylvania 18711
(570) 825-1651

178 ED 2008

COLUMBIA CO

FIRST COLUMBIA BANK & TRUST CO

VS

RONALD J. AND LINDA J. MILLER

STATE OF PENNSYLVANIA
LUZERNE COUNTY, SS:

MARY JEAN FARRELL, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on THURSDAY the 30TH day of OCTOBER, 2008 at 11:15 AM, prevailing time, he served the within WRIT OF EXECUTION AND NOTICE OF SALE

upon LINDA J. MILLER
the within named, by handing to RONALD J. MILLER an adult member
of the household, whose relationship to the within named is that of HUSBAND
at 1108 AZALEA TRAIL, WHITE HAVEN

in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

this 30TH day of OCTOBER, 20 08

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Catherine M. Guarriero, Notary Public.

Purves Borough, Luzerne County

My Commission Expires February 14, 2012

Sheriff of Luzerne County

by

Deputy Sheriff of Luzerne County, Pennsylvania

Luzerne County Sheriff's Department
Luzerne County Courthouse



200 North River Street
Wilkes-Barre, Pennsylvania 18711
(570) 825-1651

178-ED2008

COLUMBIA CO

FIRST COLUMBIA BANK & TRUST CO

VS

RONALD J. & LINDA J. MILLER

STATE OF PENNSYLVANIA
LUZERNE COUNTY SS:

MARY JEAN FARRELL, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on THURSDAY the 30TH day of OCTOBER 20 08 at 11:15 A. M., prevailing time, he served the within WRIT OF EXECUTION AND NOTICE OF SALE

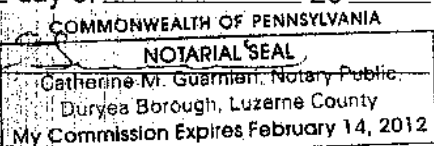
upon RONALD J. MILLER
the within named, by handing to HIM personally, at 1108 AZALEA TRAIL, WHITE HAVEN

_____ in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

this 30TH day of OCTOBER 20 08

Catherine M. Guarnieri
Notary



Michael A. Savickas
Sheriff of Luzerne County

by MJ Farrell
Deputy Sheriff of Luzerne County, Pennsylvania

SCOTT TOWNSHIP AUTHORITY

350 Jenny Street
Bloomsburg, Pennsylvania 17815
Phone (570) 784-6639 • Fax (570) 784-6553

December 8, 2008

Sheriff of Columbia County
Attn: Timothy T Chamberlain
PO Box 380 – Court House
Bloomsburg, PA 17815

Reference: Docket # 178ED2008
Ronald J Miller and Linda J Miller
3081 Columbia Blvd
Bloomsburg, PA 17815

Dear Tim:

Scott Township Authority at this time have past – “User Fees” due for Ronald & Linda Miller at the property in question for \$1,103.05.

I understand at this time the Sheriff Sale is to take place on February 4, 2009. The balance in question is the amount due up to and including February 4, 2009.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sharon Keller', with a long, sweeping horizontal stroke extending to the right.

Sharon Keller
Administrative Assistant

cc: File

Derr, Pursel, Luschas & Norton, L.L.P.
Gary E. Norton, Esquire, I.D. 43880
120 W. Main Street
Bloomsburg, PA 17815
Telephone 570-784-4654
Facsimile 570-784-1281
Attorney for Plaintiff

Faxed
11-20-08

**FIRST COLUMBIA BANK & TRUST
CO.**

Plaintiff

vs.

**RONALD J. MILLER and LINDA J.
MILLER,**
Defendants

IN THE COURT OF COMMON PLEAS OF THE
26TH JUDICIAL DISTRICT
COLUMBIA COUNTY, PENNSYLVANIA

**CIVIL ACTION - MORTGAGE
FORECLOSURE
DOCKET NO. 2008-CV-569**

NOTICE

2008-ED-178

BY VIRTUE OF A WRIT OF EXECUTION, _____, AND CIVIL WRIT NO. 2008 CV
569, ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY,
CIVIL DIVISION, DIRECTED TO ME, THERE WILL BE EXPOSED TO PUBLIC SALE,
BY VENDUE OR OUTCRY TO THE HIGHEST BIDDERS, FOR CASH, IN THE
COURTHOUSE, IN THE SHERIFF'S OFFICE OR A COURTROOM, TO BE
ANNOUNCED, IN BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, ON _____
_____ IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND
INTEREST OF THE DEFENDANT, RONALD J. MILLER AND LINDA J. MILLER, IN
AND TO:

Sale: Feb. 4 2009

3081 Columbia Boulevard, Bloomsburg, PA

10:00 AM

**ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of
Scott, County of Columbia and State of Pennsylvania, bounded and described as
follows, to-wit:**

**BEGINNING at a stake corner in the northerly line of the right-of-way of U.S.
Route 11, in line of land now or formerly of Sidney Sullum and Arnold Sullum;**

**THENCE in a northerly direction along the eastern line of land of said Sullum a
distance of 160 feet more or less to a stake;**

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

Article Addressed to:

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

SENDER: COMPLETE THIS SECTION

SENDER: COMPLETE THIS SECTION

- 1. Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired.
- 2. Print your name and address on the reverse so that we can return the card to you.
- 3. 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 *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *[Signature]*
C. Date of Delivery *OCT 27 2008*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7007 2560 0002 1259 8268

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *[Signature]*
C. Date of Delivery *OCT 28 2008*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7007 2560 0002 1259 8275

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

SENDER: COMPLETE THIS SECTION

- 1. Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired.
- 2. Print your name and address on the reverse so that we can return the card to you.
- 3. 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 *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *[Signature]*
C. Date of Delivery *10-28-08*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7007 2560 0002 1259 8251

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *[Signature]*
C. Date of Delivery *10/27*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

THENCE by same, in a easterly direction, a distance of 100 feet more or less to a stake;

THENCE by same in a southerly direction a distance of 160 feet more or less to a stake on the northerly right-of-way line of U.S. Route 11, aforesaid;

THENCE in a westerly direction along the northerly right-of-way of U.S. Route 11, a distance of 100 feet more or less to a stake corner in line of lands now or formerly of the said Sidney Sullum and Arnold Sullum, the point and place of BEGINNING.

UNDER AND SUBJECT to the same exceptions, reservations, covenants, waivers and restrictions as are contained in prior deed or other instruments forming the chain of title to said premises.

BEING the same premises which Salvatore A. Marsico, by his deed dated April 29, 1993 and recorded in Columbia County Deed Book 533, at Page 160, granted and conveyed unto Lawrance J. Scheib, a/k/a Lawrence A. Scheib, the Grantor herein.

NOTICE IS HEREBY GIVEN TO CLAIMANTS AND PARTIES IN INTEREST THAT THE SHERIFF WILL, WITHIN THIRTY DAYS THEREAFTER, FILE A SCHEDULE OF DISTRIBUTION IN HIS OFFICE, WHERE THE SAME WILL BE AVAILABLE FOR INSPECTION AND THE DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS THEREAFTER.

SEIZED AND TAKEN INTO EXECUTION AT THE SUIT OF FIRST COLUMBIA BANK & TRUST CO., SUCCESSOR, AGAINST RONALD J. MILLER AND LINDA J. MILLER, DEFENDANT AND, WILL BE SOLD BY:

TIMOTHY CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY

ATTORNEY FOR PLAINTIFF:
GARY E. NORTON, ESQ.
LAW OFFICES OF
DERR, PURSEL, LUSCHAS, & NORTON
120 West Main Street
Bloomsburg, PA 17815
(570) 784-4654

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:23-OCT-08

FEE:\$5.00

CERT. NO:5316

MILLER RONALD J & LINDA J
1108 AZALEA TRAIL
WHITE HAVEN PA 18661

DISTRICT: SCOTT TWP
DEED 0533-0160
LOCATION: 3081 COLUMBIA BLVD
PARCEL: 31 -04 -040-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	TOTAL AMOUNT
					DUE
2007	PRIM	4,635.62	129.01	0.00	4,764.63
TOTAL DUE :					\$4,764.63

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: February ,2009

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF
DECEMBER 31, 2007

REQUESTED BY: Timothy T. Chamberlain, Sheriff dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/22/2008

SERVICE# 3 - OF - 11 SERVICES
DOCKET # 178ED2008

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT RONALD J. MILLER
LINDA J. MILLER

ATTORNEY FIRM DERR, PURSEL, LUSCHAS & NORTON

PERSON/CORP TO SERVED

H. JAMES HOCK-TAX COLLECTOR

2626 OLD BERWICK ROAD

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON H. JAMES HOCK

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 10-23-08 TIME 1450 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) _____

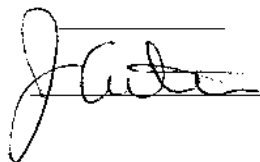
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 10-23-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/22/2008

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 178ED2008

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT RONALD J. MILLER
LINDA J. MILLER

ATTORNEY FIRM DERR, PURSEL, LUSCHAS & NORTON

PERSON/CORP TO SERVED
SCOTT SEWER
TENNY STREET
BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Delp & Hock

RELATIONSHIP Office Ass IDENTIFICATION _____

DATE 10-23-8 TIME 1435 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA POB'S 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 10-23-8

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/22/2008

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 178ED2008

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT RONALD J. MILLER
LINDA J. MILLER

ATTORNEY FIRM DERR, PURSEL, LUSCHAS & NORTON

PERSON/CORP TO SERVED	PAPERS TO SERVED
DOMESTIC RELATIONS	MORTGAGE FORECLOSURE
15 PERRY AVE.	
BLOOMSBURG	

SERVED UPON MAUREEN Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 10-23-08 TIME 145145 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. Cole DATE 10-23-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/22/2008

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 178ED2008

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT RONALD J. MILLER
LINDA J. MILLER

ATTORNEY FIRM DERR, PURSEL, LUSCHAS & NORTON

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEC MILLER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 10-23-08 TIME 1:35pm 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

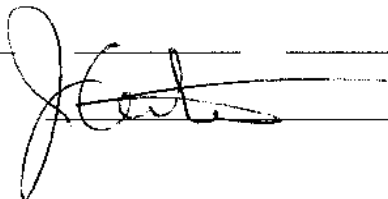
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 10-23-08

REAL ESTATE OUTLINE

ED # 178-08

DATE RECEIVED 10-22-08
DOCKET AND INDEX 10-25-08

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>15439</u>

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

SALE DATE	<u>Feb. 4, 2009</u>	TIME <u>1000</u>
POSTING DATE	<u>Jan 5, 09</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Jan 12</u>	
	2 ND WEEK <u>21</u>	
	3 RD WEEK <u>28, 09</u>	

SHERIFF'S SALE

WEDNESDAY FEBRUARY 4, 2009 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 178 OF 2008 ED AND CIVIL WRIT NO. 569 OF 2008 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 piece, parcel and tract of land situate in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a stake corner in the northerly line of the right-of-way of U.S. Route 11, in line of land now or formerly of Sidney Sullum and Arnold Sullum; THENCE in a northerly direction along the eastern line of land of said Sullum a distance of 160 feet more or less to a stake; THENCE by same, in a easterly direction, a distance of 100 feet more or less to a stake; THENCE by same in a southerly direction a distance of 160 feet more or less to a stake on the northerly right-of-way line of U.S. Route 11, aforesaid; THENCE in a westerly direction along the northerly right-of-way of U.S. Route 11, a distance of 100 feet more or less to a stake corner in line of lands now or formerly of the said Sidney Sullum and Arnold Sullum, the point and place of BEGINNING.

UNDER AND SUBJECT to the same exceptions, reservations, covenants, waivers and restrictions as are contained in prior deed or other instruments forming the chain of title to said premises.

BEING the same premises which Salvatore A. Marsico, by his deed dated April 29, 1993 and recorded in Columbia County Deed Book 533, at Page 160, granted and conveyed unto Lawrance J. Scheib, a/k/a Lawrence A. Scheib, the Grantor herein.
3081 Columbia Boulevard, Bloomsburg, PA

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
Gary Norton
120 W. Main Street
Bloomsburg, PA 17815

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

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Derr, Pursel, Luschas & Norton, L.L.P.
Gary E. Norton, Esquire, I.D. 43880
120 W. Main Street
Bloomsburg, PA 17815
Telephone 570-784-4654
Facsimile 570-784-1281
Attorney for Plaintiff

**FIRST COLUMBIA BANK & TRUST
CO.**

Plaintiff

vs.

**RONALD J. MILLER and LINDA J.
MILLER,**

Defendants

IN THE COURT OF COMMON PLEAS OF THE
26TH JUDICIAL DISTRICT
COLUMBIA COUNTY, PENNSYLVANIA

**CIVIL ACTION - MORTGAGE
FORECLOSURE
DOCKET NO. 2008-CV-569**

WRIT OF EXECUTION

2008-ED-118

To the Sheriff of Columbia County:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

PLEASE SEE SHERIFF'S SALE DESCRIPTION ATTACHED AS EXHIBIT "A"

Principal balance a/o 02/27/2008	\$ 475,000.00
Interest through 02/27/2008	9,512.44
Satisfaction Fee	28.50
Late Charges	1,999.98
Court Costs a/o 9/19/08:	
Complaint	90.50
Sheriff-Columbia County	50.00
Sheriff-Luzerne County	54.00
Judgment	14.00

Total amount due **\$486,749.42** plus continuing interest from and after 02/27/08 at the per diem rate of \$78.11, plus all amounts expended by the Plaintiff in preserving the Mortgaged Premises, all advances made by the Plaintiff on covenant under the Mortgage, plus all reasonable attorney fees, continuing court costs and other legal expenses incurred by the Plaintiff in bringing this present action.

Date: *10-22-08*

Seal of Court:

Tami B. Kline
PROTHONOTARY

Kelly P. Brewer
CLERK

3081 Columbia Boulevard, Bloomsburg, PA

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Attorney for Plaintiff

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COLUMBIA COUNTY, PENNSYLVANIA

**CIVIL ACTION - MORTGAGE
FORECLOSURE
DOCKET NO. 2008-CV-569**

NOTICE

2008-ED-178

BY VIRTUE OF A WRIT OF EXECUTION, _____, AND CIVIL WRIT NO. 2008 CV
569, ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY,
CIVIL DIVISION, DIRECTED TO ME, THERE WILL BE EXPOSED TO PUBLIC SALE,
BY VENDUE OR OUTCRY TO THE HIGHEST BIDDERS, FOR CASH, IN THE
COURTHOUSE, IN THE SHERIFF'S OFFICE OR A COURTROOM, TO BE
ANNOUNCED, IN BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, ON _____
_____ IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND
INTEREST OF THE DEFENDANT, RONALD J. MILLER AND LINDA J. MILLER, IN
AND TO:

3081 Columbia Boulevard, Bloomsburg, PA

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NOTICE IS HEREBY GIVEN TO CLAIMANTS AND PARTIES IN INTEREST THAT THE SHERIFF WILL, WITHIN THIRTY DAYS THEREAFTER, FILE A SCHEDULE OF DISTRIBUTION IN HIS OFFICE, WHERE THE SAME WILL BE AVAILABLE FOR INSPECTION AND THE DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS THEREAFTER.

SEIZED AND TAKEN INTO EXECUTION AT THE SUIT OF FIRST COLUMBIA BANK & TRUST CO., SUCCESSOR, AGAINST RONALD J. MILLER AND LINDA J. MILLER, DEFENDANT AND, WILL BE SOLD BY:

**TIMOTHY CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY**

**ATTORNEY FOR PLAINTIFF:
GARY E. NORTON, ESQ.
LAW OFFICES OF
DERR, PURSEL, LUSCHAS, & NORTON
120 West Main Street
Bloomsburg, PA 17815
(570) 784-4654**

Derr, Pursel, Luschas & Norton, L.L.P.
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Telephone 570-784-4654
Facsimile 570-784-1281
Attorney for Plaintiff

**FIRST COLUMBIA BANK & TRUST
CO.**

Plaintiff

vs.

**RONALD J. MILLER and LINDA J.
MILLER,**

Defendants

IN THE COURT OF COMMON PLEAS OF THE
26TH JUDICIAL DISTRICT
COLUMBIA COUNTY, PENNSYLVANIA

2008-ED-178
**CIVIL ACTION - MORTGAGE
FORECLOSURE
DOCKET NO. 2008-CV-569**

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Ronald J. Miller
1108 Azalea Trl.
White Haven, PA 18661

Your property, including all improvements thereon, located at 3081 Columbia Boulevard, Scott Township, County of Columbia, Pennsylvania 17815(see description attached hereto and incorporated herein as Exhibit "A") is scheduled to be sold at Sheriff's Sale on _____, 2008 at _____ A.M. in the Office of the Sheriff of Columbia County, Columbia County Courthouse, Bloomsburg, Pennsylvania, to enforce the judgment entered to No. 2008-CV-569 in the approximate amount of \$486,540.92, plus continuing interest from and after February 27, 2008 at the per diem rate of \$78.11, plus all amounts expended by the Plaintiff in preserving the Mortgaged Premises, all advances made by the Plaintiff on covenants under the Mortgage, plus all reasonable attorney fees, continuing court costs and other legal expenses incurred by the Plaintiff in bringing the present action against you, the owner of said real property, Ronald J. Miller and Linda J. Miller.

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

1. The sale will be canceled if you pay to First Columbia Bank & Trust Co. the amount of \$486,540.92, plus continuing interest from and after February 27, 2008 at the per diem rate of \$78.11, plus all amounts expended by the Plaintiff in preserving the Mortgaged Premises, all advances made by the Plaintiff on covenants under the Mortgage, plus all reasonable attorney fees, court costs and other legal expenses incurred by the Plaintiff in bringing the present action. To arrange for said payments, you may call:

LAW OFFICES OF DERR, PURSEL, LUSCHAS, & NORTON, LLP
120 WEST MAIN STREET
BLOOMSBURG, PA 17815
(570) 784-4654

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff of Northumberland County at (570) 988-4155.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call the Sheriff of Northumberland County at (570) 988-4155.

4. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

5. You may be entitled to a share of the money which was paid for your house.

A schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than (30) days after the date of sale. This schedule will state who will be receiving that money. The money will be distributed in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the schedule.

6. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

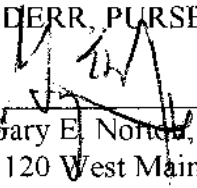
YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.

**IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR
TELEPHONE THE OFFICES LISTED BELOW TO FIND OUT WHERE YOU CAN GET
HELP:**

Court Administrator
Northumberland County Courthouse
Sunbury, PA 17801
(717) 988-4167

Pennsylvania Lawyers Referral Service
100 South Street, P. O. Box 186
Harrisburg, PA 17108
(717) 238-6715

LAW OFFICES OF
DERR, PURSEL, LUSCHAS, & NORTON, LLP



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120 West Main Street
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DOCKET NO. 2008-CV-569**

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff of Northumberland County at (570) 988-4155.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call the Sheriff of Northumberland County at (570) 988-4155.

4. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

5. You may be entitled to a share of the money which was paid for your house.

A schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than (30) days after the date of sale. This schedule will state who will be receiving that money. The money will be distributed in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the schedule.

6. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

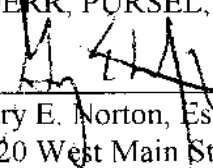
YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.

IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR
TELEPHONE THE OFFICES LISTED BELOW TO FIND OUT WHERE YOU CAN GET
HELP:

Court Administrator
Northumberland County Courthouse
Sunbury, PA 17801
(717) 988-4167

Pennsylvania Lawyers Referral Service
100 South Street, P. O. Box 186
Harrisburg, PA 17108
(717) 238-6715

LAW OFFICES OF
DERR, PURSEL, LUSCHAS, & NORTON, LLP



Gary E. Norton, Esq.
120 West Main Street
PO Box 539
Bloomsburg, PA 17815
(570) 784-4654

3081 Columbia Boulevard, Bloomsburg, PA

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stake corner in the northerly line of the right-of-way of U.S. Route 11, in line of land now or formerly of Sidney Sullum and Arnold Sullum;

THENCE in a northerly direction along the eastern line of land of said Sullum a distance of 160 feet more or less to a stake;

THENCE by same, in a easterly direction, a distance of 100 feet more or less to a stake;

THENCE by same in a southerly direction a distance of 160 feet more or less to a stake on the northerly right-of-way line of U.S. Route 11, aforesaid;

THENCE in a westerly direction along the northerly right-of-way of U.S. Route 11, a distance of 100 feet more or less to a stake corner in line of lands now or formerly of the said Sidney Sullum and Arnold Sullum, the point and place of BEGINNING.

UNDER AND SUBJECT to the same exceptions, reservations, covenants, waivers and restrictions as are contained in prior deed or other instruments forming the chain of title to said premises.

BEING the same premises which Salvatore A. Marsico, by his deed dated April 29, 1993 and recorded in Columbia County Deed Book 533, at Page 160, granted and conveyed unto Lawrance J. Scheib, a/k/a Lawrence A. Scheib, the Grantor herein.



Derr, Pursel, Luschas & Norton, L.L.P.
Gary E. Norton, Esquire, I.D. 43880
120 W. Main Street
Bloomsburg, PA 17815
Telephone 570-784-4654
Facsimile 570-784-1281
Attorney for Plaintiff

**FIRST COLUMBIA BANK & TRUST
CO.**

Plaintiff

vs.

**RONALD J. MILLER and LINDA J.
MILLER,**

Defendants

IN THE COURT OF COMMON PLEAS OF THE
26TH JUDICIAL DISTRICT
COLUMBIA COUNTY, PENNSYLVANIA

2008-ED-176
CIVIL ACTION - MORTGAGE
FORECLOSURE
DOCKET NO. 2008-CV-569

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

TO: Ronald J. Miller
1108 Azalea Trl.
White Haven, PA 18661

TAKE NOTICE

That the Sheriff's Sale of Real Property (Real Estate) will be held on

_____, 2008 at _____ A.M. in the Office of the Sheriff of Columbia
County, Columbia County Courthouse, Bloomsburg, Pennsylvania.

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 attached description attached hereto and incorporated herein as "Exhibit A."

THE JUDGMENT under or pursuant to which the Real Estate is being sold is
docked to: **2008-CV-569**

THE NAME OF THE OWNER OR REPUTED OWNER OF THIS PROPERTY IS:

RONALD J. MILLER AND LINDA J. MILLER.

A SCHEDULE OF DISTRIBUTION: being a list of 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 on a date specified by the sheriff not later than thirty days after sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions thereto within ten days after the filing of the schedule. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, Bloomsburg, Pennsylvania (570) 389-5622.

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 Ronald J. Miller. It may cause Ronald J. Miller's property to be held to be sold or taken to pay the judgment. You may have legal rights to prevent this sale. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE:

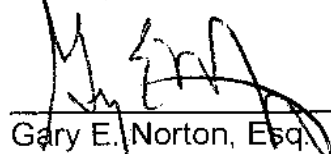
North PA Legal Services
168 East Fifth Street
Bloomsburg, Pennsylvania 17815
(570) 784-8760

Pennsylvania Lawyers Referral Service
100 South Street, P. O. Box 186
Harrisburg, PA 17108
(717) 238-6715

THE LEGAL RIGHTS YOU HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Columbia County to open the judgment if the judgment was improperly entered.
2. After the Sheriff's sale you may file a petition with the Court of Common Pleas of Columbia 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. You may also have other rights and defenses if you act immediately: YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.

LAW OFFICES OF
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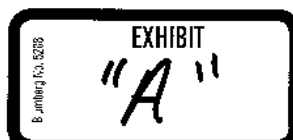
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120 W. Main Street
Bloomsburg, PA 17815
Telephone 570-784-4654
Facsimile 570-784-1281
Attorney for Plaintiff

**FIRST COLUMBIA BANK & TRUST
CO.**

Plaintiff

vs.

**RONALD J. MILLER and LINDA J.
MILLER,**

Defendants

IN THE COURT OF COMMON PLEAS OF THE
26TH JUDICIAL DISTRICT
COLUMBIA COUNTY, PENNSYLVANIA

2008-ED-176
**CIVIL ACTION - MORTGAGE
FORECLOSURE
DOCKET NO. 2008-CV-569**

AFFIDAVIT OF NON-MILITARY SERVICE

Before me, the undersigned authority, personally appeared BERT L. LEIBY, who, being duly sworn according to law, deposes and says that he is the Vice President of record for the within Plaintiff, FIRST COLUMBIA BANK & TRUST CO., and, that as such he, is duly authorized to make this affidavit on its behalf; and that to the best of his knowledge, information, and belief, the within Defendant, RONALD J. MILLER, is not in the military service of the United States of America.

Bert L. Leiby
Bert L. Leiby

SWORN to and subscribed
before me this 21ST day of
October, 2008.

Ellen K. Gauger-Strouse
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Ellen K. Gauger-Strouse, Notary Public
Lewisburg Borough, Union County
My commission expires May 07, 2011

Derr, Pursel, Luschas & Norton, L.L.P.
Gary E. Norton, Esquire, I.D. 43880
120 W. Main Street
Bloomsburg, PA 17815
Telephone 570-784-4654
Facsimile 570-784-1281
Attorney for Plaintiff

**FIRST COLUMBIA BANK & TRUST
CO.**

Plaintiff

vs.

**RONALD J. MILLER and LINDA J.
MILLER,**

Defendants

IN THE COURT OF COMMON PLEAS OF THE
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2008-ED-176

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Bert L. Leiby
Bert L. Leiby

SWORN to and subscribed
before me this 21ST day of
October, 2008.

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Bloomsburg, PA 17815
Telephone 570-784-4654
Facsimile 570-784-1281
Attorney for Plaintiff

**FIRST COLUMBIA BANK & TRUST
CO.**

Plaintiff

vs.

**RONALD J. MILLER and LINDA J.
MILLER,**
Defendants

IN THE COURT OF COMMON PLEAS OF THE
26TH JUDICIAL DISTRICT
COLUMBIA COUNTY, PENNSYLVANIA

2008-ED-178
**CIVIL ACTION - MORTGAGE
FORECLOSURE
DOCKET NO. 2008-CV-569**

AFFIDAVIT OF NON-MILITARY SERVICE

Before me, the undersigned authority, personally appeared BERT L. LEIBY, who, being duly sworn according to law, deposes and says that he is the Vice President of record for the within Plaintiff, FIRST COLUMBIA BANK & TRUST CO., and, that as such he, is duly authorized to make this affidavit on its behalf; and that to the best of his knowledge, information, and belief, the within Defendant, LINDA J. MILLER, is not in the military service of the United States of America.

Bert L. Leiby
Bert L. Leiby

SWORN to and subscribed
before me this 21ST day of
October, 2008.

Ellen K. Gauger-Strouse
Notary Public

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Telephone 570-784-4654
Facsimile 570-784-1281
Attorney for Plaintiff

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CO.**

Plaintiff

vs.

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Defendants

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COLUMBIA COUNTY, PENNSYLVANIA

2008-ED-178
**CIVIL ACTION - MORTGAGE
FORECLOSURE
DOCKET NO. 2008-CV-569**

AFFIDAVIT OF NON-MILITARY SERVICE

Before me, the undersigned authority, personally appeared BERT L. LEIBY, who, being duly sworn according to law, deposes and says that he is the Vice President of record for the within Plaintiff, FIRST COLUMBIA BANK & TRUST CO., and, that as such he, is duly authorized to make this affidavit on its behalf; and that to the best of his knowledge, information, and belief, the within Defendant, LINDA J. MILLER, is not in the military service of the United States of America.

Bert L. Leiby
Bert L. Leiby

SWORN to and subscribed
before me this 21ST day of
October, 2008.

Ellen K. Gauger-Strouse
Notary Public

COMMONWEALTH OF PENNSYLVANIA

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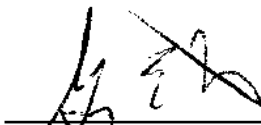
WATCHMAN RELEASE FORM

TO: COLUMBIA COUNTY SHERIFF

Seize, levy, advertise, and sell all the real property of the Defendant as described in the Sheriff's Sale description submitted in this action.

You are hereby released from all responsibility in not placing watchmen or insurance on real property levied on by virtue of the Writ issued and submitted in this matter.

LAW OFFICES OF DERR, PURSEL, LUSCHAS,
& NORTON, LLP



Gary E. Norton, Esquire
120 West Main Street
Bloomsburg, PA 17815
570-784-4654
Attorney ID# 43880

Attorney for Plaintiff

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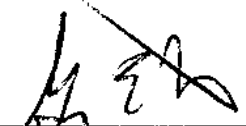
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Bloomsburg, PA 17815

Telephone 570-784-4654

Facsimile 570-784-1281

Attorney for Plaintiff

**FIRST COLUMBIA BANK & TRUST
CO.**

Plaintiff

vs.

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Defendants

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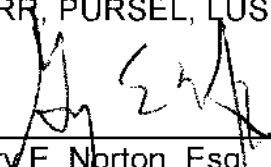
**CIVIL ACTION - MORTGAGE
FORECLOSURE
DOCKET NO. 2008-CV-569**

AFFIDAVIT OF WHEREABOUTS

I, Gary E. Norton, attorney for the Plaintiff, verify that the last known address of
the Defendant, Linda J. Miller is:


1108 Azalea Trl.
White Haven, PA 18661

LAW OFFICES
DERR, PURSEL, LUSCHAS & NORTON



Gary E. Norton, Esq.
120 W. Main Street
Bloomsburg, PA 17815
570-784-4654
Attorney I. D. #43880

Sworn to and subscribed
before me this 22nd day of
OCTOBER, 2008



Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Ellen K. Gauger-Strouse, Notary Public
Lewisburg Borough, Union County
My commission expires 06/07, 2011

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Facsimile 570-784-1281
Attorney for Plaintiff

**FIRST COLUMBIA BANK & TRUST
CO.**

Plaintiff

vs.

**RONALD J. MILLER and LINDA J.
MILLER,**

Defendants

IN THE COURT OF COMMON PLEAS OF THE
26TH JUDICIAL DISTRICT
COLUMBIA COUNTY, PENNSYLVANIA

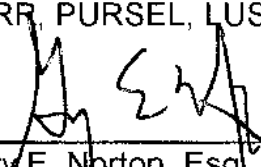
**CIVIL ACTION - MORTGAGE
FORECLOSURE
DOCKET NO. 2008-CV-569**

AFFIDAVIT OF WHEREABOUTS

I, Gary E. Norton, attorney for the Plaintiff, verify that the last known address of
the Defendant, Linda J. Miller is:


1108 Azalea Trl.
White Haven, PA 18661

LAW OFFICES
DERR, PURSEL, LUSCHAS & NORTON



Gary E. Norton, Esq.
120 W. Main Street
Bloomsburg, PA 17815
570-784-4654
Attorney I. D. #43880

Sworn to and subscribed
before me this 22ND day of
OCTOBER, 2008



Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Ellen K. Gauger-Strouse, Notary Public
Lewisburg Borough, Union County
My commission expires May 07, 2011

Derr, Pursel, Luschas & Norton, L.L.P.
Gary E. Norton, Esquire, I.D. 43880
120 W. Main Street
Bloomsburg, PA 17815
Telephone 570-784-4654
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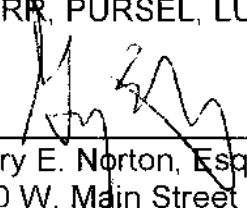
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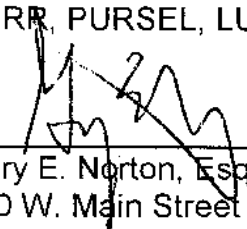
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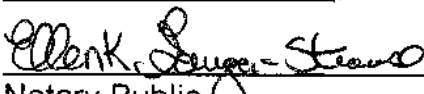
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Plaintiff

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Defendants

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

**CIVIL ACTION - MORTGAGE
FORECLOSURE
DOCKET NO. 2008-CV-569**

AFFIDAVIT PURSUANT TO RULE 3129.1

FIRST COLUMBIA BANK & TRUST CO., Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 3081 Columbia Boulevard, Scott Township, Bloomsburg, PA 17815 as more fully described in a Deed recorded in the Columbia County Recorder's Office to record book number 663 page 270, the description of the land is attached hereto as Exhibit A:

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

<u>Name</u>	<u>Address</u>
Ronald J. Miller	1108 Azalea Trail., White Haven, PA 18661
Linda J. Miller	1108 Azalea Trail., White Haven, PA 18661

2. Name and address of Defendants in the judgment:

Ronald J. Miller	1108 Azalea Trail., White Haven, PA 18661
Linda J. Miller	1108 Azalea Trail., White Haven, PA 18661

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

<u>Name</u>	<u>Address</u>
First Columbia Bank & Trust Co.	11 West Main Street Bloomsburg, PA 17815

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

First Columbia Bank & Trust Co.	11 West Main Street Bloomsburg, PA 17815
------------------------------------	---------------------------------------------

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

Columbia County Tax Claim Bureau	35 West Main Street Bloomsburg, PA 17815
-------------------------------------	---------------------------------------------

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:

First Columbia Bank & Trust Co.	11 West Main Street Bloomsburg, PA 17815
Ronald J. Miller	1108 Azalea Trail White Haven, PA 18661
Linda J. Miller	1108 Azalea Trail White Haven, PA 18661
Columbia County Tax Claim Bureau	35 West Main Street Bloomsburg, PA 17815

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.

<u>Name</u>	<u>Address</u>
First Columbia Bank & Trust Co.	11 West Main Street Bloomsburg, PA 17815
Ronald J. Miller	1108 Azalea Trail White Haven, PA 18661
Linda J. Miller	1108 Azalea Trail White Haven, PA 18661

Columbia County Tax
Claim Bureau

35 West Main Street
Bloomsburg, PA 17815

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

Date:

11/17/2005



Gary E. Norton Esquire
Attorney for Plaintiff

Derr, Pursel, Luschas & Norton, L.L.P.
Gary E. Norton, Esquire, I.D. 43880
120 W. Main Street
Bloomsburg, PA 17815
Telephone 570-784-4654
Facsimile 570-784-1281
Attorney for Plaintiff

**FIRST COLUMBIA BANK & TRUST
CO.**

Plaintiff

vs.

**RONALD J. MILLER and LINDA J.
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Defendants

IN THE COURT OF COMMON PLEAS OF THE
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Columbia County Tax Claim Bureau	35 West Main Street Bloomsburg, PA 17815
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First Columbia Bank & Trust Co.	11 West Main Street Bloomsburg, PA 17815
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Linda J. Miller	1108 Azalea Trail White Haven, PA 18661
Columbia County Tax Claim Bureau	35 West Main Street Bloomsburg, PA 17815

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.

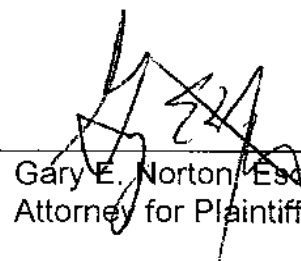
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Linda J. Miller	1108 Azalea Trail White Haven, PA 18661

Columbia County Tax
Claim Bureau

35 West Main Street
Bloomsburg, PA 17815

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

Date: 7/27/2009



Gary E. Norton, Esquire
Attorney for Plaintiff

**DERR, PURSEL, LUSCHAS & NORTON LLP
ATTORNEYS AT LAW**

ADVANCED COST ACCOUNT
120 WEST MAIN STREET
BLOOMSBURG, PA 17815

15439

60-1476/313

DATE OCT. 22, 2008

PAY
TO THE
ORDER OF

Columbia County Sheriff

\$ 1,350.00

One Thousand Three Hundred Fifty and 00/100



**Columbia County
Farmers National Bank**
Benton • Berwick • Bloomsburg
Buckhorn • Lightstreet • Millville
Orangefield • South Centre, PA

DOLLARS



State of Pennsylvania
Prothonotary

FOR ECBT v. Miller-Serve Writ of Execution

⑈015439⑈ ⑆031314765⑆ 2500511601⑈

MP