

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Mild First Bank vs Daniel Son Frijol

NO. 97-08 ED NO. 1988-01 JD

DATE/TIME OF SALE: 8-21-08 0900

BID PRICE (INCLUDES COST) \$ 140,000.00

POUNDAGE - 2% OF BID \$ 2,800.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ 256.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2803.20

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): John S. Frijol

TOTAL DUE: \$ 2803.20

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ -

TOTAL DUE IN 8 DAYS \$ 1453.20

# SHERIFF'S SALE COST SHEET

Michael First Bank vs. David Seifried  
 NO. 97-08 ED NO. 1928-07 JD DATE/TIME OF SALE 8-27-08 1:00

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>35.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</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>6.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>424.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>906.70</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1151.70</u>	

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

REAL ESTATE TAXES:			
BORO, TWP & COUNTY 20		\$	
SCHOOL DIST.	20	\$	
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>130.00</u>
MISC.		\$	
TOTAL ***** \$ <u>-0-</u>			

TOTAL COSTS (OPENING BID) \$ 1753.20

LAW OFFICES

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

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

September 12, 2008

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

Re: MIDFIRST BANK vs. SHERRY ANN SEIGFREID, KNOWN HEIR OF DAVID W.  
SEIGFREID, DECEASED  
No. 2007CV1928

Dear Sheriff:

Enclosed please find our check in the amount of \$1,453.20 which represents the balance of the costs in the above sale. Also enclosed are affidavits of value for the deed to be recorded. KINDLY MARK THE WRIT WITHDRAWN.

THE GRANTEE SHOULD BE:

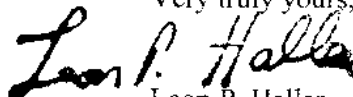
MIDLAND MORTGAGE COMPANY  
999 NW GRAND BLVD.  
Suite 100  
OKLAHOMA CITY, OK 73118

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

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

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

Very truly yours,

  
Leon P. Haller

LPH/kb  
Enclosure



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

Telephone Number:

Leon P. Haller, Esquire

Area Code ( 717 ) 234-4178

Street Address

City

State

Zip Code

1719 North Front Street, Harrisburg, PA 17102

### B TRANSFER DATA

Grantor(s)/Lessor(s)

Date of Acceptance of Document

Sheriff of Columbia County

Grantee(s)/Lessee(s)

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

6805 Old Berwick Road

South Centre Township

County

School District

Tax Parcel Number

Columbia County

12-03E-043

### D VALUATION DATA

1. Actual Cash Consideration

\$1,753.20

2. Other Consideration

+ 0.00

3. Total Consideration

= \$1,753.20

4. County Assessed Value

\$26,320.00

5. Common Level Ratio Factor

x 3.76

6. Fair Market Value

= \$98,963.20

### 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 \* \_\_\_\_\_, Page Number \*Instrument #200104546
- ☐ Corrective deed (Attach copy of the prior deed).
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles).
- ☐ Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_

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

Signature of Correspondent or Responsible Party

Leon P. Haller, Esquire

Date

9/11/08

(SEE REVERSE)

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

Mild First Bank vs David Seyfried

NO. 97-08 ED NO. 1928-07 JD

DATE/TIME OF SALE: 8-27-08 0900

BID PRICE (INCLUDES COST) \$ 40,000.00

POUNDAGE - 2% OF BID \$ 800.00

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2803.20

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S):  \_\_\_\_\_

TOTAL DUE: \$ 2803.20

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 1453.20

**Purcell, Krug & Haller**

1719 North Front Street  
Harrisburg, PA 17102

COMMERCE BANK  
60184313

CHECK NO. 141615  
CHECK DATE 09/12/2008

141615

CHECK AMOUNT  
\$1,453.20

PAY One thousand four hundred fifty-three and twenty/100\*\*\*\*\*

TO THE ORDER OF COLUMBIA COUNTY SHERIFF

TO THE  
ORDER  
OF

VOID AFTER 90 DAYS

MP

⑈ 141615⑈ ⑆03⑆301846⑆ 51 320931 2⑈

Details on back.



Security Features Included

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA                      } 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 August 6, 13, 20, 2008 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 20th day of August, 2008

.....  
(Notary Public)  
COMMONWEALTH OF PENNSYLVANIA  
My commission expires .....  
Notarial Seal  
Dennis L. Ashenfelder, Notary Public  
Scott 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.

.....

ENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 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.

Article Addressed to:

SMALL BUSINESS ADMINISTRATION  
100 ADP PHILADELPHIA OFFICE  
ROBERT N. C. NIX FEDERAL BUILDING  
500 MARKET STREET, 5TH FLOOR  
PHILADELPHIA, PA 19107

COMPLETE THIS SECTION ON DELIVERY

A. Signature *William D. Grier* at *97*  
B. Received by (Printed Name) *William D. Grier* C. Date of Delivery *6-9-08*  
D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:

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 *W. H. Miller* at *97*  
B. Received by (Printed Name) *W. H. Miller* C. Date of Delivery *6/9*  
D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:

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 *W. H. Miller* at *97*  
B. Received by (Printed Name) *W. H. Miller* C. Date of Delivery *JUN 9 2008*  
D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

ENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 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.

Article Addressed to:

OFFICE OF THE CLERK  
DEPARTMENT OF PUBLIC WELFARE  
50 BOYD AVE  
HARRISBURG, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* at *97*  
B. Received by (Printed Name) *[Name]* C. Date of Delivery *JUN 9 2008*  
D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:

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]* at *97*  
B. Received by (Printed Name) *[Name]* C. Date of Delivery *JUN 9 2008*  
D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:

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]* at *97*  
B. Received by (Printed Name) *[Name]* C. Date of Delivery *JUN 9 2008*  
D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

Article Number  
(Transfer from service label)

7007 0710 0002 4094 6153

Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

Domestic Return Receipt

Domestic Return Receipt

7007 0710 0002 4094



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.

DAVID SEIGFREID

WRIT OF EXECUTION #97 OF 2008 ED

POSTING OF PROPERTY

July 21, 2008      POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF DAVID SEIGFREID AT 6805 OLD BERWICK ROAD BLOOMSBURG  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY SHERIFF TIMOTHY CHAMBERLAIN.

SO ANSWERS:

DEPUTY SHERIFF

A handwritten signature in black ink, appearing to read "Timothy T. Chamberlain", written over a horizontal line.

TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 21<sup>ST</sup> DAY OF JULY 2008

A handwritten signature in black ink, appearing to read "Lami B. Kline", written over a horizontal line.

Proth & Clerk of Sev. Courts  
My Com. Ex. 1<sup>st</sup> Monday in 2012

TIMOTHY T. CHAMBERLAIN



PHONE  
(570) 389-5622

SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

24 HOUR PHONE  
(570) 794-6300

MIDFIRST BANK

Docket # 97ED2008

VS

MORTGAGE FORECLOSURE

SHERRY ANN SEIGFREID, KNOWN HEIR  
OF DAVID W. SEIGFREID, DECEASED AND  
THE UNKNOWN HEIRS OF DAVID W.  
SEIGFREID, DECEASED

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, JUNE 11, 2008, AT 1:18 PM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON SHERRY ANN SEIGFREID AT 321B SUMMERHILL ROAD,  
BERWICK BY HANDING TO SHERRY SEIGFRIED, , 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 TUESDAY, JUNE 17, 2008

*Lami B. Allen*  
NOTARY PUBLIC

**Proth & Clerk of Sev. Courts**  
**My Com. Ex. 1<sup>st</sup> Monday in 2012**

*Timothy T. Chamberlain*

X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X *J. Devaney*  
J. DEVANEY  
DEPUTY SHERIFF

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/5/2008

SERVICE# 2 - OF - 13 SERVICES  
DOCKET # 97ED2008

PLAINTIFF MIDFIRST BANK

DEFENDANT SHERRY ANN SEIGFREID, KNOWN HEIR OF DAVID W. SEIGFREID, DECEASED AND THE UNKNOWN HEIRS OF DAVID W. SEIGFREID, DECEASED

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED
-----------------------

UNKNOWN HEIRS OF DAVID W. SEIGFREID
-------------------------------------

6805 OLD BERWICK ROAD
-----------------------

BLOOMSBURG
------------

**PAPERS TO SERVED**

MORTGAGE FORECLOSURE

SERVED UPON \_\_\_\_\_

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ 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 \_\_\_\_\_

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/5/2008

SERVICE# 1 - OF - 13 SERVICES  
DOCKET # 97ED2008

unmarked

PLAINTIFF MIDFIRST BANK

DEFENDANT SHERRY ANN SEIGFREID, KNOWN HEIR OF DAVID W. SEIGFREID, DECEASED AND THE UNKNOWN HEIRS OF DAVID W. SEIGFREID, DECEASED

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED

SHERRY ANN SEIGFREID

321B SUMMERHILL ROAD

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Sherry Ann Seigfreid

RELATIONSHIP Defendant IDENTIFICATION \_\_\_\_\_

DATE 6/11/08 TIME 1318 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

6/10/08 0916 S-11 NA - LC

DEPUTY

J. Perry DATE 6/11/08

MIDFIRST BANK,  
PLAINTIFF  
  
VS.

SHERRY ANN SEIGFREID, KNOWN HEIR OF  
DAVID W. SEIGFREID, DECEASED AND THE  
UNKNOWN HEIRS OF DAVID W. SEIGFREID,  
DECEASED,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2007CV1928

*2008-ED-97*  
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: **6805 OLD BERWICK ROAD BLOOMSBURG, PA 17815** as follows:

Amount due pursuant to Judgment	\$86,821.10
Interest	\$4,037.67
Per diem of \$14.79 to 10/1/08	
Late Charges	\$769.77
(\$28.51 per month to 10/1/08)	
Escrow Deficit	\$3,003.38

**TOTAL WRIT \$94,631.92**

PLUS COSTS:

Dated: 06-25-08

Tamara B. Kline  
PROTHONOTARY

(SEAL)

By Barbara N. Silvestri  
Chf DEPUTY

MIDFIRST BANK,  
PLAINTIFF

VS.

SHERRY ANN SEIGFREID, KNOWN HEIR OF  
DAVID W. SEIGFREID, DECEASED AND THE  
UNKNOWN HEIRS OF DAVID W. SEIGFREID,  
DECEASED,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2007CV1928

*2008-ED-97*  
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 27, 2008

TIME: 9:00 am

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

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

THE LOCATION of your property to be sold is:

**6805 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. 2007CV1928**

**JUDGMENT AMOUNT \$86,821.10**

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

**SHERRY ANN SEIGFREID, KNOWN HEIR OF DAVID W. SEIGFREID, DECEASED  
AND THE UNKNOWN HEIRS OF DAVID W. SEIGFREID, DECEASED**

**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:**

North Penn Legal Services  
168 East 5<sup>th</sup> 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 THOSE TWO CERTAIN pieces, parcels or tracts of land situate in South Centre Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1: BEGINNING at an iron pin at the intersection of line of lands now or formerly of Eldon Baker and the northern boundary of state highway, Route 4; THENCE North 1 degree 50 minutes West, 241.85 feet to line of land now or formerly of Leon Whaite; THENCE along said Whaite land, South 87 degrees 35 minutes East, 33 feet to an iron pin in line of other lands now or formerly of A. J. Boone and Eva M. Boone, his wife; THENCE along said other lands, South 13 degrees 30 minutes East, 252.85 feet to state highway Route 4 aforesaid; THENCE along highway North 87 degrees 18 minutes West 84 feet to an iron pin, the place of BEGINNING.

TRACT NO. 2: BEGINNING at a point, the intersection of said State Highway and the southeast corner of lands now or formerly of A. J. Boone and Eva M. Boone, his wife; THENCE in an easterly direction along the northern line of said State Highway, a distance of 25 feet to a stake; THENCE in a northerly direction parallel with the eastern property line of land now or formerly of James F. Bredbenner and Dorothy V. Bredbenner, his wife, a distance of 250 feet, more or less, to a stake, and lands now or formerly of Leon Whaite; THENCE North 87 degrees 35 minutes West, a distance of 25 feet to the northeastern corner of said lands now or formerly of James F. Bredbenner and Dorothy V. Bredbenner, his wife; THENCE along the said eastern property line of land of said Bredbenner in a southerly direction a distance of 250 feet more or less to said State Highway, the place of BEGINNING.

HAVING thereon erected a dwelling known as 6805 Old Berwick Road, Bloomsburg, PA 17815. Tax Parcel No. 12-03E-043.

BEING THE SAME PREMISES WHICH Jason M. Hibshman, by Deed dated 5/11/01 and recorded 5/18/01 as Columbia County Instrument Number 200104545, granted and conveyed unto David W. Seigfreid. The said David W. Seigfreid died Intestate on 7/14/07, survived by his wife, Sherry Ann Seigfreid. Sherry Ann Seigfreid is the real owner of the subject property pursuant to the Pennsylvania Intestate Succession Statute, 20 Pa.C.S.A. Section 2103.

Parcel # 12-03E-043

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/5/2008

SERVICE# 5 - OF - 13 SERVICES  
DOCKET # 97ED2008

PLAINTIFF MIDFIRST BANK

DEFENDANT SHERRY ANN SEIGFREID, KNOWN HEIR OF DAVID W. SEIGFREID, DECEASED AND THE UNKNOWN HEIRS OF DAVID W. SEIGFREID, DECEASED

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED
LINDA FEDDER-TAX COLLECTOR
6390 THIRD STREET
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Linda

RELATIONSHIP Tax Collector IDENTIFICATION \_\_\_\_\_

DATE 6-9-8 TIME 1100 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. Allen

DATE 6-9-8

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 6/5/2008

SERVICE# 6 - OF - 13 SERVICES  
DOCKET # 97ED2008

PLAINTIFF MIDFIRST BANK

DEFENDANT SHERRY ANN SEIGFREID, KNOWN HEIR OF DAVID W. SEIGFREID, DECEASED AND THE UNKNOWN HEIRS OF DAVID W. SEIGFREID, DECEASED

ATTORNEY FIRM Purcell, Krug & Haller

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

SERVED UPON MAUREEN COLE

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION \_\_\_\_\_

DATE 6-9-8 TIME 1130 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

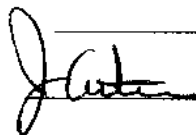
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 6-9-8

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 6/5/2008

SERVICE# 9 - OF - 13 SERVICES  
DOCKET # 97ED2008

PLAINTIFF MIDFIRST BANK

DEFENDANT SHERRY ANN SEIGFREID, KNOWN HEIR OF DAVID W. SEIGFREID, DECEASED AND THE UNKNOWN HEIRS OF DAVID W. SEIGFREID, DECEASED

ATTORNEY FIRM Purcell, Krug & Haller

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Deb Miller

RELATIONSHIP clerk IDENTIFICATION \_\_\_\_\_

DATE 6-9-8 TIME 11:50 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. C. Carter DATE 6-9-8

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/5/2008

SERVICE# 12 - OF - 13 SERVICES  
DOCKET # 97ED2008

PLAINTIFF MIDFIRST BANK

DEFENDANT SHERRY ANN SEIGFREID, KNOWN HEIR OF DAVID W. SEIGFREID, DECEASED AND THE UNKNOWN HEIRS OF DAVID W. SEIGFREID, DECEASED

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	MORTGAGE FORECLOSURE
6805 OLD BERWICK ROAD	
BLOOMSBURG	

SERVED UPON Empty House

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 6-9-8 TIME 1100 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA X 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. Carter

DATE 6-9-8

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 06/09/2008

Fee: \$5.00

Cert. NO: 4702

SEIGFREID DAVID W  
6805 OLD BERWICK ROAD  
BLOOMSBURG PA 17815

District: CENTRE SOUTH TWP  
Deed: 20010 -4545  
Location: 6805 OLD BERWICK RD  
Parcel Id:12 -03D-043-00,000

Assessment: 26,320  
Balances as of 06/09/2008

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 # 9-1-08

DATE RECEIVED 6-5-08

DOCKET AND INDEX 6-6-08

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LKA

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF SALE

WAIVER OF WATCHMAN

AFFIDAVIT OF LIENS LIST

CHECK FOR \$1,350.00 OR \_\_\_\_\_

✓  
✓  
✓  
✓  
✓  
✓  
✓  
✓

CK# 139135

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

SALE DATE

POSTING DATE

ADV. DATES FOR NEWSPAPER

Aug. 27, 08 TIME 0900

July 22, 08

1<sup>ST</sup> WEEK Aug. 6

2<sup>ND</sup> WEEK 13

3<sup>RD</sup> WEEK 20, 08

6865 OBR

# SHERIFF'S SALE

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WEDNESDAY AUGUST 27, 2008 AT 9:00 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 97 OF 2008 ED AND CIVIL WRIT NO. 1928 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

---

ALL THOSE TWO CERTAIN pieces, parcels or tracts of land situate in South Centre Township, Columbia County, Pennsylvania, bounded and described as follows, to wit: TRACT NO. 1: BEGINNING at an iron pin at the intersection of line of lands now or formerly of Eldon Baker and the northern boundary of state highway, Route 4; THENCE North 1 degree 50 minutes West, 241.85 feet to line of land now or formerly of Leon Whaite; THENCE along said Whaite land, South 87 degrees 35 minutes East, 33 feet to an iron pin in line of other lands now or formerly of A. J. Boone and Eva M. Boone, his wife; THENCE along said other lands, South 13 degrees 30 minutes East, 252.85 feet to state highway Route 4 aforesaid; THENCE along highway North 87 degrees 18 minutes West 84 feet to an iron pin, the place of BEGINNING.

TRACT NO. 2: BEGINNING at a point, the intersection of said State Highway and the southeast corner of lands now or formerly of A. J. Boone and Eva M. Boone, his wife; THENCE in an easterly direction along the northern line of said State Highway, a distance of 25 feet to a stake; THENCE in a northerly direction parallel with the eastern property line of land now or formerly of James F. Bredbenner and Dorothy V. Bredbenner, his wife, a distance of 250 feet, more or less, to a stake, and lands now or formerly of Leon Whaite; THENCE North 87 degrees 35 minutes West, a distance of 25 feet to the northeastern corner of said lands now or formerly of James F. Bredbenner and Dorothy V. Bredbenner, his wife; THENCE along the said eastern property line of land of said Bredbenner in a southerly direction a distance of 250 feet more or less to said State Highway, the place of BEGINNING. HAVING thereon erected a dwelling known as 6805 Old Berwick Road, Bloomsburg, PA 17815. Tax Parcel No. 12-03E-043.

BEING THE SAME PREMISES WHICH Jason M. Hibshman, by Deed dated 5/11/01 and recorded 5/18/01 as Columbia County Instrument Number 200104545, granted and conveyed unto David W. Seigfreid. The said David W. Seigfreid died Intestate on 7/14/07, survived by his wife, Sherry Ann Seigfreid. Sherry Ann Seigfreid is the real owner of the subject property pursuant to the Pennsylvania Intestate Succession Statute, 20 Pa.C.S.A. Section 2103. Parcel # 12-03E-043



#### **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](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

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WEDNESDAY AUGUST 27, 2008 AT 9:00 AM

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

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

MIDFIRST BANK,  
PLAINTIFF  
VS.

SHERRY ANN SEIGFREID, KNOWN HEIR OF  
DAVID W. SEIGFREID, DECEASED AND THE  
UNKNOWN HEIRS OF DAVID W. SEIGFREID,  
DECEASED,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2007CV1928

2008-ED-97

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: **6805 OLD BERWICK ROAD BLOOMSBURG, PA 17815** as follows:

Amount due pursuant to Judgment	\$86,821.10
Interest	\$4,037.67
Per diem of \$14.79 to 10/1/08	
Late Charges	\$769.77
(\$28.51 per month to 10/1/08)	
Escrow Deficit	\$3,003.38

**TOTAL WRIT \$94,631.92**

PLUS COSTS:

Dated: 06-25-08

Tamara B. Kline  
PROTHONOTARY

(SEAL)

By Barbara N. Schmitt  
DEPUTY

MIDFIRST BANK,  
PLAINTIFF  
  
VS.

SHERRY ANN SEIGFREID, KNOWN HEIR OF  
DAVID W. SEIGFREID, DECEASED AND THE  
UNKNOWN HEIRS OF DAVID W. SEIGFREID,  
DECEASED,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2007CV1928

2008 ED 97  
IN MORTGAGE FORECLOSURE

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COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

**TO THE SHERIFF OF THE WITHIN COUNTY**

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Interest	\$4,037.67
Per diem of \$14.79 to 10/1/08	
Late Charges (\$28.51 per month to 10/1/08)	\$769.77
Escrow Deficit	\$3,003.38

**TOTAL WRIT \$94,631.92**

PLUS COSTS:

Dated: 11-05-08

Tamara B. Keene  
PROTHONOTARY

(SEAL)

By Barbara N. Silvestri  
Chief DEPUTY

TO THE SHERIFF OF COLUMBIA COUNTY:

## REQUEST FOR SERVICE

**DATE: June 3, 2008**

FROM:

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

CASE CAPTION:

***MIDFIRST BANK***

***VS.***

***DAVID W. SEIGFREID, DECEASED SHERRY ANN SEIGFREID, KNOWN HEIR OF***

**PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE**

No. 2007CV1928

*2008-ED-97*  
**SERVICE TO BE MADE ON DEFENDANT: SHERRY ANN SEIGFREID, KNOWN HEIR OF**  
**DAVID W. SEIGFREID, DECEASED**

**ADDRESS FOR "PERSONAL SERVICE": 321 B SUMMERHILL ROAD BERWICK, PA 18603**

Requested by  
Leon P. Haller, Esquire  
Attorney for Plaintiff

TO THE SHERIFF OF COLUMBIA COUNTY:

## REQUEST FOR SERVICE

**DATE: June 3, 2008**

FROM:

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

CASE CAPTION:

***MIDFIRST BANK***

***VS.***

***DAVID W. SEIGFREID, DECEASED SHERRY ANN SEIGFREID, KNOWN HEIR OF***

**PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE**

No. 2007CV1928

2008-ED-47

**SERVICE TO BE MADE ON DEFENDANT: THE UNKNOWN HEIRS OF DAVID W. SEIGFREID, DECEASED**

**ADDRESS FOR "PERSONAL SERVICE": 6805 OLD BERWICK ROAD, BLOOMSBURG, PA 17815**

Requested by  
Leon P. Haller, Esquire  
Attorney for Plaintiff

**SHERIFF:**

I am submitting documentation necessary to schedule a Sheriff's 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.



MIDFIRST BANK,  
PLAINTIFF

VS.

SHERRY ANN SEIGFREID, KNOWN HEIR OF  
DAVID W. SEIGFREID, DECEASED AND THE  
UNKNOWN HEIRS OF DAVID W. SEIGFREID,  
DECEASED,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2007CV1928

IN MORTGAGE FORECLOSURE

**NOTICE OF ENTRY OF JUDGMENT**

TO THE ABOVE-NAMED DEFENDANTS:

You are hereby notified that on June 5, 2008 the following judgment has been entered  
against you in the above-captioned matter:

**\$86,821.10** and for the sale and foreclosure of your property located at: **6805 OLD BERWICK  
ROAD BLOOMSBURG, PA 17815**

Dated: June 3, 2008

Tam B. Kline/mm  
PROTHONOTARY

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

I hereby certify that the following person(s) and their respective addresses are the proper individuals to  
receive this Notice pursuant to PA R.C.P. No. 236

SHERRY ANN SEIGFREID, KNOWN HEIR OF  
DAVID W. SEIGFREID, DECEASED  
321 B SUMMERHILL ROAD  
BERWICK, PA 18603

THE UNKNOWN HEIRS OF  
DAVID W. SEIGFREID, DECEASED  
6805 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815

MIDFIRST BANK,

PLAINTIFF

VS.

SHERRY ANN SEIGFREID, KNOWN HEIR OF  
DAVID W. SEIGFREID, DECEASED AND THE  
UNKNOWN HEIRS OF DAVID W. SEIGFREID,  
DECEASED,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2007CV1928

MORTGAGE FORECLOSURE

**P R A E C I P E**

**TO THE PROTHONOTARY OF THE WITHIN COUNTY:**

Please enter **JUDGMENT** in rem in favor of the Plaintiff and against Defendant(s) **SHERRY ANN SEIGFREID, KNOWN HEIR OF DAVID W. SEIGFREID, DECEASED AND THE UNKNOWN HEIRS OF DAVID W. SEIGFREID, DECEASED** for failure to plead to the above action within twenty (20) days from date of service of the Complaint, and assess Plaintiff's damages as follows:

Unpaid Principal Balance	\$77,113.10
Interest	\$4,510.95
Per diem of \$14.79	
From 03/01/2007	
To 01/01/2008	
Accumulated Late Charges	\$228.08
Late Charges	\$256.58
(\$28.51 per month to	
01/01/2008)	
Escrow Deficit	\$856.72
5% Attorney's Commission	\$3,855.66
<b>TOTAL</b>	<b>\$86,821.10</b>

2008 JUN -5 PM 12:15  
CLERK OF COURT'S OFFICE  
COLUMBIA COUNTY, PA  
PROTHONOTARY

**\*\*Together with additional interest at the per diem rate indicated above from the date herein, based on the contract rate, and other charges and costs to the date of Sheriff's Sale.**

PURCELL, KRUG & HALLER

By

Leon P. Haller

PA I.D. # 15700

1719 North Front Street  
Harrisburg, PA 17102  
(717) 234-4178

MIDFIRST BANK,  
PLAINTIFF

Vs.

SHERRY ANN SEIGFREID, KNOWN HEIR OF  
DAVID W. SEIGFREID, DECEASED AND THE  
UNKNOWN HEIRS OF DAVID W. SEIGFREID,  
DECEASED,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2007CV1928

*2008-ED-97*  
IN MORTGAGE FORECLOSURE

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

I hereby certify that on May 16, 2008 I served the Ten Day Notice required by Pa. R.C.P. on the Defendant(s) in this matter by regular first class mail, postage prepaid, as indicated on the attached Notice.

By 

Leon P. Haller PA I.D. # 15700  
Attorney for Plaintiff  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102

MIDFIRST BANK,  
Plaintiff

VS.

SHERRY ANN SEIGFREID, KNOWN HEIR  
OF DAVID W. SEIGFREID, DECEASED  
AND THE UNKNOWN HEIRS OF DAVID W.  
SEIGFREID, DECEASED  
Defendant

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2007CV1928

2008-ED-97

CIVIL ACTION LAW  
IN MORTGAGE FORECLOSURE

DATE OF THIS NOTICE: **May 16, 2008**

**TO:**

SHERRY ANN SEIGFREID, KNOWN HEIR OF  
DAVID W. SEIGFREID, DECEASED  
321 B SUMMERHILL ROAD  
BERWICK, PA 18603

THE UNKNOWN HEIRS OF  
DAVID W. SEIGFREID, DECEASED  
6805 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815

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

**IMPORTANT NOTICE**

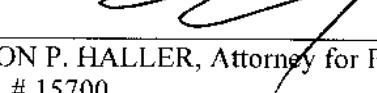
YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

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

PURCELL, KRUG & HALLER

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

MIDFIRST BANK,  
PLAINTIFF  
VS.

SHERRY ANN SEIGFREID, KNOWN HEIR OF  
DAVID W. SEIGFREID, DECEASED AND THE  
UNKNOWN HEIRS OF DAVID W. SEIGFREID,  
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*2008-ED-97*  
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 3 day :

of June 20 08 :

*Traci M. Bernstein*  
Notary Public

  
LEON P. HALLER, ESQUIRE

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Traci M. Bernstein, Notary Public  
City Of Harrisburg, Dauphin County  
My Commission Expires Aug. 21, 2011  
Member, Board of Notaries

MIDFIRST BANK,  
PLAINTIFF  
VS.

SHERRY ANN SEIGFREID, KNOWN HEIR OF  
DAVID W. SEIGFREID, DECEASED AND THE  
UNKNOWN HEIRS OF DAVID W. SEIGFREID,  
DECEASED,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2007CV1928

2008-ED-97  
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LEON P. HALLER, ESQUIRE

COMMONWEALTH OF PENNSYLVANIA  
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Member, Pennsylvania Association of Notaries

MIDFIRST BANK,  
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CIVIL ACTION LAW

NO. 2007CV1928

2008-ED-97  
IN MORTGAGE FORECLOSURE

PRAECIPE FOR WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183

**TO THE PROTHONOTARY:**

Issue a Writ of Execution in the above matter on the real estate located at **6805 OLD  
BERWICK ROAD BLOOMSBURG, PA 17815** as follows:


Amount due pursuant to Judgment	\$86,821.10
Interest	\$4,037.67
Per diem of \$14.79 to 10/1/08	
Late Charges (\$28.51 per month to 10/1/08)	\$769.77
Escrow Deficit	\$3,003.38
<b>TOTAL WRIT</b>	<b>\$94,631.92</b>

CLERK OF COURTS OFFICE  
COLUMBIA COUNTY, PA

2008 JUN -5 PM 12:15

FILED  
PROTHONOTARY

\*\*Together with any additional interests, charges and costs to the date of Sheriff's Sale.

By   
LEON P. HALLER I.D. #15700  
ATTORNEY FOR PLAINTIFF  
1719 North Front Street  
Harrisburg, PA 17102  
(717) 234-4178

Dated: June 3, 2008

Attached is a description of the real estate.

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

TRACT NO. 1: BEGINNING at an iron pin at the intersection of line of lands now or formerly of Eldon Baker and the northern boundary of state highway, Route 4; THENCE North 1 degree 50 minutes West, 241.85 feet to line of land now or formerly of Leon Whaite; THENCE along said Whaite land, South 87 degrees 35 minutes East, 33 feet to an iron pin in line of other lands now or formerly of A. J. Boone and Eva M. Boone, his wife; THENCE along said other lands, South 13 degrees 30 minutes East, 252.85 feet to state highway Route 4 aforesaid; THENCE along highway North 87 degrees 18 minutes West 84 feet to an iron pin, the place of BEGINNING.

TRACT NO. 2: BEGINNING at a point, the intersection of said State Highway and the southeast corner of lands now or formerly of A. J. Boone and Eva M. Boone, his wife; THENCE in an easterly direction along the northern line of said State Highway, a distance of 25 feet to a stake; THENCE in a northerly direction parallel with the eastern property line of land now or formerly of James F. Bredbenner and Dorothy V. Bredbenner, his wife, a distance of 250 feet, more or less, to a stake, and lands now or formerly of Leon Whaite; THENCE North 87 degrees 35 minutes West, a distance of 25 feet to the northeastern corner of said lands now or formerly of James F. Bredbenner and Dorothy V. Bredbenner, his wife; THENCE along the said eastern property line of land of said Bredbenner in a southerly direction a distance of 250 feet more or less to said State Highway, the place of BEGINNING.

HAVING thereon erected a dwelling known as 6805 Old Berwick Road, Bloomsburg, PA 17815. Tax Parcel No. 12-03E-043.

BEING THE SAME PREMISES WHICH Jason M. Hibshman, by Deed dated 5/11/01 and recorded 5/18/01 as Columbia County Instrument Number 200104545, granted and conveyed unto David W. Seigfreid. The said David W. Seigfreid died Intestate on 7/14/07, survived by his wife, Sherry Ann Seigfreid. Sherry Ann Seigfreid is the real owner of the subject property pursuant to the Pennsylvania Intestate Succession Statute, 20 Pa.C.S.A. Section 2103.

Parcel # 12-03E-043

NOTARY  
2008 JUN -5 PM 12:15  
CLERK OF ORphans OFFICE  
COLUMBIA COUNTY, PA



MIDFIRST BANK,  
PLAINTIFF  
  
VS.

SHERRY ANN SEIGFREID, KNOWN HEIR OF  
DAVID W. SEIGFREID, DECEASED AND THE  
UNKNOWN HEIRS OF DAVID W. SEIGFREID,  
DECEASED,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2007CV1928

*2008-ED-97*  
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 **6805 OLD BERWICK ROAD BLOOMSBURG, PA 17815**:

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

SHERRY ANN SEIGFREID, KNOWN HEIR OF  
DAVID W. SEIGFREID, DECEASED  
321 B SUMMERHILL ROAD  
BERWICK, PA 18603

THE UNKNOWN HEIRS OF  
DAVID W. SEIGFREID, DECEASED  
6805 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815

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

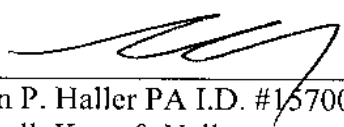
TENANT/OCCUPANT  
6805 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815

Department of Revenue  
Inheritance Tax Division  
Strawberry Square  
Harrisburg, PA 17105

Department of Public Welfare  
TPL Casualty Unit  
Estate Recovery Program  
P.O. Bo 8486  
Willow Oak Building  
Harrisburg, PA 17105-8486

(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 3, 2008

MIDFIRST BANK,  
PLAINTIFF  
  
VS.

SHERRY ANN SEIGFREID, KNOWN HEIR OF  
DAVID W. SEIGFREID, DECEASED AND THE  
UNKNOWN HEIRS OF DAVID W. SEIGFREID,  
DECEASED,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2007CV1928

2008-ED-97  
IN MORTGAGE FORECLOSURE

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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  
6805 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815

Department of Revenue  
Inheritance Tax Division  
Strawberry Square  
Harrisburg, PA 17105

Department of Public Welfare  
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---

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

DATE: June 3, 2008

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): **SHERRY ANN SEIGFREID, KNOWN HEIR OF DAVID W. SEIGFREID, DECEASED AND THE UNKNOWN HEIRS OF DAVID W. SEIGFREID, DECEASED**

Filed to No. **2007CV1928**

*2008-ED-97*

**INSTRUCTIONS**

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

**6805 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:

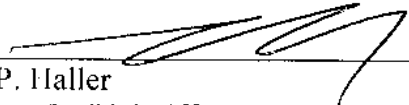
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321 B SUMMERHILL ROAD  
BERWICK, PA 18603**

**THE UNKNOWN HEIRS OF DAVID W. SEIGFREID, DECEASED  
6805 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815**

**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 3, 2008** the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

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

MIDFIRST BANK,  
PLAINTIFF

VS.

SHERRY ANN SEIGFREID, KNOWN HEIR OF  
DAVID W. SEIGFREID, DECEASED AND THE  
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IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2007CV1928

2008-ED-97  
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:

**6805 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. 2007CV1928**

**JUDGMENT AMOUNT \$86,821.10**

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

**SHERRY ANN SEIGFREID, KNOWN HEIR OF DAVID W. SEIGFREID, DECEASED  
AND THE UNKNOWN HEIRS OF DAVID W. SEIGFREID, DECEASED**

**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:**

North Penn Legal Services  
168 East 5<sup>th</sup> 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 THOSE TWO CERTAIN pieces, parcels or tracts of land situate in South Centre Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1: BEGINNING at an iron pin at the intersection of line of lands now or formerly of Eldon Baker and the northern boundary of state highway, Route 4; THENCE North 1 degree 50 minutes West, 241.85 feet to line of land now or formerly of Leon Whaite; THENCE along said Whaite land, South 87 degrees 35 minutes East, 33 feet to an iron pin in line of other lands now or formerly of A. J. Boone and Eva M. Boone, his wife; THENCE along said other lands, South 13 degrees 30 minutes East, 252.85 feet to state highway Route 4 aforesaid; THENCE along highway North 87 degrees 18 minutes West 84 feet to an iron pin, the place of BEGINNING.

TRACT NO. 2: BEGINNING at a point, the intersection of said State Highway and the southeast corner of lands now or formerly of A. J. Boone and Eva M. Boone, his wife; THENCE in an easterly direction along the northern line of said State Highway, a distance of 25 feet to a stake; THENCE in a northerly direction parallel with the eastern property line of land now or formerly of James F. Bredbenner and Dorothy V. Bredbenner, his wife, a distance of 250 feet, more or less, to a stake, and lands now or formerly of Leon Whaite; THENCE North 87 degrees 35 minutes West, a distance of 25 feet to the northeastern corner of said lands now or formerly of James F. Bredbenner and Dorothy V. Bredbenner, his wife; THENCE along the said eastern property line of land of said Bredbenner in a southerly direction a distance of 250 feet more or less to said State Highway, the place of BEGINNING.

HAVING thereon erected a dwelling known as 6805 Old Berwick Road, Bloomsburg, PA 17815. Tax Parcel No. 12-03E-043.

BEING THE SAME PREMISES WHICH Jason M. Hibshman, by Deed dated 5/11/01 and recorded 5/18/01 as Columbia County Instrument Number 200104545, granted and conveyed unto David W. Seigfreid. The said David W. Seigfreid died Intestate on 7/14/07, survived by his wife, Sherry Ann Seigfreid. Sherry Ann Seigfreid is the real owner of the subject property pursuant to the Pennsylvania Intestate Succession Statute, 20 Pa.C.S.A. Section 2103.

Parcel # 12-03E-043

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Parcel # 12-03E-043

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

TRACT NO. 1: BEGINNING at an iron pin at the intersection of line of lands now or formerly of Eldon Baker and the northern boundary of state highway, Route 4; THENCE North 1 degree 50 minutes West, 241.85 feet to line of land now or formerly of Leon Whaite; THENCE along said Whaite land, South 87 degrees 35 minutes East, 33 feet to an iron pin in line of other lands now or formerly of A. J. Boone and Eva M. Boone, his wife; THENCE along said other lands, South 13 degrees 30 minutes East, 252.85 feet to state highway Route 4 aforesaid; THENCE along highway North 87 degrees 18 minutes West 84 feet to an iron pin, the place of BEGINNING.

TRACT NO. 2: BEGINNING at a point, the intersection of said State Highway and the southeast corner of lands now or formerly of A. J. Boone and Eva M. Boone, his wife; THENCE in an easterly direction along the northern line of said State Highway, a distance of 25 feet to a stake; THENCE in a northerly direction parallel with the eastern property line of land now or formerly of James F. Bredbenner and Dorothy V. Bredbenner, his wife, a distance of 250 feet, more or less, to a stake, and lands now or formerly of Leon Whaite; THENCE North 87 degrees 35 minutes West, a distance of 25 feet to the northeastern corner of said lands now or formerly of James F. Bredbenner and Dorothy V. Bredbenner, his wife; THENCE along the said eastern property line of land of said Bredbenner in a southerly direction a distance of 250 feet more or less to said State Highway, the place of BEGINNING.

HAVING thereon erected a dwelling known as 6805 Old Berwick Road, Bloomsburg, PA 17815. Tax Parcel No. 12-03E-043.

BEING THE SAME PREMISES WHICH Jason M. Hibshman, by Deed dated 5/11/01 and recorded 5/18/01 as Columbia County Instrument Number 200104545, granted and conveyed unto David W. Seigfreid. The said David W. Seigfreid died Intestate on 7/14/07, survived by his wife, Sherry Ann Seigfreid. Sherry Ann Seigfreid is the real owner of the subject property pursuant to the Pennsylvania Intestate Succession Statute, 20 Pa.C.S.A. Section 2103.

Parcel # 12-03E-043

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

COMMERCE BANK  
60-184-313  
CHECK NO.  
139135  
CHECK DATE  
06/03/2008

139135

CHECK AMOUNT  
\$1,350.00

PAY One thousand three hundred fifty and NO/100\*\*\*\*\*

TO THE ORDER OF  
COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS



⑈139135⑈ ⑆031301846⑆ 51 320931 2⑈