

# SHERIFF'S SALE COST SHEET

File - Not. John P. Davis, Gary Miller  
 NO. 122-01 ED NO. 1418-01 JD DATE/TIME OF SALE Dec 17 1999

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$150.00	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$25.00	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$24.00	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$5.00	
NOTARY	\$10.00	
TOTAL *****		\$396.50

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$10.00	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$115.00

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$56.00	
TOTAL *****		\$66.00

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	105.81
SCHOOL DIST. 20	\$	2012.36
DELINQUENT 20	\$	336.52
TOTAL *****		\$524.69

MUNICIPAL FEES DUE:		
SEWER 20	\$	175.00
WATER 20	\$	10.00
TOTAL *****		\$185.00

SURCHARGE FEE (DSTE)	\$	110.00
MISC.	\$	0.00
TOTAL *****		\$110.00

TOTAL COSTS (OPENING BID) \$1000.00

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

First Nat. Bank of Ark VS County of Ark

NO. 152-71 ED NO. 152-75 JD

DATE/TIME OF SALE: Jan 10 2000

BID PRICE (INCLUDES COST) \$ 7267.37

POUNDAGE - 2% OF BID \$ 145.34

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 7267.37

PURCHASER(S): First Keystone National Bank

ADDRESS: 111 W. Front St., Berwick, PA 18603

NAMES(S) ON DEED: First Keystone National Bank

PURCHASER(S) SIGNATURE(S): [Signature]

TOTAL DUE: \$ 7267.37

LESS DEPOSIT: \$ 138.00

DOWN PAYMENT: \$ -

TOTAL DUE IN 8 DAYS \$ 7051.37

BULL, BULL & KNECHT, LLP  
ATTORNEY-AT-LAW  
106 MARKET ST.  
BERWICK, PA 18603

29604

60-712/313  
BRANCH 1

DATE Dec 9, 2004

PAY  
TO THE  
ORDER OF

Shcroft, Columbia Corp

\$ 7,857.37

Seven Thousand Eight Hundred Fifty-Seven and 37/100

DOLLARS



FOR Flowers G. Miller

*[Signature]*

⑈029604⑈ ⑆031307125⑆ 01 05575 201⑈

MP

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 November 18, 25 and December 2, 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 2nd day of December 2009.

(Notary Public)  
COMMONWEALTH OF PENNSYLVANIA  
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.



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.

THE FIRST NATIONAL BANK OF BERWICK,  
N/K/A FIRST KEYSTONE NATIONAL BANK

VS.

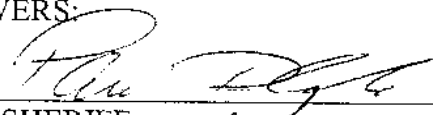
GUY MILLER, JR.

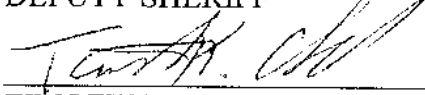
WRIT OF EXECUTION #182 OF 2009 ED

POSTING OF PROPERTY

November 4, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF GUY MILLER, JR. AT 11<sup>TH</sup> & MULBERRY STREETS BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

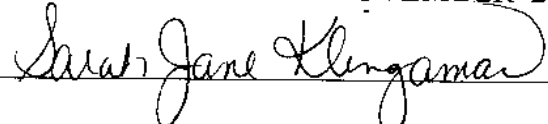
SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 4<sup>TH</sup> DAY OF NOVEMBER 2009

  
\_\_\_\_\_  
SARAH JANE KLINGAMAN

Notarial Seal  
SARAH JANE KLINGAMAN  
Notary Public  
Town of Bloomsburg, Columbia County PA  
My Commission Expires September 30, 2012



November 4, 2009

Timothy T. Chamberlain  
Sheriff of Columbia County  
Court House- P.O. Box 380  
Bloomsburg, PA 17815

**THE FIRST NATIONAL BANK OF BERWICK, N/K/A FIRST  
KEYSTONE NATIONAL BANK**

**VS.**

**GUY E. MILLER, JR.**

**DOCKET # 182ED2009**

**JD # 1418JD2008**

Dear Timothy:

The amount due on the sewer account #139782 for the property located at 11<sup>th</sup>  
and Mulberry Street, Berwick, Pennsylvania through December 31, 2009 is  
\$964.76.

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

Sincerely,

Kelly Noss  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Employer"*

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Provider"*

**1108 Freas Avenue • Berwick, Pennsylvania 18603**

**Phone: (570) 752-8477 • Fax: (570) 752-8479**

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

THE FIRST NATIONAL BANK OF  
BERWICK, N/K/A FIRST KEYSTONE  
NATIONAL BANK

VS

Docket # 182ED2009

MORTGAGE FORECLOSURE

GUY E. MILLER, JR.

AFFIDAVIT OF SERVICE

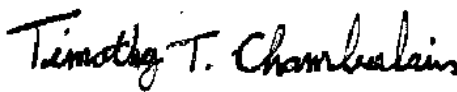
NOW, THIS MONDAY, NOVEMBER 02, 2009, AT 1:45 PM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON GUY MILLER, JR. AT 11TH & MULBERRY STREETS, BERWICK  
BY HANDING TO CARA CVREK, MANAGER-VILLA CAPRI, A TRUE AND ATTESTED COPY  
OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS MONDAY, NOVEMBER 02, 2009

  
NOTARY PUBLIC

Notarial Seal  
SARAH JANE KLINGAMAN  
Notary Public  
Town of Bloomsburg, Columbia County PA  
My Commission Expires September 30, 2012

  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
X  
P. D'ANGELO  
DEPUTY SHERIFF

BULL, BULL & KNECHT  
106 MARKET STREET  
Suite  
BERWICK, PA 18603



# SHERIFF'S SALE

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WEDNESDAY DECEMBER 9, 2010 AT 9:30 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 182 OF 2009 ED AND CIVIL WRIT NO. 1418 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:

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ALL THOSE two pieces or parcels so of land lying and being situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at a point on the easterly side of Mulberry Street a distance of 48.6 feet south of the southerly side of Seventh Street; thence in an easterly direction along the southerly side of Lot NO. 102, a distance of 150 feet to the westerly side of a fifteen (15) foot alley; thence in an easterly direction along the westerly side of said alley, a distance of 47 feet to the northeasterly corner of Lot No. 100; thence in a westerly direction along the northerly side of Lot No. 100 a distance of 150 feet to the easterly side of Mulberry Street; thence in a northerly direction along the easterly side of Mulberry Street a distance of 47 feet to the point or place of beginning.

This description is intended to cover Lot No. 101 of the Jackson and Crispin addition to Berwick.

TRACT NO. 2:

BEGINNING at the southeast corner of Mulberry and Eleventh Street; thence along Mulberry Street in a southerly direction, a distance of 48 feet 6 inches to the corner of Lot No. 101; thence along the same in an easterly direction, parallel with Eleventh Street, a distance of 150 feet to a fifteen (15) foot alley; thence along said alley in a northerly direction a distance of 48 feet 6 inches to Eleventh Street; thence along Eleventh Street in a westerly direction a distance of 150 feet to the place of beginning.

This description is intended to cover and this deed to convey Lot No. 102 in the Jackson and Crispin addition to Berwick.

BEING THE SAME PREMISES conveyed to Guy E. Miller, Jr., by Deed of Guy E. Miller, Jr. and Kimberly S. Miller, his wife, dated May 21, 2004 and recorded in the Columbia County Recorder of Deeds Office of Columbia County on June 3, 2004 to Instrument Number 200406035.

PREMISES IMPROVED WITH a one story commercial building containing a restaurant and bar.

Parcel No. 4B, 03-32.

Pin Number: J7NWI B4 L5.

### 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 in 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.

**If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.**

Plaintiff's Attorney  
Robert Bull  
106 Market Street  
Berwick, PA 18603

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

(Transfer from service label)

7008 1830 0002 2802 0997

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

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

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

A. Signature ☒ Agent  
 B. Received by (Printed Name) ☒ Address  
 C. Date of Delivery ☒ Agent

COMPLETE THIS SECTION ON DELIVERY

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

1. Article Addressed to:

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

SENDER: COMPLETE THIS SECTION

(Transfer from service label)

7008 1830 0002 2802 0973

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

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

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

A. Signature ☒ Agent  
 B. Received by (Printed Name) ☒ Address  
 C. Date of Delivery ☒ Agent

COMPLETE THIS SECTION ON DELIVERY

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

1. Article Addressed to:

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

SENDER: COMPLETE THIS SECTION

(Transfer from service label)

7008 1830 0002 2802 0980

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

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

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

A. Signature ☒ Agent  
 B. Received by (Printed Name) ☒ Address  
 C. Date of Delivery ☒ Agent

COMPLETE THIS SECTION ON DELIVERY

U.S. SMALL BUSINESS ADMINISTRATION  
 PHILADELPHIA DISTRICT OFFICE  
 1150 1ST AVE #1201  
 KING OF PRUSSIA, PA 19104

1. Article Addressed to:

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

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

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

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

Article Addressed to:

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PA American Water Co.  
 852 Wesley Drive  
 Mechanicsburg, PA 17055

COMPLETE THIS SECTION ON DELIVERY

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

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

4. Restricted Delivery? (Extra Fee)

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/29/2009

SERVICE# 1 - OF - 11 SERVICES  
DOCKET # 182ED2009

PLAINTIFF THE FIRST NATIONAL BANK OF BERWICK, N/K/A FIRST  
KEYSTONE NATIONAL BANK

854-4461

DEFENDANT GUY E. MILLER, JR.  
ATTORNEY FIRM BULL, BULL & KNECHT

PERSON/CORP TO SERVED
GUY MILLER, JR.
11TH & MULBERRY STREETS
BERWICK

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON DORA CUREK

RELATIONSHIP MGR. VILLA CDPRI IDENTIFICATION \_\_\_\_\_

DATE 11/02/09 TIME 1345 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

F. OTHER (SPECIFY) \_\_\_\_\_

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
------	------	---------	---------

_____	_____	_____	_____
-------	-------	-------	-------

_____	_____	_____	_____
-------	-------	-------	-------

_____	_____	_____	_____
-------	-------	-------	-------

DEPUTY

[Signature]

DATE 11.02.09

COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 30-OCT-09

FEE: \$5.00

CERT. NO: 6712

MILLER GUY E JR  
ELEVENTH & MULBERRY ST  
BERWICK PA 18603

DISTRICT: BERWICK BORO  
DEED: 20040-6035  
LOCATION: LOT 102  
PARCEL: 04B-03 -032-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	TOTAL	AMOUNT
2008	PRIM	3,229.39	67.13			3,296.52
2007	PRIM	0.00	0.00			0.00
TOTAL DUE :						\$3,296.52

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: January ,2010

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2008

REQUESTED BY:

Timothy T. Chamberlain, Sheriff  
dm.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 10/29/2009

SERVICE# 5 - OF - 11 SERVICES  
DOCKET # 182ED2009

PLAINTIFF THE FIRST NATIONAL BANK OF BERWICK, N/K/A FIRST  
KEYSTONE NATIONAL BANK

DEFENDANT GUY E. MILLER, JR.  
ATTORNEY FIRM BULL, BULL & KNECHT

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Maureen Cole

RELATIONSHIP Customer Service IDENTIFICATION \_\_\_\_\_

DATE 10-30-09 TIME 1455 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 Allison DATE 10-30-09

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/29/2009

SERVICE# 3 - OF - 11 SERVICES  
DOCKET # 182ED2009

PLAINTIFF THE FIRST NATIONAL BANK OF BERWICK, N/K/A FIRST  
KEYSTONE NATIONAL BANK

DEFENDANT GUY E. MILLER, JR.  
ATTORNEY FIRM BULL, BULL & KNECHT

PERSON/CORP TO SERVED
CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE.
BERWICK

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON

Connie

RELATIONSHIP

tax collector

IDENTIFICATION

DATE

10-30-09

TIME

1304

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. Porter

DATE

10-30-09

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/29/2009

SERVICE# 4 - OF - 11 SERVICES  
DOCKET # 182ED2009

PLAINTIFF THE FIRST NATIONAL BANK OF BERWICK, N/K/A FIRST  
KEYSTONE NATIONAL BANK

DEFENDANT GUY E. MILLER, JR.  
ATTORNEY FIRM BULL, BULL & KNECHT

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	MORTGAGE FORECLOSURE
1108 FREAS AVE.	
BERWICK	

SERVED UPON Kelly ~~NAOS~~

RELATIONSHIP C/CL IDENTIFICATION \_\_\_\_\_

DATE 10-30-9 TIME 1335 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 10-30-9



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 10/29/2009

SERVICE# 8 - OF - 11 SERVICES  
DOCKET # 182ED2009

PLAINTIFF THE FIRST NATIONAL BANK OF BERWICK, N/K/A FIRST  
KEYSTONE NATIONAL BANK

DEFENDANT GUY E. MILLER, JR.  
ATTORNEY FIRM BULL, BULL & KNECHT

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Renae Newhart

RELATIONSHIP office manager IDENTIFICATION \_\_\_\_\_

DATE 10-30-09 TIME 1400 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 Gallison DATE 10-30-09

# REAL ESTATE OUTLINE

ED # 100 59

DATE RECEIVED 10-21-07  
DOCKET AND INDEX 10-21-07

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>53243</u>

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

SALE DATE	<u>Dec. 9, 2007</u>	TIME <u>1:00</u>
POSTING DATE	<u>Nov. 4, 07</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Nov. 18</u>	
	2 <sup>ND</sup> WEEK <u>25</u>	
	3 <sup>RD</sup> WEEK <u>Dec. 2, 2007</u>	

# SHERIFF'S SALE

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WEDNESDAY DECEMBER 9, 2010 AT 9:30 AM

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 182 OF 2009 ED AND CIVIL WRIT NO. 1418 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 THOSE two pieces or parcels so of land lying and being situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at a point on the easterly side of Mulberry Street a distance of 48.6 feet south of the southerly side of Seventh Street; thence in an easterly direction along the southerly side of Lot NO. 102, a distance of 150 feet to the westerly side of a fifteen (15) foot alley; thence in an easterly direction along the westerly side of said alley, a distance of 47 feet to the northeasterly corner of Lot No. 100; thence in a westerly direction along the northerly side of Lot No. 100 a distance of 150 feet to the easterly side of Mulberry Street; thence in a northerly direction along the easterly side of Mulberry Street a distance of 47 feet to the point or place of beginning.

This description is intended to cover Lot No. 101 of the Jackson and Crispin addition to Berwick.

TRACT NO. 2:

BEGINNING at the southeast corner of Mulberry and Eleventh Street; thence along Mulberry Street in a southerly direction, a distance of 48 feet 6 inches to the corner of Lot No. 101; thence along the same in an easterly direction, parallel with Eleventh Street, a distance of 150 feet to a fifteen (15) foot alley; thence along said alley in a northerly direction a distance of 48 feet 6 inches to Eleventh Street; thence along Eleventh Street in a westerly direction a distance of 150 feet to the place of beginning.

This description is intended to cover and this deed to convey Lot No. 102 in the Jackson and Crispin addition to Berwick.

BEING THE SAME PREMISES conveyed to Guy E. Miller, Jr., by Deed of Guy E. Miller, Jr. and Kimberly S. Miller, his wife, dated May 21, 2004 and recorded in the Columbia County Recorder of Deeds Office of Columbia County on June 3, 2004 to Instrument Number 200406035.

PREMISES IMPROVED WITH a one story commercial building containing a restaurant and bar.

Parcel No. 4B, 03-32.

Pin Number: J7NWI B4 L5.

### 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 in 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.

**If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.**

Plaintiff's Attorney  
Robert Bull  
106 Market Street  
Berwick, PA 18603

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

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WEDNESDAY DECEMBER 9, 2010 AT 9:30 AM

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This description is intended to cover Lot No. 101 of the Jackson and Crispin addition to Berwick.

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This description is intended to cover and this deed to convey Lot No. 102 in the Jackson and Crispin addition to Berwick.

BEING THE SAME PREMISES conveyed to Guy E. Miller, Jr., by Deed of Guy E. Miller, Jr. and Kimberly S. Miller, his wife, dated May 21, 2004 and recorded in the Columbia County Recorder of Deeds Office of Columbia County on June 3, 2004 to Instrument Number 200406035.

PREMISES IMPROVED WITH a one story commercial building containing a restaurant and bar.

Parcel No. 4B, 03-32.

Pin Number: J7NW1 B4 L5.

### TERMS OF SALE

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REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale in cash, certified check or cashier's check.

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**If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.**

Plaintiff's Attorney  
Robert Bull  
106 Market Street  
Berwick, PA 18603

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

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PREMISES IMPROVED WITH a one story commercial building containing a restaurant and bar.

Parcel No. 4B, 03-32.

Pin Number: J7NWI B4 L5.

## **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.

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**If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.**

Plaintiff's Attorney  
Robert Bull  
106 Market Street  
Berwick, PA 18603

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



# SHERIFF'S SALE

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**If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.**

Plaintiff's Attorney  
Robert Bull  
106 Market Street  
Berwick, PA 18603

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

THE FIRST NATIONAL BANK OF  
BERWICK, n/k/a FIRST KEYSTONE  
NATIONAL BANK,

PLAINTIFF

VS.

GUY E. MILLER, JR.,

DEFENDANT

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: COLUMBIA COUNTY BRANCH, PA

: CIVIL ACTION - LAW

: MORTGAGE FORECLOSURE ACTION

: NO. 1418 CV 2008

: 2009-LD-182

**WRIT OF EXECUTION**

TO: THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs against the above-named  
Defendant, Guy E. Miller, Jr.:

(1) You are directed to levy upon the property of the Defendant and to  
sell his interest therein which property is located at **11<sup>th</sup> & Mulberry Streets,**  
**Berwick, Columbia County, Pennsylvania**, and which is particularly described in  
Instrument Number 200406035, for the **Amount Due \$ 293,599.66**, plus a per diem  
charge at the rate of **\$ 41.80** from April 21, 2008, plus attorneys fees in the  
amount of **\$ 25,084.64**, and costs.

DATED: 10/29, 2009

  
PROTHONOTARY

THE FIRST NATIONAL BANK OF  
BERWICK, n/k/a FIRST KEYSTONE  
NATIONAL BANK,

PLAINTIFF

VS.

GUY E. MILLER, JR.,

DEFENDANT

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: COLUMBIA COUNTY BRANCH, PA  
:  
: CIVIL ACTION - LAW  
: MORTGAGE FORECLOSURE ACTION  
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**WRIT OF EXECUTION**

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DATED: 10/29, 2009

  
PROTHONOTARY

THE FIRST NATIONAL BANK OF	:	IN THE COURT OF COMMON PLEAS
BERWICK, n/k/a FIRST KEYSTONE	:	OF THE 26 <sup>TH</sup> JUDICIAL DISTRICT
NATIONAL BANK,	:	COLUMBIA COUNTY BRANCH, PA
PLAINTIFF	:	
	:	CIVIL ACTION - LAW
VS.	:	MORTGAGE FORECLOSURE ACTION
	:	
GUY E. MILLER, JR.,	:	NO. 1418 CV 2008
DEFENDANT	:	

### **WRIT OF EXECUTION NOTICE**

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that you may have the right to prevent or delay the Sheriff's Sale by filing, before this sale, a petition with the Court to open or strike the judgment against you or to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim to foreclose the mortgage.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition with the Court to strike the judgment.

In addition, you may have the right to petition to set aside the sale for: (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3)

irregularities in sale; or (4) fraud. To exercise this right you should file a petition with the Court after the sale and before the Sheriff has delivered his deed to the property.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU  
DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE  
OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU  
CAN GET LEGAL HELP.**

North Penn Legal Services  
168 East Fifth Street  
Bloomsburg, PA 17815  
(717) 784-8760

LAW OFFICES OF BULL, BULL & KNECHT, LLP

Dated: Oct 13, 2009



---

ROBERT A. BULL, ESQUIRE  
Attorney for Plaintiff  
106 Market Street  
Berwick, PA 18603  
(717) 759-1231  
I.D. # 25892

THE FIRST NATIONAL BANK OF	:	IN THE COURT OF COMMON PLEAS
BERWICK, n/k/a FIRST KEYSTONE	:	OF THE 26 <sup>TH</sup> JUDICIAL DISTRICT
NATIONAL BANK,	:	COLUMBIA COUNTY BRANCH, PA
PLAINTIFF	:	
	:	CIVIL ACTION - LAW
VS.	:	MORTGAGE FORECLOSURE ACTION
	:	
GUY E. MILLER, JR.,	:	NO. 1418 CV 2008
DEFENDANT	:	

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North Penn Legal Services  
168 East Fifth Street  
Bloomsburg, PA 17815  
(717) 784-8760

LAW OFFICES OF BULL, BULL & KNECHT, LLP

Dated: Oct 13, 2009



---

ROBERT A. BULL, ESQUIRE  
Attorney for Plaintiff  
106 Market Street  
Berwick, PA 18603  
(717) 759-1231  
I.D. # 25892



THE FIRST NATIONAL BANK OF  
BERWICK, n/k/a FIRST KEYSTONE  
NATIONAL BANK,  
PLAINTIFF

VS.

GUY E. MILLER, JR.,  
DEFENDANT

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: COLUMBIA COUNTY BRANCH, PA  
:  
: CIVIL ACTION - LAW  
: MORTGAGE FORECLOSURE ACTION  
:  
: NO. 1418 CV 2008  
:

**NOTICE OF SHERIFF'S SALE**  
**OF REAL ESTATE**

TO: MR. GUY E. MILLER, JR.  
11<sup>TH</sup> & MULBERRY STREETS  
BERWICK, PA 18603

Guy E. Miller, Jr. , Defendant herein and owner of the Real Estate  
hereinafter described:

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned Writ of  
Execution issued under the above-captioned Judgment, directed to the Sheriff  
of Columbia County, there will be exposed to public sale, by vendue or outcry  
to the highest and best bidders, for cash, in the Courthouse, in the Town of  
Bloomsburg, Columbia County, Pennsylvania, on \_\_\_\_\_, 2009, at  
\_\_\_\_\_ o'clock A.M., eastern time, in the forenoon of the said day, all your  
right, title and interest in and to ALL that certain piece or parcel of land situate  
at **11<sup>th</sup> & Mulberry Streets, Berwick Borough**, Columbia County, Pennsylvania, the  
same more particularly described in Exhibit "A", attached hereto and

incorporated herein.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed thereto within ten (10) days thereafter.

LAW OFFICES OF  
BULL, BULL & KNECHT, LLP

Dated: October 13, 2009

  
\_\_\_\_\_  
ROBERT A. BULL, ESQUIRE  
Attorney for Plaintiff  
106 Market Street  
Berwick, PA 18603  
(717) 759-1231  
I.D. # 25892

## EXHIBIT "A"

ALL THOSE two pieces or parcels so of land lying and being situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

### TRACT NO. 1:

BEGINNING at a point on the easterly side of Mulberry Street a distance of 48.6 feet south of the southerly side of Eleventh Street; thence in an easterly direction along the southerly side of Lot NO. 102, a distance of 150 feet to the westerly side of a fifteen (15) foot alley; thence in an easterly direction along the westerly side of said alley, a distance of 47 feet to the northeasterly corner of Lot No. 100; thence in a westerly direction along the northerly side of Lot No. 100 a distance of 150 feet to the easterly side of Mulberry Street; thence in a northerly direction along the easterly side of Mulberry Street a distance of 47 feet to the point or place of beginning.

This description is intended to cover Lot No. 101 of the Jackson and Crispin addition to Berwick.

### TRACT NO. 2:

BEGINNING at the southeast corner of Mulberry and Eleventh Street; thence along Mulberry Street in a southerly direction, a distance of 48 feet 6 inches to the corner of Lot No. 101; thence along the same in an easterly direction, parallel with Eleventh Street, a distance of 150 feet to a fifteen (15) foot alley; thence along said alley in a northerly direction a distance of 48 feet 6 inches to Eleventh Street; thence along Eleventh Street in a westerly direction a distance of 150 feet to the place of beginning.

This description is intended to cover and this deed to convey Lot No. 102 in the Jackson and Crispin addition to Berwick.

BEING THE SAME PREMISES conveyed to Guy E. Miller, Jr., by Deed of Guy E. Miller, Jr. and Kimberly S. Miller, his wife, dated May 21, 2004 and recorded in the Columbia County Recorder of Deeds Office of Columbia County on June 3, 2004 to Instrument Number 200406035.

**PREMISES IMPROVED WITH** a one story commercial building containing a restaurant and bar.

**Parcel No. 4B, 03-32.**

**Pin Number: J7NW1 B4 L5.**

### **SHERIFF'S SALE DESCRIPTION.**

By virtue of a Writ of Execution No. \_\_\_\_\_ of 2009, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_.m., in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

ALL THOSE two pieces or parcels so of land lying and being situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**TRACT NO. 1:**

BEGINNING at a point on the easterly side of Mulberry Street a distance of 48.6 feet south of the southerly side of Eleventh Street; thence in an easterly direction along the southerly side of Lot NO. 102, a distance of 150 feet to the westerly side of a fifteen (15) foot alley; thence in an easterly direction along the westerly side of said alley, a distance of 47 feet to the northeasterly corner of Lot No. 100; thence in a westerly direction along the northerly side of Lot No. 100 a distance of 150 feet to the easterly side of Mulberry Street; thence in a northerly direction along the easterly side of Mulberry Street a distance of 47 feet to the point or place of beginning.

This description is intended to cover Lot No. 101 of the Jackson and Crispin addition to Berwick.

**TRACT NO. 2:**

BEGINNING at the southeast corner of Mulberry and Eleventh Street; thence along Mulberry Street in a southerly direction, a distance of 48 feet 6 inches to the corner of Lot No. 101; thence along the same in an easterly direction, parallel with Eleventh Street, a distance of 150 feet to a fifteen (15) foot alley; thence along said alley in a northerly direction a distance of 48 feet 6 inches to Eleventh Street; thence along Eleventh Street in a westerly direction a distance of 150 feet to the place of beginning.

This description is intended to cover and this deed to convey Lot No. 102 in the Jackson and Crispin addition to Berwick.

BEING THE SAME PREMISES conveyed to Guy E. Miller, Jr., by Deed of Guy E. Miller, Jr. and Kimberly S. Miller, his wife, dated May 21, 2004 and recorded in the Columbia County Recorder of Deeds Office of Columbia County on June 3, 2004 to Instrument Number 200406035.

**PREMISES IMPROVED WITH** a one story commercial building containing a restaurant and bar.

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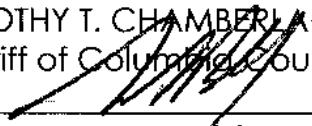
**Pin Number: J7NW1 B4 L5.**

**NOTICE IS HEREBY GIVEN** to all claimants and parties in interest that the Sheriff will within thirty (30) 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 (10) days thereafter.

**SEIZED AND TAKEN** into execution at the suit of The First National Bank of Berwick against Defendant, Guy E. Miller, Jr., and will be sold by:

Dated: October 13, 2009

TIMOTHY T. CHAMBERLAIN  
Sheriff of Columbia County

  
\_\_\_\_\_  
ROBERT A. BULL, ESQUIRE  
Attorney for Plaintiff

### **SHERIFF'S SALE DESCRIPTION.**

By virtue of a Writ of Execution No. \_\_\_\_\_ of 2009, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_.m., in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

ALL THOSE two pieces or parcels so of land lying and being situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**TRACT NO. 1:**

BEGINNING at a point on the easterly side of Mulberry Street a distance of 48.6 feet south of the southerly side of Eleventh Street; thence in an easterly direction along the southerly side of Lot NO. 102, a distance of 150 feet to the westerly side of a fifteen (15) foot alley; thence in an easterly direction along the westerly side of said alley, a distance of 47 feet to the northeasterly corner of Lot No. 100; thence in a westerly direction along the northerly side of Lot No. 100 a distance of 150 feet to the easterly side of Mulberry Street; thence in a northerly direction along the easterly side of Mulberry Street a distance of 47 feet to the point or place of beginning.

This description is intended to cover Lot No. 101 of the Jackson and Crispin addition to Berwick.

**TRACT NO. 2:**

BEGINNING at the southeast corner of Mulberry and Eleventh Street; thence along Mulberry Street in a southerly direction, a distance of 48 feet 6 inches to the corner of Lot No. 101; thence along the same in an easterly direction, parallel with Eleventh Street, a distance of 150 feet to a fifteen (15) foot alley; thence along said alley in a northerly direction a distance of 48 feet 6 inches to Eleventh Street; thence along Eleventh Street in a westerly direction a distance of 150 feet to the place of beginning.

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**PREMISES IMPROVED WITH** a one story commercial building containing a restaurant and bar.

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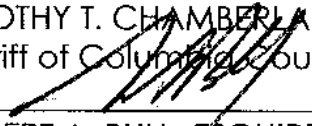
**Pin Number: J7NW1 B4 L5.**

**NOTICE IS HEREBY GIVEN** to all claimants and parties in interest that the Sheriff will within thirty (30) 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 (10) days thereafter.

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Dated: October 13, 2009

TIMOTHY T. CHAMBERLAIN  
Sheriff of Columbia County

  
\_\_\_\_\_  
ROBERT A. BULL, ESQUIRE  
Attorney for Plaintiff

### **SHERIFF'S SALE DESCRIPTION.**

By virtue of a Writ of Execution No. \_\_\_\_\_ of 2009, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_.m., in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

ALL THOSE two pieces or parcels so of land lying and being situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**TRACT NO. 1:**

BEGINNING at a point on the easterly side of Mulberry Street a distance of 48.6 feet south of the southerly side of Eleventh Street; thence in an easterly direction along the southerly side of Lot NO. 102, a distance of 150 feet to the westerly side of a fifteen (15) foot alley; thence in an easterly direction along the westerly side of said alley, a distance of 47 feet to the northeasterly corner of Lot No. 100; thence in a westerly direction along the northerly side of Lot No. 100 a distance of 150 feet to the easterly side of Mulberry Street; thence in a northerly direction along the easterly side of Mulberry Street a distance of 47 feet to the point or place of beginning.

This description is intended to cover Lot No. 101 of the Jackson and Crispin addition to Berwick.

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**PREMISES IMPROVED WITH** a one story commercial building containing a restaurant and bar.

**Parcel No. 4B, 03-32.**

**Pin Number: J7NW1 B4 L5.**



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Dated: October 13, 2009

TIMOTHY T. CHAMBERLAIN  
Sheriff of Columbia County

\_\_\_\_\_  
ROBERT A. BULL, ESQUIRE  
Attorney for Plaintiff

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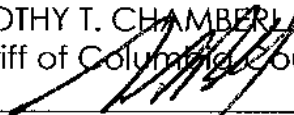
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Dated: October 13, 2009

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Sheriff of Columbia County

  
\_\_\_\_\_  
ROBERT A. BULL, ESQUIRE  
Attorney for Plaintiff

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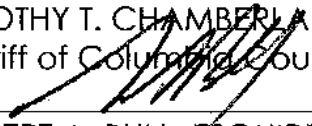
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**SEIZED AND TAKEN** into execution at the suit of The First National Bank of Berwick against Defendant, Guy E. Miller, Jr., and will be sold by:

Dated: October 13, 2009

TIMOTHY T. CHAMBERLAIN  
Sheriff of Columbia County

  
ROBERT A. BULL, ESQUIRE  
Attorney for Plaintiff

THE FIRST NATIONAL BANK OF  
BERWICK, n/k/a FIRST KEYSTONE  
NATIONAL BANK,

PLAINTIFF

VS.

GUY E. MILLER, JR.,

DEFENDANT

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: COLUMBIA COUNTY BRANCH, PA  
:  
: CIVIL ACTION - LAW  
: MORTGAGE FORECLOSURE ACTION  
:  
: NO. 1418 CV 2008  
:

**AFFIDAVIT OF LAST KNOWN ADDRESS**

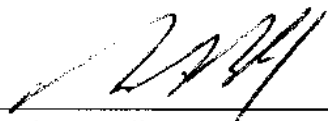
COMMONWEALTH OF PENNSYLVANIA :

: SS

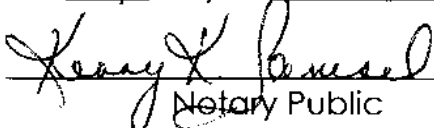
COUNTY OF COLUMBIA :

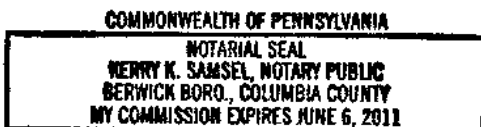
ROBERT A. BULL, ESQUIRE, being duly sworn according to law, does depose and say that he is the Attorney for the Plaintiff and that he makes this Affidavit on the Plaintiff's behalf and that he is authorized to do so on behalf of the Plaintiff; and that to the best of his knowledge, information and belief, the name and last known address of the Defendant in the above captioned judgment is:

GUY E. MILLER, JR.  
11<sup>TH</sup> & MULBERRY STREETS  
BERWICK, PA 18603

  
Robert A. Bull, Esquire

Sworn to and subscribed to before me  
this 13 day of October, 2009

  
Notary Public



THE FIRST NATIONAL BANK OF  
BERWICK, n/k/a FIRST KEYSTONE  
NATIONAL BANK,

PLAINTIFF

VS.

GUY E. MILLER, JR.,

DEFENDANT

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: COLUMBIA COUNTY BRANCH, PA  
:  
: CIVIL ACTION - LAW  
: MORTGAGE FORECLOSURE ACTION  
:  
: NO. 1418 CV 2008  
:

**AFFIDAVIT OF LAST KNOWN ADDRESS**

COMMONWEALTH OF PENNSYLVANIA :

: SS


COUNTY OF COLUMBIA :

ROBERT A. BULL, ESQUIRE, being duly sworn according to law, does depose and say that he is the Attorney for the Plaintiff and that he makes this Affidavit on the Plaintiff's behalf and that he is authorized to do so on behalf of the Plaintiff; and that to the best of his knowledge, information and belief, the name and last known address of the Defendant in the above captioned judgment is:

GUY E. MILLER, JR.  
11<sup>TH</sup> & MULBERRY STREETS  
BERWICK, PA 18603

  
Robert A. Bull, Esquire

Sworn to and subscribed to before me  
this 13 day of October, 2009

  
Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

KERRY K. SAMSEL, NOTARY PUBLIC  
BERWICK BORO., COLUMBIA COUNTY  
MY COMMISSION EXPIRES JUNE 6, 2011

THE FIRST NATIONAL BANK OF	:	IN THE COURT OF COMMON PLEAS
BERWICK, n/k/a FIRST KEYSTONE	:	OF THE 26 <sup>TH</sup> JUDICIAL DISTRICT
NATIONAL BANK,	:	COLUMBIA COUNTY BRANCH, PA
PLAINTIFF	:	
	:	CIVIL ACTION - LAW
VS.	:	MORTGAGE FORECLOSURE ACTION
	:	
GUY E. MILLER, JR.,	:	NO. 1418 CV 2008
DEFENDANT	:	

**AFFIDAVIT OF NON-MILITARY SERVICE AND  
CERTIFICATION OF LAST KNOWN ADDRESS  
OF DEFENDANT AND PLAINTIFF**

\*\*\*\*\*

COMMONWEALTH OF PENNSYLVANIA	:
	: SS
COUNTY OF COLUMBIA	:

Lee A. Hess, being duly sworn according to law, does depose and say that he did, upon request of First Keystone National Bank, f/k/a The First National Bank of Berwick, Pennsylvania investigate the status of Defendant, Guy E. Miller, Jr., the above-captioned Defendant with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that he made such investigation personally and has been informed and your affiant avers they are not now, nor were they within a period of three months last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Civil Relief Act of 1940; and that the last known address of said Defendant, Guy E. Miller, Jr. is **11<sup>th</sup> & Mulberry Streets, Berwick, Columbia County, Pennsylvania;** and the address of

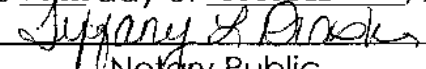


the above Plaintiff is 111 West Front Street, Berwick, PA 18603.

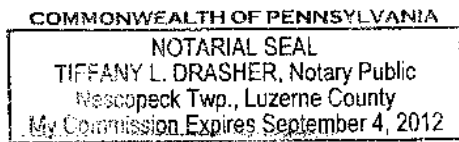


Lee A. Hess,  
Collection Manager

Sworn to and subscribed to before me  
this 19th day of October, 2009

  
\_\_\_\_\_  
Notary Public

My Commission Expires:



THE FIRST NATIONAL BANK OF	:	IN THE COURT OF COMMON PLEAS
BERWICK, n/k/a FIRST KEYSTONE	:	OF THE 26 <sup>TH</sup> JUDICIAL DISTRICT
NATIONAL BANK,	:	COLUMBIA COUNTY BRANCH, PA
PLAINTIFF	:	
	:	CIVIL ACTION - LAW
VS.	:	MORTGAGE FORECLOSURE ACTION
	:	
GUY E. MILLER, JR.,	:	NO. 1418 CV 2008
DEFENDANT	:	


**AFFIDAVIT OF NON-MILITARY SERVICE AND  
CERTIFICATION OF LAST KNOWN ADDRESS  
OF DEFENDANT AND PLAINTIFF**

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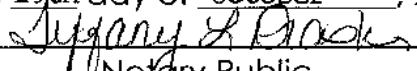
COMMONWEALTH OF PENNSYLVANIA	:
	: SS
COUNTY OF COLUMBIA	:

Lee A. Hess, being duly sworn according to law, does depose and say that he did, upon request of First Keystone National Bank, f/k/a The First National Bank of Berwick, Pennsylvania investigate the status of Defendant, Guy E. Miller, Jr., the above-captioned Defendant with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that he made such investigation personally and has been informed and your affiant avers they are not now, nor were they within a period of three months last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Civil Relief Act of 1940; and that the last known address of said Defendant, Guy E. Miller, Jr. is **11<sup>th</sup> & Mulberry Streets, Berwick, Columbia County, Pennsylvania**; and the address of

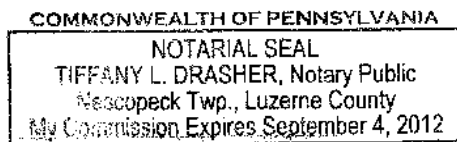
the above Plaintiff is 111 West Front Street, Berwick, PA 18603.

  
\_\_\_\_\_  
Lee A. Hess,  
Collection Manager

Sworn to and subscribed to before me  
this 19th day of October, 2009

  
\_\_\_\_\_  
Notary Public

My Commission Expires:



THE FIRST NATIONAL BANK OF  
BERWICK, n/k/a FIRST KEYSTONE  
NATIONAL BANK,

PLAINTIFF

VS.

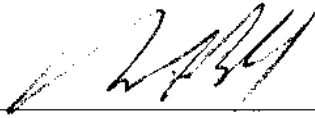
GUY E. MILLER, JR.,

DEFENDANT

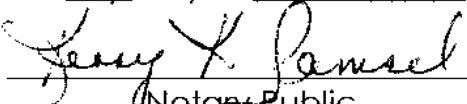
: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
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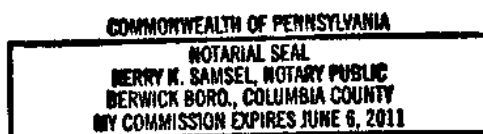
**WATCHMAN RELEASE FORM**

I, ROBERT A. BULL, ESQUIRE, being duly sworn according to law, depose  
and say that I am the Attorney for the Plaintiff, that I make this waiver on behalf  
of the within Plaintiff, First Keystone National Bank, f/k/a The First National Bank of  
Berwick, and being authorized so to do, waive the right to the placing of a  
Watchman and/or insurance on the property located at **11<sup>th</sup> & Mulberry Streets,**  
**Berwick Borough,** Columbia County, Pennsylvania, in the above mortgage  
foreclosure action.

  
\_\_\_\_\_  
ROBERT A. BULL, ESQUIRE

Sworn to and subscribed to before  
this 13 day of October, 2009

  
\_\_\_\_\_  
Notary Public



THE FIRST NATIONAL BANK OF  
BERWICK, n/k/a FIRST KEYSTONE  
NATIONAL BANK,

PLAINTIFF

VS.

GUY E. MILLER, JR.,

DEFENDANT

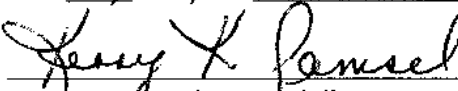
: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: COLUMBIA COUNTY BRANCH, PA  
:  
: CIVIL ACTION - LAW  
: MORTGAGE FORECLOSURE ACTION  
:  
: NO. 1418 CV 2008  
:

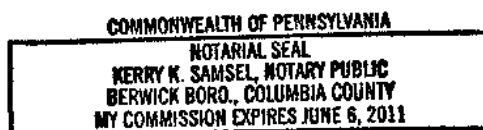
**WATCHMAN RELEASE FORM**

I, ROBERT A. BULL, ESQUIRE, being duly sworn according to law, depose  
and say that I am the Attorney for the Plaintiff, that I make this waiver on behalf  
of the within Plaintiff, First Keystone National Bank, f/k/a The First National Bank of  
Berwick, and being authorized so to do, waive the right to the placing of a  
Watchman and/or insurance on the property located at **11<sup>th</sup> & Mulberry Streets,**  
**Berwick Borough**, Columbia County, Pennsylvania, in the above mortgage  
foreclosure action.

  
\_\_\_\_\_  
ROBERT A. BULL, ESQUIRE

Sworn to and subscribed to before  
this 13 day of October, 2009

  
\_\_\_\_\_  
Notary Public



THE FIRST NATIONAL BANK OF	:	IN THE COURT OF COMMON PLEAS
BERWICK, n/k/a FIRST KEYSTONE	:	OF THE 26 <sup>TH</sup> JUDICIAL DISTRICT
NATIONAL BANK,	:	COLUMBIA COUNTY BRANCH, PA
PLAINTIFF	:	
	:	CIVIL ACTION - LAW
VS.	:	MORTGAGE FORECLOSURE ACTION
	:	
GUY E. MILLER, JR.,	:	NO. 1418 CV 2008
DEFENDANT	:	

**AFFIDAVIT PURSUANT TO RULE 3129.1**

First Keystone National Bank, f/k/a The First National Bank of Berwick, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **11<sup>th</sup> & Mulberry Street, Berwick, Columbia County, Pennsylvania**, the same being more particularly described in Exhibit "A", attached.

**1. Name and address of Owner or Reputed Owner:**

Guy E. Miller, Jr.  
11<sup>th</sup> & Mulberry Streets  
Berwick, PA 18603

**2. Name and address of Defendant in Judgment:**

Guy E. Miller, Jr.  
11<sup>th</sup> & Mulberry Streets  
Berwick, PA 18603

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

First Keystone National Bank f/k/a  
The First National Bank of Berwick  
111 West Front Street  
Berwick, PA 18603

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

The First National Bank of Berwick  
111 West Front Street  
Berwick, PA 18603  
(Instr. # 200406036)

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

First Keystone National Bank f/k/a  
The First National Bank of Berwick  
111 West Front Street  
Berwick, PA 18603

**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:**

N/A

**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:**

Connie C. Ginger  
Berwick Borough Tax Collector  
1615 Lincoln Avenue  
Berwick, PA 18603

Columbia County Tax Claim Bureau  
P.O. Box 380  
Berwick, PA 18603

Berwick Area Joint Sewer Authority  
1108 Freas Avenue  
Berwick, PA 18603

Domestic Relations  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

PA American Water Co.  
852 Wesley Drive  
Mechanicsburg, PA 17055

Our records indicated that you may hold a mortgage, judgment, lien, leasehold or other interest in the property subject to the Sheriff Sale which may be extinguished by the sale. You may wish to attend the sale to protect your interest. The Sheriff Sale is to satisfy the judgment in mortgage foreclosure obtained by First Keystone National Bank, f/k/a The First National Bank of Berwick, PA on October 9, 2009 **in the amount of \$293,599.66 plus per diem at the rate of \$41.80 from April 21, 2008, and attorneys fees of \$ 25,084.64.**

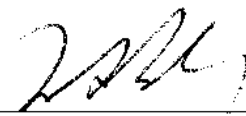
A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff but no later than thirty (30) days after the Sale. Distribution will be made in accordance with the schedule, unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

**YOUR LIEN OR INTEREST IN THIS PROPERTY MAY BE LOST OR OTHERWISE AFFECTED ADVERSELY BY THIS SHERIFF SALE. A LAWYER CAN ADVISE YOU MORE SPECIFICALLY HOW YOUR RIGHTS MAY BE AFFECTED.**

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.

BULL, BULL & KNECHT, LLP

Dated: October 13, 2009

  
Robert A. Bull  
Attorney for Plaintiff



## EXHIBIT "A"

ALL THOSE two pieces or parcels so of land lying and being situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

### TRACT NO. 1:

BEGINNING at a point on the easterly side of Mulberry Street a distance of 48.6 feet south of the southerly side of Eleventh Street; thence in an easterly direction along the southerly side of Lot NO. 102, a distance of 150 feet to the westerly side of a fifteen (15) foot alley; thence in an easterly direction along the westerly side of said alley, a distance of 47 feet to the northeasterly corner of Lot No. 100; thence in a westerly direction along the northerly side of Lot No. 100 a distance of 150 feet to the easterly side of Mulberry Street; thence in a northerly direction along the easterly side of Mulberry Street a distance of 47 feet to the point or place of beginning.

This description is intended to cover Lot No. 101 of the Jackson and Crispin addition to Berwick.

### TRACT NO. 2:

BEGINNING at the southeast corner of Mulberry and Eleventh Street; thence along Mulberry Street in a southerly direction, a distance of 48 feet 6 inches to the corner of Lot No. 101; thence along the same in an easterly direction, parallel with Eleventh Street, a distance of 150 feet to a fifteen (15) foot alley; thence along said alley in a northerly direction a distance of 48 feet 6 inches to Eleventh Street; thence along Eleventh Street in a westerly direction a distance of 150 feet to the place of beginning.

This description is intended to cover and this deed to convey Lot No. 102 in the Jackson and Crispin addition to Berwick.

BEING THE SAME PREMISES conveyed to Guy E. Miller, Jr., by Deed of Guy E. Miller, Jr. and Kimberly S. Miller, his wife, dated May 21, 2004 and recorded in the Columbia County Recorder of Deeds Office of Columbia County on June 3, 2004 to Instrument Number 200406035.

**PREMISES IMPROVED WITH** a one story commercial building containing a restaurant and bar.

**Parcel No. 4B, 03-32.**

**Pin Number: J7NW1 B4 L5.**

THE FIRST NATIONAL BANK OF	:	IN THE COURT OF COMMON PLEAS
BERWICK, n/k/a FIRST KEYSTONE	:	OF THE 26 <sup>TH</sup> JUDICIAL DISTRICT
NATIONAL BANK,	:	COLUMBIA COUNTY BRANCH, PA
PLAINTIFF	:	
	:	CIVIL ACTION - LAW
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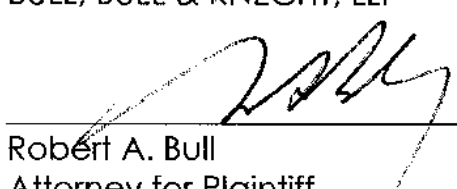
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BULL, BULL & KNECHT, LLP

Dated: October 13, 2009

  
Robert A. Bull  
Attorney for Plaintiff

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This description is intended to cover Lot No. 101 of the Jackson and Crispin addition to Berwick.

**TRACT NO. 2:**

BEGINNING at the southeast corner of Mulberry and Eleventh Street; thence along Mulberry Street in a southerly direction, a distance of 48 feet 6 inches to the corner of Lot No. 101; thence along the same in an easterly direction, parallel with Eleventh Street, a distance of 150 feet to a fifteen (15) foot alley; thence along said alley in a northerly direction a distance of 48 feet 6 inches to Eleventh Street; thence along Eleventh Street in a westerly direction a distance of 150 feet to the place of beginning.

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**PREMISES IMPROVED WITH** a one story commercial building containing a restaurant and bar.

**Parcel No. 4B, 03-32.**

**Pin Number: J7NW1 B4 L5.**

**FIRST KEYSTONE NATIONAL BANK**

POST OFFICE BOX 289  
BERWICK, PENNSYLVANIA 18603

60-712/313

53243

10/23/09

\*\*\*\*\*\$1,350.00

**PAY** \*\*One Thousand Three Hundred Fifty & 00/100 USD  
TO THE  
ORDER  
OF

COLUMBIA COUNTY SHERIFF

**EXPENSE CHECK**



⑈053243⑈ ⑆031307125⑆ 50 00100 2 59⑈