# SHERIFF'S SALE COST SHEET

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NO. 61-81 ED	NO. <u>∂/5∂ 08</u> .	ID DATE/TIM	ME OF SALE_	Stayiod	
DOCKET/RETURN		\$15.00		/	
SERVICE PER DEF.		\$ 130,00			
LEVY (PER PARCEL		\$15.00			
MAILING COSTS		\$ 35,50			
ADVERTISING SALE	BILLS & COPIES	\$17.50			
ADVERTISING SALE	(NEWSPAPER)	\$15.00			
MILEAGE	,	\$ 6,00			
POSTING HANDBILL		\$15.00			
CRYING/ADJOURN S	SALE	\$10.00			
SHERIFF'S DEED		\$35.00			
TRANSFER TAX FOR		\$25:00			
DISTRIBUTION FORM	M	\$ <del>25.00</del> -			
COPIES NOTARY		\$ 6,00			
	OTAL *******	\$ <u>/</u> \$	C 19 10 10 10 10 10 10 10 10 10 10 10 10 10		
1	OTAL		<u>3 2 3 3 3 3 4 5 4 5 4 5 4 5 4 5 4 5 4 5 4 5</u>		
WEB POSTING		\$150.00			
PRESS ENTERPRISE	INC.	\$ 218,16			
SOLICITOR'S SERVIO	CES	\$75 00			
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WATER	20 20 TOTAL *******	\$			
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GOLDBECK McCAFFERTY & McKEEVER A PROFESSIONAL CORPORATION SUITE 5000 - MELLON INDEPENDENCE CENTER 701 MARKET STREET PHILADELPHIA, PA 19106-1532 (215) 627-1322 FAX (215) 627-7734

August 11, 2009

Columbia

Timothy T. Chamberlain SHERIFF OF COLUMBIA COUNTY Sheriff's Office PO Box 380 Bloomsburg, PA 17815 FAX 570-389-5625

BOOK WRIT

RE:

US BANK NA AS TRUSTEE FOR MLMI SURF TRUST SERIES 2006-BC 5

VS.

WADE MILLER and LINDA M. MILLER

Term No. 2008-CV-2152

Property address:

242 Leonard Street Bloomsburg, PA 17815

Shcriff's Sale Date: August 19, 2009

Dear Şir/Madam:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. I collected \$0.00 towards my client's debt.

Thank you for your cooperation.

Very truly yours,

MICHAEL T. MCKEEVER

MTM/tp

¢c;

Donna Kalb

WILSHIRE CREDIT CORPORATION

# 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 May 6, 13, 20, 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 m	ne this 2009 2009
	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.
_	



PHONE (570) 389-5622

24 HOUR PHONE (570) 784-4300

Friday, March 27, 2009

MARY WARD-TAX COLLECTOR 2ND STREET BLOOMSBURG, PA 17815-

US BANK NA AS TRUSTEE FOR MLMI SURF TRUST SERIES 2006-BC 5 VS WADE MILLER LINDA M. MILLER

**DOCKET** # 61ED2009

JD# 2152JD2008

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain Sheriff of Columbia County

Timothy T. Chambalain

# GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever Attorney I.D.#56129 Suite 5000 - Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532 215-825-6318 Attorney for Plaintiff

US BANK NA AS TRUSTEE FOR MLMI SURF TRUST

SERIES 2006-BC 5

14523 SW Millikan Way

Suite 200

Beaverton, OR 97005

Plaintiff

WADE MILLER LINDA M. MILLER Mortgagor(s) and Record Owner(s)

242 Leonard Street Bloomsburg, PA 17815 VS.

ACTION OF MORTGAGE FORECLOSURE

CIVIL ACTION - LAW

IN THE COURT OF COMMON PLEAS

of Columbia County

Term No. 2008-CV-2152

Defendant(s)

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

# NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO:

MILLER, WADE

**WADE MILLER** 

242 Leonard Street Bloomsburg, PA 17815

Your house at 242 Leonard Street, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on May 27, 2009 10:00 am, at XXXXXIII, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$107,486.62 obtained by US BANK NA AS TRUSTEE FOR MLMI SURF TRUST SERIES 2006-BC 5 against you.

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

To prevent this Sheriff's Sale you must take immediate action:

- The sale will be cancelled if you pay to US BANK NA AS TRUSTEE FOR MLMI SURF TRUST SERIES 2006-BC 5, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311.
- You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

- 3. You may also be able to stop the sale through other legal proceedings.
- 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

# YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.

- 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid price by calling the Sheriff of Columbia County at 570-389-5622.
- You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
- 3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.
- 4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
- 5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
- 6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
- 7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375
NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
717-784-8760

# Resources available for Homeowners in Foreclosure

#### **ACT NOW!**

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 800-692-7375 or 717-784-8760.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website <u>www.hud.gov</u> for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <a href="http://www.phfa.org/consumers/homeowners/real.aspx">http://www.phfa.org/consumers/homeowners/real.aspx</a>.
- 5). Call the Plaintiff (your lender) at 800-776-0100 and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at <a href="mailto:homeretention@goldbecklaw.com">homeretention@goldbecklaw.com</a>. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorncy in charge of our firm's Homeowner Retention Department is Courtenay Dunn who can be reached at 215-825-6311 or Fax: 215-825-6411. Please reference our Attorney File Number of 75933FC.

Para informacion en espanol puede communicarse con Loretta al 215-825-6344.

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# GOLDBECK McCAFFERTY & McKEEVER A PROFESSIONAL CORPORATION SUITE 5000 - MELLON INDEPENDENCE CENTER 701 MARKET STREET PHILADELPHIA, PA 19106-1532

(215) 627-1322 FAX (215) 627-7734

April 30, 2009

Columbia

Timothy T. Chamberlain SHERIFF OF COLUMBIA COUNTY Sheriff's Office PO Box 380 Bloomsburg, PA 17815 FAX: 570-389-5625

RE:

US BANK NA AS TRUSTEE FOR MLMI SURF TRUST SERIES 2006-BC 5

VS.

WADE MILLER and LINDA M. MILLER

Term No. 2008-CV-2152

Property address:

242 Leonard Street Bloomsburg, PA 17815

Sheriff's Sale Date: May 27, 2009

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for May 27, 2009 to August 19, 2009.

Thank you for your cooperation.

Very truly yours,

Michael T. McKeever

MTM/KCH

# GOLDBECK McCAFFERTY & McKEEVER

A PROFESSIONAL CORPORATION
SUITE 5000 MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.GOLDBECKLAW.COM

May 4, 2009

SHERIFF OF COLUMBIA COUNTY Sheriff's Office PO Box 380 Bloomsburg, PA 17815

RE: No. 2008-CV-2152

WADE MILLER and LINDA M. MILLER

Real Estate Division:

The above case may be sold on May 27, 2009. It has been properly served in accordance with Rule 3129.

Very truly yours,

GOLDBECK McCAFFERTY & McKEEVER

By: Antoniette Black, Manager

Phone: (215) 825-6347 (direct dial)

Fax: (215) 825-6447

Email: ablack@goldbecklaw.com

GOLDBECK McCAFFERTY & McKEEVER BY: Michael T. McKeever Attorney I.D.#56129 Suite 5000 - Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532 215-627-1322 Attorney for Plaintiff

75933FC CF: 12/08/2008 SD: 08/19/2009

\$107,486.62

#### IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term No. 2008-CV-2152

US BANK NA AS TRUSTEE FOR MLMI SURF TRUST SERIES 2006-BC 5

14523 SW Millikan Way

Suite 200

Beaverton, OR 97005

Plaintiff

VS.

WADE MILLER LINDA M. MILLER Mortgagor(s) and Record Owner(s)

242 Leonard Street Bloomsburg, PA 17815

Defendant(s)

# AMENDED CERTIFICATE OF SERVICE PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)

Michael T. McKeever, Esquire, Attorney for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

€0	Personal Service by the Sheriff's Office/empetent-adult (copy of return attached).
lpha	Certified mail by Michael T. McKeever (original green Postal return receipt attached).
( )	Certified mail by Sheriff's Office.
( )	Ordinary mail by Michael T. McKeever, Esquire to Attorney for Defendant(s) of record
	(proof of mailing attached).
( )	Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
( )	Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.
IF SER	VICE WAS ACCOMPLISHED BY COURT ORDER.
( )	Premises was posted by Sheriff's Office/competent adult (copy of return attached).
( )	Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
( )	Certified Mail & ordinary mail by Michael T. McKeever (original receipt(s) for Certified Mail attached).
( )	Published in accordance with court order (copy of publication attached).
	o the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been ordinary mail by Michael T. McKeever, Esquire (copies of proofs of mailing attached).

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,

Milael T. McKeever, Esquire

Attorney for Plaintiff

TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622 COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA. 17815 FAX: (370) 389-3823

24 HOUR PHONE (370) 744-6306

US BANK NA AS TRUSTEE FOR MLMI SURF Docket # 61ED2009 TRUST SERIES 2006-BC 5

MORTGAGE FORECLOSURE

WADE MILLER LINDA M. MILLER

#### AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, APRIL 13, 2009, AT 2:40 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON WADE MILLER AT 242 LEONARD STREET, BLOOMSBURG BY HANDING TO WADE MILLER, , 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, APRIL 14, 2009

NOTARIAL SEAL BARAH J. HOMER, Notary Public Bloomsburg, Columbia County, PA My Commission Expires September 30, 2012 TIMOTHY T. CHAMBERLAIN SHERIFF

Tiensty T. Chambalain

DEPUTY SHERIFF

GOLDBECK MCCAFFERTY & MCKEEVER 701 MARKET STREET Suite 5000 PHILADELPHIA, PA 19106

TIMOTHY T. CHAMBERLAIN



PHONE (\$70) \$85-5622 COURT HOUSE - P.O. BOX 360 BLOOMSBURG, PA 17815 24 HOUR PHONE (\$2 B) 784-4300 TAX: (570) 389-5625

US BANK NA AS TRUSTEE FOR MLMI SURF Docket # 61ED2009

TRUST SERIES 2006-BC 5

MORTGAGE FORECLOSURE

WADE MILLER LINDA M. MILLER

#### AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, APRIL 13, 2009, AT 2:40 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON LINDA MILLER AT 242 LEONARD STREET, BLOOMSBURG BY HANDING TO WADE MILLER, SON, 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, APRIL 14, 2009

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

TIMOTHY T. CHAMBERLAIN

SHERIFF

J./AKTER

DEPUTY SHERIFF

GOLDBECK MCCAFFERTY & MCKEEVER 701 MARKET STREET Suite 5000 PHILADELPHIA, PA 19106

75933FC GOLDBECK McCAFFERTY & McKEEVER CF: 12/08/2008 BY: Michael T. McKeever SD: 05/27/2009 Attorney I.D.#56129 \$107,486.62 Suite 5000 - Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532 215-627-1322 Attorney for Plaintiff IN THE COURT OF COMMON PLEAS US BANK NA AS TRUSTEE FOR MLMI SURF TRUST SERIES 2006-BC 5 of Columbia County 14523 SW Millikan Way Suite 200 CIVIL ACTION - LAW Beaverton, OR 97005 Plaintiff ACTION OF MORTGAGE FORECLOSURE VS. Тегт WADE MILLER No. 2008-CV-2152 LINDA M. MILLER Mortgagor(s) and Record Owner(s)

242 Leonard Street Bloomsburg, PA 17815

4904.

Defendant(s)

## CERTIFICATE OF SERVICE PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)

	Michael T. McKeever, Esquire, Attorney for Plaintiff, hereby certifies that service on the Defendants of
the No	rtice of Sheriff Sale was made by:
( )	Personal Service by the Sheriff's Office/competent adult (copy of return attached).
$\left( \cdot \right)$	Certified mail by Michael T. McKeever (original green Postal return receipt attached).
()	Continued mail by Sheriff's Office
()	Ordinary mail by Michael T. McKeever, Esquire to Attorney for Defendant(s) of record (proof of
` '	moiling attached)
( )	Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
()	Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.
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(V)	Premises was nosted by Sheriff's Office/competent adult (copy of return autained). Per Ship (Competent)
$(\tilde{C})$	Cortified Mail & ordinary mail by Sheriff's Office (CODY OF FERITH ATTACHEU).
×	Certified Mail & ordinary mail by Michael T. McKeever (original receipt(s) for Certified Mail
<b>~</b> )	attached).
( )	Districted in accordance with court order (copy of publication attached).
Pursua	ant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by
ordina	ry mail by Michael T. McKeever, Esquire (copies of proofs of mailing attached).
The u	ndersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section

Michael T. McKeever, Esquire

Attorney for Plaintiff

Respectfully submitted,

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75933FC Columbia County Sale Date: 05/27/2009

WADE MILLER & LINDA M. MILLER

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75933FC Columbia County

Sale Date: 05/27/2009

WADE MILLER & LINDA M. MILLER

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES 2006-BC5 14523 SW Millikan Way Suite 200 Beaverton, OR 97005 IN THE COURT OF COMMON PLEAS

OF Columbia COUNTY

2008-CV-2152

VS.

WADE MILLER and LINDA M. MILLER 242 Leonard Street Bloomsburg, PA 17815

**ORDER** 

AND NOW, this 30 day of ANDOC 2009, upon consideration of the Plaintiff's Motion for Substituted Service under Pa.R.C.P. 430(a) and it appearing to the Court that Plaintiff's good

faith efforts to ascertain the present whereabouts of Defendants has been unsuccessful, it is,

ORDERED and DECREED:

that Plaintiff's Motion is granted and the Sheriff and/or Plaintiff is directed to Serve the Complaint in Mortgage Foreclosure upon Defendant, Linda M. Miller, by posting a copy of the Complaint upon the premises 242 Leonard Street, Bloomsburg, PA, 17815, and Plaintiff is directed to serve the Complaint by certified and regular mail to the Defendant's last known address at 242 Leonard Street, Bloomsburg, PA, 17815, and that all further service of legal papers, including but not limited to motions, petitions and rules be made by certified and regular mail to Defendant's last known address and that Notice of Sheriff Sale pursuant to Pennsylvania Rule of Civil Procedure 3129 may be made upon Defendant, Linda M. Miller, by sending copies of same to Defendant's last known address by certified and regular mail and by posting the premises.

BY THE COURT:

Distribution list:

Michael T. McKeever, Esquire, Suite 5000 - Mellon Independence Center, 701 Market Street,

Philadelphia, PA 19106-1532

WADE MILLER, 242 Leonard Street Bloomsburg, PA 17815 LINDA M. MILLER, 242 Leonard Street Bloomsburg, PA 17815

# Form 3877 Domestic USPS Firm Mailing Book

Name and Address of Sender: JOSEPH A GOLDBECK JR MELLON INDEPENDENCE CENT 701 MARKET ST STE 5000 PHILADELPHIA, PA 19106

Permit Number

Sequence Number 1717A

Ascent - MAC v7.50.7.51.J

		Delivery Address Addressee Name	SS Type	Fen	Postage	Value Insur./Register	Sender Due	Charges Total
71391R\$7-30	711143423630000000001	SAVIET, ROBERT S.	c	2.70	3.42			4.12
		35 Red Oak Lane	ERR	1.00				
		Kunkletown, PA 18058						
75933LM5-27	71114342363000562943	MILLER, LINDA M.	с	2.70	0.42			4.13
		242 Leonard Street	ERR	1.00				
		Bloomsburg, PA 17815						
5933 <b>W</b> M5-27	71114342363000562950	MILLER, WADE	С	2.70	0.42			4.12
		242 Leonard Street	ERR	1.00				
		Bloomsburg, PA 17815						
6236TC6-8	71114342363000562967	COX, TAMARA L.	c	2.70	0.42			4.12
		129 Winfield Road	ERR	1.00				
	•	Sarver, PA 16055						
6236TC6-8.01	71114342363000562974	COX, TAMARA L.	c	2.70	0.42			4.12
		244 Negol Road F/K/A Negol Lane	ERR	1.00				
		Tionesta, PA 16353						
523 <b>6</b> J56-8	71114342363000562981	SCHAFFER, JEFFREY L.	С	2.70	0.42			4.12
		244 Negol Road F/K/A Negol Lane	ERR	1.00				
		Tionesta, PA 16353						
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		129 Winfield Road	ERR	1.00				
		Sarver, PA 16055						
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#### Form 3877 Domestic USPS Firm Mailing Book

Name and Address of Sender: Permit Number JOSEPH A GOLDBECK JR MELLON INDEPENDENCE CENT 701 MARKET ST STE 5000

Sequence Number 1826A

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Piece ID	Article #	Delivery Address Addressee Name	55 Type	Fee	Postage	Value Insur./Register	Sender Due	Charges Total
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Signature of Receiving Employee

Form 3877 (Facsimile) Date of Manifest: 04/21/2009

Page 1

#### GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever Attorney I.D.#56129 Suite 5000 - Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532 215-627-1322 Attorney for Plaintiff

US BANK NA AS TRUSTEE FOR MLMI SURF TRUST SERIES 2006-BC 5 14523 SW Millikan Way Suite 200 Beaverton, OR 97005

Plaintiff

vs.

WADE MILLER
LINDA M. MILLER
Mortgagor(s) and Record Owner(s)

242 Leonard Street Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term No. 2008-CV-2152

#### SUPPLEMENTAL AFFIDAVIT PURSUANT TO RULE 3129

US BANK NA AS TRUSTEE FOR MLMI SURF TRUST SERIES 2006-BC 5, Plaintiff in the above action, by its attorney, Michael T. McKeever, Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

242 Leonard Street Bloomsburg, PA 17815

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

WADE MILLER 242 Leonard Street Bloomsburg, PA 17815

LINDA M. MILLER 242 Leonard Street Bloomsburg, PA 17815

2. Name and address of Defendant(s) in the judgment:

WADE MILLER 242 Leonard Street Bloomsburg, PA 17815 LINDA M. MILLER 242 Leonard Street Bloomsburg, PA 17815

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

CITIFINANCIAL MORTGAGE CO., INC. 1111 Northpoint Drive Building 4 Suite 100 Coppell, TX 75019

DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675

BARBARA REESE C/O ANGINO & ROVNER, P.C. 4503 North Front Street Harrisburg, PA 17110

CITIFINANCIAL INC. C/O ABRAHAMSEN & ASSOCIATES, P.C. 1006 Pittstown Avenue Scranton, PA 18505

- 4. Name and address of the last recorded holder of every mortgage of record:
- 5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:
- 6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.
- 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.

TENANTS/OCCUPANTS 242 Leonard Street Bloomsburg, PA 17815

(attach separate sheet if more space is needed)

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. Section 4904 relating to unsworn falsification to authorities.

DATED: April 27, 2009

GOLDBECK MCCAFFERTY & MCKEEVER

BY: Michael T. McKeever, Esq.

Attorney for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER A PROFESSIONAL CORPORATION SUITE 5000 - MELLON INDEPENDENCE CENTER 701 MARKET STREET PHILADELPHIA, PA 19106-1532 (215) 627-1322 FAX (215) 627-1734

April 30, 2009

Columbia

Timothy T. Chamberlain SHERIFF OF COLUMBIA COUNTY Sheriff's Office PO Box 380 Bloomsburg, PA 17815 FAX: 570-389-5625

RE: US BANK NA AS TRUSTEE FOR MLMI SURF TRUST SERIES 2006-BC 5

VS.

WADE MILLER and LINDA M. MILLER

Term No. 2008-CV-2152

Property address:

242 Leonard Street Bloomsburg, PA 17815

Sheriff's Sale Date: May 27, 2009

#### Dear Sir/Madam:

Kindly postpone the above-captioned Shcriff's Sale scheduled for May 27, 2009 to August 19, 2009.

Thank you for your cooperation.

Very truly yours,

Michael T. McKeever

MTM/KCH

## **GOLDBECK McCAFFERTY & McKEEVER**

A PROFESSIONAL CORPORATION
SUITE 5000 MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.GOLDBECKLAW.COM

April 27, 2009

SHERIFF OF COLUMBIA COUNTY Sheriff's Office PO Box 380 Bloomsburg, PA 17815

RE: No. 2008-CV-2152

WADE MILLER and LINDA M. MILLER

Real Estate Division:

The above case may be sold on May 27, 2009. It has been properly served in accordance with Rule 3129.

Very truly yours,

GOLDBECK McCAFFERTY & McKEEVER

By: Antoniette Black, Manager

Phone: (215) 825-6347 (direct dial)

Fax: (215) 825-6447

Email: ablack@goldbecklaw.com

GOLDBECK McCAFFERTY & McKEEVER BY: Michael T. McKeever Attorney I.D.#56129 Suite 5000 - Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532 215-627-1322 Attorney for Plaintiff

75933FC CF: 12/08/2008 SD: 05/27/2009 \$107,486.62

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term No. 2008-CV-2152

US BANK NA AS TRUSTEE FOR MLMI SURF

TRUST SERIES 2006-BC 5 14523 SW Millikan Way

Suite 200

Beaverton, OR 97005

Plaintiff

vs.

WADE MILLER LINDA M. MILLER Mortgagor(s) and Record Owner(s)

242 Leonard Street Bloomsburg, PA 17815

Defendant(s)

## CERTIFICATE OF SERVICE PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)

Michael T. McKeever, Esquire, Attorney for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

( )	Personal Service by the Sheriff's Office/competent adult (copy of return attached).
( )	Certified mail by Michael T. McKeever (original green Postal return receipt attached).
( )	Certified mail by Sheriff's Office.
( )	Ordinary mail by Michael T. McKeever, Esquire to Attorney for Defendant(s) of record (proof of mailing attached).
( )	Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
( )	Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.
IF SERVI	CE WAS ACCOMPLISHED BY COURT ORDER.
$\langle \rangle$	Premises was posted by Sheriff's Office/competent adult (copy of return-attached). PER SARAH @SO(04/13/14)
<b>(2)</b>	Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
$\bowtie$	Certified Mail & ordinary mail by Michael T. McKeever (original receipt(s) for Certified Mail attached).
( )	Published in accordance with court order (copy of publication attached).
	the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by all by Michael T. McKeever, Esquire (copies of proofs of mailing attached).

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,

Michael T. McKeever, Esquire

Attorney for Plaintiff

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75933FC Columbia County

Sounty Sale Date: 05/27/2009

WADE MILLER & LINDA M. MILLER

Name and Address of Sender	Check type of mail or service;			Affix Stamp Here	Here							
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2.	P.C. P.C. 4503 North Front Street Harrisburg, PA 17110	NGINO-& ROVNER,				COTINU CO	SK J.N	101.20	) o			
3.	CITIFINANCIAL INC. C/O ABRAHAMSEN ASSOCIATES, P.C. 1006 Pittstown Avenue Scranton, PA 18505	ABRAHAMSEN &	· · · · · · · · · · · · · · · · · · ·			MAILED FROM	OUGGZ41518 APR 21	_ *-	2003 9106 			
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PS Form <b>3877</b> , February 2002 (Page 1 of 2) 75933FC Columbia County	Complete by T	by Typewriter, Ink, or Bail Point Pen	Point Pen									

WADE MILLER & LINDA M. MILLER

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES 2006-BC5 14523 SW Millikan Way Suite 200 Beaverton, OR 97005

IN THE COURT OF COMMON PLEAS

OF Columbia COUNTY

2008-CV-2152

vs.

WADE MILLER and LINDA M. MILLER 242 Leonard Street Bloomsburg, PA 17815

ORDER

AND NOW, this 30 day of Januar 2009, upon consideration of the Plaintiff's

Motion for Substituted Service under Pa.R.C.P. 430(a) and it appearing to the Court that Plaintiff's good faith efforts to ascertain the present whereabouts of Defendants has been unsuccessful, it is,

ORDERED and DECREED:

that Plaintiff's Motion is granted and the Sheriff and/or Plaintiff is directed to Serve the Complaint in Mortgage Foreclosure upon Defendant, Linda M. Miller, by posting a copy of the Complaint upon the premises 242 Leonard Street, Bloomsburg, PA, 17815, and Plaintiff is directed to serve the Complaint by certified and regular mail to the Defendant's last known address at 242 Leonard Street, Bloomsburg, PA, 17815, and that all further service of legal papers, including but not limited to motions, petitions and rules be made by certified and regular mail to Defendant's last known address and that Notice of Sheriff Sale pursuant to Pennsylvania Rule of Civil Procedure 3129 may be made upon Defendant, Linda M. Miller, by sending copies of same to Defendant's last known address by certified and regular mail and by posting the premises.

BY THE COURT:

Distribution list:

Michael T. McKeever, Esquire, Suitc 5000 - Mellon Independence Center, 701 Market Street, Philadelphia, PA 19106-1532

WADE MILLER, 242 Leonard Street Bloomsburg, PA 17815

LINDA M. MILLER, 242 Leonard Street Bloomsburg, PA 17815

## Form 3877 Domestic USPS Firm Mailing Book

Name and Address of Sender: JOSEPH A GOLDBECK JR\_ MELLON INDEPENDENCE CENT 701 MARKET ST STE 5000 PHILADELPHIA, PA 19106

Permit Number Sequence Number 1717A

Ascent - MAC v7.50.7.51,J

Piece ID	Article #	Delivery Address Addressce Name	SS Type	řee	Postage	Value Insur./Register	Sender Due	Charge: Total
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		35 Red Oak Lane	ĒRR	1.00				4.14
	<del></del>	Kunkletown, PA 18058					·	
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		Bloomsburg, PA 17815						
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	-	Sarver, PA 16055						
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		244 Negol Road F/K/A Negol Lane	ERR	1.00				2
		Tionesta, PA 16353						
76236JS6-8	71114342363000562981	SCHAPFER, JEFFREY L.	С	2.70	0.42			4.12
		244 Negol Road F/K/A Negol Lane	ERR	1.00				
		Tionesta, PA 16353						
5236J <b>S</b> 6~8.01	71114342363000562998	SCHAFFER, JEFFREY L.	С	2.70	0.42			4.12
		129 Winfield Road	ERR	1.00				
		Sarver, PA 16055						
5236TC6-8.02	71114342363000563001	COX, TAMARA L.	С	2.70	0.42			4.12
		213 Linn Avenue	ERR	1.00				
		Cabot, PA 16023-9778						
ge Totals:		·						
ge Totals: mulative Tota	8			29.60	3.36			32.96
moracive Tota	als: 8			29.60	3.36			32.96

Page 1



## Form 3877 Domestic USPS Firm Mailing Book

Name and Address of Sender: JOSEPH A GOLDBECK JR MELION INDEPENDENCE CENT 701 MARKET ST STE 5000 PHILADELPHIA, PA 19106

Permit Number Sequence Number

1826A

Ascent - MAC v7.50.7.51.J

Round Stamp:

Piece ID	Article #	Delivery Address	38	Fee	Postage	Value	Sender	Charges
		Addressee Namo	lype			Insur_/Register	Due	Total
75933 <b>WM</b> 5-27	711143423636300577428	MILLER, WADE	С	2.70	0.42			4,12
		242 Leonard Street	ERR	1.00				
	• • •	Bloomsburg, PA 17815				بنيس ن ر	-	
						V8 CO	NTIA	
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						<u></u>	3 - 15 /	
		USPS CE	RTIFIC	OITA	1	PE		
Total Nu	umber of Pieces	s Received:				PA 19	102,0	

Signature of Receiving Employee

Form 3877 (Facsimile) Date of Manifest: 04/21/2009

Page 1

#### GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever Attorney LD.#56129 Suite 5000 - Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532 215-627-1322 Attorney for Plaintiff

US BANK NA AS TRUSTEE FOR MLMI SURF TRUST SERIES 2006-BC 5 14523 SW Millikan Way Suite 200 Beaverton, OR 97005

Plaintiff

VS.

WADE MILLER
LINDA M. MILLER
Mortgagor(s) and Record Owner(s)

242 Leonard Street Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term No. 2008-CV-2152

#### SUPPLEMENTAL AFFIDAVIT PURSUANT TO RULE 3129

US BANK NA AS TRUSTEE FOR MLMI SURF TRUST SERIES 2006-BC 5, Plaintiff in the above action, by its attorney, Michael T. McKeever, Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

242 Leonard Street Bloomsburg, PA 17815

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

WADE MILLER 242 Leonard Street Bloomsburg, PA 17815

LINDA M. MILLER 242 Leonard Street Bioomsburg, PA 17815

2. Name and address of Defendant(s) in the judgment:

WADE MILLER 242 Leonard Street Bloomsburg, PA 17815 LINDA M. MILLER 242 Leonard Street Bloomsburg, PA 17815

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

CITIFINANCIAL MORTGAGE CO., INC. 1111 Northpoint Drive Building 4 Suite 100 Coppell, TX 75019

DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675

BARBARA REESE C/O ANGINO & ROVNER, P.C. 4503 North Front Street Harrisburg, PA 17110

CITIFINANCIAL INC. C/O ABRAHAMSEN & ASSOCIATES, P.C. 1006 Pittstown Avenue Scranton, PA 18505

- 4. Name and address of the last recorded holder of every mortgage of record:
- 5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:
- 6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.
- 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.

TENANTS/OCCUPANTS 242 Leonard Street Bloomsburg, PA 17815

(attach separate sheet if more space is needed)

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. Section 4904 relating to unsworn falsification to authorities.

DATED: April 27, 2009

GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever, Esq.

Attorney for Plaintiff

#### . IMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815 FAX: (570) 389-5625 24 HOUR PHONE (570) 784-6300

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

US BANK NA

VS.

WADE & LINDA MILLER

WRIT OF EXECUTION #61 OF 2009 ED

#### POSTING OF PROPERTY

April 23, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE PROPERTY OF WADE & LINDA MILLER AT 242 LEONARD STREET BLOOMSBURG COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

SQ ANSWERS:

EPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN

SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23<sup>RD</sup> DAY OF APRIL 2009

PHONE

(570) 389-5622

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

#### TIMOTHY T. CHAMBERLAIN



FAX: (570) 389-5629

PHONE (\$70) 389-3622 24 HOUR PHONE (570) 784-6300

US BANK NA AS TRUSTEE FOR MLMI SURF Docket # 61ED2009

TRUST SERIES 2006-BC 5

MORTGAGE FORECLOSURE

WADE MILLER LINDA M. MILLER

#### AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, APRIL 13, 2009, AT 2:40 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON WADE MILLER AT 242 LEONARD STREET, BLOOMSBURG BY HANDING TO WADE MILLER, , 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, APRIL 14, 2009

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

SHERIFF

**A**RTER DEPUTY SHERIFF

#### TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622 24 HOUR PHONE

US BANK NA AS TRUSTEE FOR MLMI SURF Docket # 61ED2009 TRUST SERIES 2006-BC 5

MORTGAGE FORECLOSURE

WADE MILLER LINDA M. MILLER

#### AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, APRIL 13, 2009, AT 2:40 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON LINDA MILLER AT 242 LEONARD STREET, BLOOMSBURG BY HANDING TO WADE MILLER, SON, 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, APRIL 14, 2009

NOTARIAL SEAL SARAH I. HOWER, Notary Public Bloomsburg, Columbia County, PA

My Commission Expires September 30, 2012

TIMOTHY T. CHAMBERLAIN

SHERIFF

DEPUTY SHERIFF

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN DATE RECEIVED 3/19/2009			SERVICE# 1 - OF - 13 SERVICES DOCKET # 61ED2009				
PLAINTIFF	PLAINTIFF US BANK NA AS TRUSTEE FOR MLMI SURF TRUST SERIES 2006-BC 5						
DEFENDANT	WADE N LINDA N	A NATIONAL TON					
ATTORNEY FIRM PERSON/CORP TO S	GOLDRI	CK MCCAFFERTY	& MCKEEVER				
TELEGO: WOOTH TO	DEACH ELD	IALENDIO	SERVED				
WADE MILLER 242 LEONARD STREI		MORTGAGE	FORECLOSURE				
	ET						
BLOOMSBURG							
SERVED UPON <u>w</u>	Adz						
RELATIONSHIP DE	<u> </u>	IDENTIFIC	CATION				
DATE 4-13-9 TIM	ME 1440	MILEAGE	OTHER				
Race Sex H	eight Weigh	t 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)							
	F. OTHER (SPE	CIFY)					
ATTEMPTS DATE	TIME	<u> </u>					
DATE		OFFICER					
DATE09	TIME		REMARKS				
DATE  3-30-9 09  1-3-09 1	TIME	OFFICER	REMARKS				
DATE  3-30-9 09  4-3-09 1  4-9-09 1	TIME	OFFICER  2 + 4/ 4 2+4	REMARKS				

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBEI DATE RECEIVED 3/19/200		SERVICE# 2 - OF - 13 SERVICES DOCKET # 61ED2009					
PLAINTIFF		IS BANK NA AS TRUSTEE FOR MLMI SURF TRUST ERIES 2006-BC 5					
DEFENDANT	WADE MILLE: LINDA M. MIL	LER					
ATTORNEY FIRM	GOLDBECK M	CCAFFERTY &	MCKEEVER				
<u>  PERSON/C</u> ORP TO SERVE	D	PAPERS TO SI	ERVED				
LINDA MILLER 242 LEONARD STREET BLOOMSBURG		MORTGAGE F	ORECLOSURE				
PLOOMSDUBG	<del>.</del>						
BLOOMSBURG	, 184	!					
SERVED UPON WAGE				-			
RELATIONSHIP 50 N	·	IDENTIFICA	TION	<del></del>			
DATE 4-13-9 TIME 14	G & MILEA	AGE	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	OF	FICER	REMARKS	/			
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4-3-09 102a	4		L.C				
4-9-09 1130	244	<u>{</u>	L.C				
DEPUTY Lucke	دــ	DATE _	(13-5				
-3-9 61835 CAU	ed House ?	87-1668 Ler	THESTAGE Z_				

DATE RECEIVED	3/19/2009	SERVICE# 7 DOCKET # 6	7 - OF - 13 SERVICES 51ED2009
PLAINTIFF		ANK NA AS TRUSTEE ES 2006-BC 5	FOR MLMI SURF TRUST
DEFENDANT	Llne	DE MILLER DA M. MILLER	
ATTORNEY FIRM	GOL	DBECK MCCAFFERTY	& MCKEEVER
PERSON/CORP TO	) SERVED	PAPERS TO	SERVED
DOMESTIC RELAT	IONS	MORTGAGE	FORECLOSURE
15 PERRY AVE.			
BLOOMSBURG			
SERVED UPON _	Rena	Aless Maur	reen Cole
		School IDENTIFIE	
DATE 3-30-09 1	TIME <u>1600</u>	MILEAGE	OTHER
Race Sex	Height We	cight Eyes Hair	Age Military
TYPE OF SERVICE:	B. HOUSER C. CORPOR D. REGISTE	AL SERVICE AT POA _ IOLD MEMBER: 18+ YE ATION MANAGING AC ERED AGENT JND AT PLACE OF ATT	GENT
	F. OTHER (	SPECIFY)	
ATTEMPTS DATE	ТІМЕ	OFFICER	REMARKS
DEPUTY	Allison	DATE	3-30-09

Chairman
Thomas Evans
Vice Chairman
George Turner
Treasurer
Claude Renninger
Secretary-Asst. Treasurer
Carol L. Mas
Solicitor
Gary E. Norton, Esq.

# Mt. ./CIPAL AUTHORITY of the TOWN OF BLOOMSBURG

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

Thomas Evans Andrew D. Keister Lawrence L. Mack George Turner Claude Renninger

March 27, 2009

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

RE: Wade Miller Linda M. Miller 242 Leonard Street Bloomsburg, Pa. 17815

DOCKET # 61ED2009

carette Castrie

JD # 2152JD2008

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you of a claim it holds against this property for unpaid sewer charges totaling \$186.43.

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

Sincerely,

Seanette Cashner
Office Manager

#### C. JNTY OF COLUMBIA REAL ESTATE TAX LIEN CERTIFICATE

DATE:30-MAR-09

FEE:\$5.00

CERT. NO:5948

MILLER LINDA M & WADE 242 LEONARD STREET BLOOMSBURG PA 17815

DISTRICT: TOWN OF BLOOMSBURG
DEED 20060-8367
LOCATION: 242 LEONARD ST BLOOMSBURG
PARCEL: 05W-07 -100-00,000

YEAR	BILL ROLL	AMOUNT	PEND INTEREST	OING COSTS	TOTAL AMOUNT DUE
2007 2008	PRIM PRIM	1,599.32 1,318.80	31.65 28.24	115.00	
TOTAL	DUE :		· <del></del>	<b></b>	\$3 123 N1

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: June ,2009 THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF DECEMBER 31, 2008

REQUESTED BY: Timothy T. Chamberlain, Sheriff dm.

DATE RECEIVED 3/1	MBERLAIN 9/2009	009 DOCKET # 61ED2009				
PLAINTIFF		US BANK NA AS TRUSTEE FOR MLMI SURF TRUST SERIES 2006-BC 5				
DEFENDANT	WADE MILLE LINDA M. MIL	LED				
ATTORNEY FIRM	GOLDBECK M	CCAFFERTY & 1	MCKEEVER			
PERSON/CORP TO SE MARY WARD-TAX CO	LLECTOR	PAPERS TO SE   MORTGAGE FO	RVED			
2ND STREET	LEECTOR		RECLOSURE			
BLOOMSBURG	'A .					
SERVED UPON MAKE	y ward					
RELATIONSHIP IAX	Collector	_ IDENTIFICA	TION			
DATE 3-37-9 TIM	E <u>// va</u> Mile	AGE	OTHER			
Race Sex Hei	ght Weight :	Eyes Hair	Age Military			
I. C L E	B. HOUSEHOLD MED C. CORPORATION M D. REGISTERED AGL E. NOT FOUND AT P	MBER: 18+ YEAI ANAGING AGEN ENT LACE OF ATTEN	NT			
ATTEMPTS DATE T	TIME OF	FICER	REMARKS			
DEPUTY (LC	<u> </u>	DATE_	3-27-9			

OFFICER: T. CF DATE RECEIVED		SERVICE# DOCKET#	6 - OF - 13 SERVICES 61ED2009
PLAINTIFF		K NA AS TRUSTEI 2006-BC 5	E FOR MLMI SURF TRUST
DEFENDANT	WADE !		
ATTORNEY FIRM	GOLDB:	M. MILLER ECK MCCAFFERT	Y & MCKEEVER
PERSON/CORP TO	SERVED	PAPERS T	
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BLOOMSBURG			
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DATE 3-27-9 TI	ME <u>// &amp;&gt;</u>	MILEAGE	OTHER
Race Sex _ l-	Icight Weigh	nt Eyes Hai	r Age Military
TYPE OF SERVICE:	B. HOUSEHOL C. CORPORAT D. REGISTERE E. NOT FOUNI	D MEMBER: 18+Y ION MANAGING A D AGENT D AT PLACE OF AT	TEMPTED SERVICE
	F. OTHER (SPE	CCIFY)	
ATTEMPTS DATE	TIME	OFFICER	REMARKS
DEPUTY		DAT:	
	<u>. W </u>	DAT	E_3-27-9

OFFICER: DATE RECEIVED 3/19/	2009	SERVICE# 10 - OF - 13 SERVICES DOCKET # 61ED2009
PLAINTIFF	US BANK NA . SERIES 2006-B	AS TRUSTEE FOR MLMI SURF TRUST BC 5
PERSON/CORP TO SER COLUMBIA COUNTY TA PO BOX 380 BLOOMSBURG SERVED UPON 156	VED X CLAIM	LER CCAFFERTY & MCKEEVER PAPERS TO SERVED MORTGAGE FORECLOSURE
RELATIONSHIP CERK		IDENTIFICATION
		AGEOTHER
Race Sex Heigh	t Weight 1	Eyes Hair Age Military
B. C. D. E.	HOUSEHOLD MEN CORPORATION M REGISTERED AGE NOT FOUND AT P.	ENT LACE OF ATTEMPTED SERVICE
F.	OTHER (SPECIFY)	
ATTEMPTS DATE TIM	AE OF.	FICER REMARKS
DEPUTY	<b>3</b>	DATE <u>3-27-9</u>

### REAL ESTATE OUTLINE

ED#<u>6/-09</u>

DATE RECEIVED  DOCKET AND INDEX  3-19-07  3-25-0	
CHECK FOR PROPER 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 200.00 **IF ANY OF ABOVE IS MISSIN	CK# 374443
SALE DATE POSTING DATE ADV. DATES FOR NEWSPAPER	1 WEEK 1 1 WEEK 13 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEEK 18 MEE

## SHERIFF'S SALE

Wednesday, May 27th, 2009 at 10:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 61ED2009 AND CIVIL WRIT NO. 2152JD2008 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain piece, parcel or lot of land, situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post corner on the west side of Leonard Street;

THENCE running along the said Leonard Street northwardly, 51 feet, more or less, to Pine Alley;

THENCE westerly along the southern line of said alley, 138 feet, more or less, to a private alley;

THENCE southwardly along the said private alley, 51 feet, more or less, to a property now or late of Julia Sullivan, et al;

THENCE eastwardly along the same, 138 feet, more or less, to Leonard Street, the PLACE OF BEGINNING

WHEREON is erected two dwelling houses.

EXCEPTING AND RESERVING therefrom the following described premises conveyed by Arthur Cronin and Ida Cronin, his wife, to Raymond L. Thomas and Dorothy K. Thomas, his wife, by deed dated April 30, 1960 and recorded at the Columbia County Recorder's Office in Deed Book No. 200, at page 495:

BEGINNING at an iron pin corner on the west side of Leonard Street;

THENCE running along said Leonard Street, 25 1/2 feet, more or less, to Pine Alley;

THENCE westerly along the southern line of said alley, 138 feet, more or less, to a private alley;

THENCE southwardly along the said private alley, 25 ½ feet, more or less, to an iron pin corner in line of other lands now or late of Arthur Cronin;

THENCE eastwardly along the same, 138 feet, more or less, to the iron pin corner on Leonard Street, the PLACE OF BEGINNING.

WHEREON is erected a frame dwelling house.

PARCEL #: 05W-07-100

PROPERTY address: 242 LEONARD STREET, BLOOMSBURG PA 17815

#### 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 eash, 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 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 the bidder will be considered forfeited, but will be applied against any damages recoverable. The defalting 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.

# SHERIFF'S SALE

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PARCEL #: 05W-07-100

PROPERTY address: 242 LEONARD STREET, BLOOMSBURG PA 17815

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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.

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 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 the bidder will be considered forfeited, but will be applied against any damages recoverable. The defalting 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.

# SHERIFF'S SALE

Wednesday, May 27th, 2009 at 10:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 61ED2009 AND CIVIL WRIT NO. 2152JD2008 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO

ALL that certain piece, parcel or lot of land, situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post corner on the west side of Leonard Street;

THENCE running along the said Leonard Street northwardly, 51 feet, more or less, to Pine Alley;

THENCE westerly along the southern line of said alley, 138 feet, more or less, to a private alley;

THENCE southwardly along the said private alley, 51 feet, more or less, to a property now or late of Julia Sullivan, et al;

THENCE eastwardly along the same, 138 feet, more or less, to Leonard Street, the PLACE OF BEGINNING

WHEREON is erected two dwelling houses.

EXCEPTING AND RESERVING therefrom the following described premises conveyed by Arthur Cronin and Ida Cronin, his wife, to Raymond L. Thomas and Dorothy K. Thomas, his wife, by deed dated April 30, 1960 and recorded at the Columbia County Recorder's Office in Deed Book No. 200, at page 495:

BEGINNING at an iron pin corner on the west side of Leonard Street;

THENCE running along said Leonard Street, 25 ½ feet, more or less, to Pine Alley;

THENCE westerly along the southern line of said alley, 138 feet, more or less, to a private alley;

THENCE southwardly along the said private alley, 25 ½ feet, more or less, to an iron pin corner in line of other lands now or late of Arthur Cronin;

THENCE castwardly along the same, 138 feet, more or less, to the iron pin corner on Leonard Street, the PLACE OF BEGINNING.

WHEREON is erected a frame dwelling house.

PARCEL #: 05W-07-100

PROPERTY address: 242 LEONARD STREET, BLOOMSBURG PA 17815

#### 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 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 the bidder will be considered forfeited, but will be applied against any damages recoverable. The defalting 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.

### WRIT OF EXECUTION – (MORTGAGE FORECLOSURE) P.R.C.P. 3180-3183 AND Rule 3257

US BANK NA AS TRUSTEE EOD MI MI CHIDE		
TRUST SERIES 2006-BC 5		
14523 SW Millikan Way Suite 200	In the Court of Comm	on Pleas of
Beaverton, OR 97005	Columbia Cou	nty
vs.		
WADE MILLER	No. 2008-CV-2	
LINDA M. MILLER 242 Leonard Street	2004	ED-UI
Bloomsburg, PA 17815	WRIT OF EXI	ECUTION
3,	(MORTGAGE FO	RECLOSURE)
Commonwealth of Pennsylvania:	l	
County of Columbia		
To the Sheriff of Columbia County, Pennsylvania		
To satisfy the judgment, interest and costs in a following described property:	the above matter you are directed to levy	upon and sell the
PREMISES: 242 Leonard Street Bloomsburg, PA 178	315	
Sec Exhibit "	A" attached	
	AMOUNT DUE	\$107,486.62
	Interest From 3/18/09 Through Date of Sale	
	(Costs to be added)	
Dated: $3999$	- Tame B Kline	
	Prothonotary, Common Pleas Court of Columbia County, Pennsylvania	
	Q .	1
	1 1 2 11	í

# GOLDBECK MCCAFFERTY & MCKEEVER

		FACSIMILE TI	RANSMITTAL SHEET	
	Thomber	lain	FROM: SCOTT LION 215-825-6345 (P) 215-825-6445 (F) - F 215-627-7734 (F) - N	PRIVATE FAX
	when 8		3/27/	<del>" </del>
57	0-389-	5625	TOTAL NO. OF PAGES INCLUDE	NG COVER: 3
RE: NO	1 MILITY	A57		
URGENT	□ FOR REVIEW	☐ PLEASE CO.	MMENT DPLEASE REPLY	□ please recycle
NOTES/COMME	RE:			
	2008	3-CV-	2152	
	-7	Farl	د ا	

SUITE 5000 701 MARKET STREET PHILADELPHIA, PA 19106 215-627-1322 (F)215-627-7734

### VERIFICATION OF NON-MILITARY SERVICE

The undersigned, as the representative for the Plaintiff corporation within named do hereby verify that I am authorized to make this verification on behalf of the Plaintiff corporation and that the facts set forth in the foregoing verification of Non-Military Service are true and correct to the best of my knowledge, information and belief. I understand that false statements therein are made subject to penalties of 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

- 1. That the above named Defendant, LINDA M. MILLER, is about unknown years of age, that Defendant's last known residence is 242 Leonard Street, Bloomsburg, PA 17815, and is engaged in the unknown business located at unknown address.
- 2. That Defendant is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Action of Congress of 1940 and its Amendments.

Date: 3|24|09

the Three

### VERIFICATION OF NON-MILITARY SERVICE

The undersigned, as the representative for the Plaintiff corporation within named do hereby verify that I am authorized to make this verification on behalf of the Plaintiff corporation and that the facts set forth in the foregoing verification of Non-Military Service are true and correct to the best of my knowledge, information and belief. I understand that false statements therein are made subject to penalties of 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

- That the above named Defendant, WADE MILLER, is about unknown years of age, that Defendant's last known residence is 242 Leonard Street, Bloomsburg, PA 17815, and is engaged in the unknown business located at unknown address.
- That Defendant is not in the Military or Naval Service 2. of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Action of Congress of 1940 and its Amendments.

Date: 3/24/09 Mr. Mung

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

Michael T. McKeever Attorney I.D.#56129 Suite 5000 - Mellon Independence Center 701 Market Street Philadelphia, PA 19106 215-627-1322 Attorney for Plaintiff

US BANK NA AS TRUSTEE FOR MLMI SURF TRUST SERIES 2006-BC 5 14523 SW Millikan Way Suite 200 Beaverton, OR 97005

Plaintiff

VS.

WADE MILLER LINDA M. MILLER Mortgagor(s) and Record Owner(s) 242 Leonard Street Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION -- LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2008-CV-2152

2009-ED-61

#### PRAECIPE FOR WRIT OF EXECUTION

#### TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

Interest from 3/18/09 to Date of Sale at 10.0000%

(Costs to be added)

\$107,486.62

GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever Attorney for Plaintiff

### WRIT OF EXECUTION – (MORTGAGE FORECLOSURE) P.R.C.P. 3180-3183 AND Rule 3257

US BANK NA AS TRUCTER FOR ACCOUNT		
US BANK NA AS TRUSTEE FOR MLMI SURF TRUST SERIES 2006-BC 5		
14523 SW Millikan Way		
Suite 200	In the Court of Commo	
Beaverton, OR 97005	Columbia Coun	ity
vs.		
WADE MILLER	No. 2008-CV-21	52
LINDA M. MILLER	7/1/0 +	7 101
242 Leonard Street	209-E	יש אלי.
Bloomsburg, PA 17815	WRIT OF EXE	CUTION
Diodiisouig, PA 1/815	(MORTGAGE FOR	
		,
Commonwealth of Pennsylvania:		
County of Columbia		
To the Sheriff of Columbia County, Pennsylvania		
To satisfy the judgment, interest and costs in th following described property:	e above matter you are directed to levy u	pon and sell the
PREMISES: 242 Leonard Street Bloomsburg, PA 1781	5	
See Exhibit "A		
	AMOUNT DUE	\$107,486.62
	Interest From 3/18/09	
	Through Date of Sale	
	(Costs to be added)	
Dated: <u>13-14-14</u>	Prothonotary, Common Pleas Court of Columbia County, Pennsylvania  Deputy  Bullata	Light.
	·	-d what

Goldbeck McCafferty & McKeever BY: Michael T. McKeever Attorney I.D. #56129 Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106 215-627-1322 Attorney for Plaintiff

US BANK NA AS TRUSTEE FOR MLMI SURF TRUST SERIES 2006-BC 5 14523 SW Millikan Way Suite 200

Plaintiff

Defendant(s)

VS.

WADE MILLER LINDA M. MILLER (Mortgagor(s) and Record Owner(s)) 242 Leonard Street Bloomsburg, PA 17815

Beaverton, OR 97005

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2008-CV-2152 2009-PD-U1

#### **AFFIDAVIT PURSUANT TO RULE 3129**

US BANK NA AS TRUSTEE FOR MLMI SURF TRUST SERIES 2006-BC 5, Plaintiff in the above action, by its attorney, Michael T. McKeever, Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

242 Leonard Street Bloomsburg, PA 17815

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

WADE MILLER 242 Leonard Street Bloomsburg, PA 17815

LINDA M. MILLER 242 Leonard Street Bloomsburg, PA 17815

2. Name and address of Defendant(s) in the judgment:

WADE MILLER 242 Leonard Street Bloomsburg, PA 17815

LINDA M. MILLER 242 Leonard Street Bloomsburg, PA 17815

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

BARBARA REESE AWAITING LIENHOLDER ADDRESS

#### CITIFINANCIAL INC. AWAITING LIENHOLDER ADDRESS

DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675

CITIFINANCIAL MORTGAGE CO., INC. 1111 Northpoint Drive Building 4 Suite 100 Coppell, TX 75019

- 4. Name and address of the last recorded holder of every mortgage of record:
- 5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:
- 6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.
- 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.

TENANTS/OCCUPANTS 242 Leonard Street Bloomsburg, PA 17815

(attach separate sheet if more space is needed)

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. Section 4904 relating to unsworn falsification to authorities.

DATED: March 17, 2009

GOLDBECK McCAFFERTY & McKEEVER

Michael Mr Keever

BY: Michael T. McKeever, Esq.

Attorney for Plaintiff

Goldbeck McCafferty & McKeever BY: Michael T. McKeever Attorney I.D. #56129 Suite 5000 -- Mellon Independence Center 701 Market Street Philadelphia, PA 19106 215-627-1322 Attorney for Plaintiff

US BANK NA AS TRUSTEE FOR MLMI SURF TRUST SERIES 2006-BC 5 14523 SW Millikan Way

Suite 200

Beaverton, OR 97005

Plaintiff

VS.

CIVIL ACTION - LAW

WADE MILLER LINDA M. MILLER (Mortgagor(s) and Record Owner(s)) 242 Leonard Street

Bloomsburg, PA 17815

Defendant(s)

ACTION OF MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS

of Columbia County

No. 2008-CV-2152

2009-D-U

### AFFIDAVIT PURSUANT TO RULE 3129

US BANK NA AS TRUSTEE FOR MLMI SURF TRUST SERIES 2006-BC 5, Plaintiff in the above action, by its attorney, Michael T. McKeever, Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

242 Leonard Street Bloomsburg, PA 17815

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

WADE MILLER 242 Leonard Street Bloomsburg, PA 17815

LINDA M. MILLER 242 Leonard Street Bloomsburg, PA 17815

2. Name and address of Defendant(s) in the judgment:

WADE MILLER 242 Leonard Street Bloomsburg, PA 17815

LINDA M. MILLER 242 Leonard Street Bloomsburg, PA 17815

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

BARBARA REESE AWAITING LIENHOLDER ADDRESS

#### CITIFINANCIAL INC. AWAITING LIENHOLDER ADDRESS

DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bioomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675

CITIFINANCIAL MORTGAGE CO., INC. 1111 Northpoint Drive Building 4 Suite 100 Coppell, TX 75019

- 4. Name and address of the last recorded holder of every mortgage of record:
- 5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:
- 6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.
- 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.

TENANTS/OCCUPANTS 242 Leonard Street Bloomsburg, PA 17815

(attach separate sheet if more space is needed)

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. Section 4904 relating to unsworn falsification to authorities.

DATED: March 17, 2009

GOLDBECK McCAFFERTY & McKEEVER

M while Mr Keever

BY: Michael T. McKeever, Esq.

Attorney for Plaintiff

#### GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever Attorney I.D.#56129 Suite 5000 - Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532 215-825-6318 Attorney for Plaintiff

US BANK NA AS TRUSTEE FOR MLMI SURF TRUST

SERIES 2006-BC 5

14523 SW Millikan Way

Suite 200

Beaverton, OR 97005

Plaintiff

VS.

WADE MILLER LINDA M. MILLER Mortgagor(s) and Record Owner(s)

242 Leonard Street Bloomsburg, PA 17815

ACTION OF MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

Term No. 2008-CV-2152

2009-FD-U1

Defendant(s)

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

#### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO:

MILLER, WADE

#### **WADE MILLER**

242 Leonard Street Bloomsburg, PA 17815

Your house at 242 Leonard Street, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale \_, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$107,486.62 obtained by US BANK NA AS TRUSTEE FOR MLMI SURF TRUST SERIES 2006-BC 5 against you.

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

To prevent this Sheriff's Sale you must take immediate action:

- The sale will be cancelled if you pay to US BANK NA AS TRUSTEE FOR MLMI SURF TRUST SERIES 2006-BC 5, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311.
- You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

- 3. You may also be able to stop the sale through other legal proceedings.
- 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

## YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.

- 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid price by calling the Sheriff of Columbia County at 570-389-5622.
- 2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
- 3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.
- 4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
- 5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
- 6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Shcriff within thirty (30) days from the date of the Shcriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Shcriff within ten (10) days after the schedule of distribution is filed.
- 7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375
NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
717-784-8760

### Resources available for Homeowners in Forcclosure

#### ACT NOW!

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 800-692-7375 or 717-784-8760.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website <u>www.hud.gov</u> for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <a href="http://www.phfa.org/consumers/homeowners/real.aspx">http://www.phfa.org/consumers/homeowners/real.aspx</a>.
- 5). Call the Plaintiff (your lender) at 800-776-0100 and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at <a href="https://homeretention@goldbecklaw.com">homeretention@goldbecklaw.com</a>. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Courtenay Dunn who can be reached at 215-825-6311 or Fax: 215-825-6411. Please reference our Attorney File Number of 75933FC.

Para informacion en espanol puede communicarse con Loretta al 215-825-6344.

#### GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever Attorney I.D.#56129 Suite 5000 - Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532 215-825-6318 Attorney for Plaintiff

US BANK NA AS TRUSTEE FOR MLMI SURF TRUST SERIES 2006-BC 5 14523 SW Millikan Way

Suite 200

Beaverton, OR 97005

Plaintiff

VS.

WADE MILLER
LINDA M. MILLER
Mortgagor(s) and Record Owner(s)

242 Leonard Street Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term No. 2008-CV-2152 2009 - ED - U

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

#### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO:

MILLER, LINDA M.

#### LINDA M. MILLER

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Your house at 242 Leonard Street, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_\_\_, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$107,486.62 obtained by US BANK NA AS TRUSTEE FOR MLMI SURF TRUST SERIES 2006-BC 5 against you.

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

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- 6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
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PENNSYLVANIA BAR ASSOCIATION P.O. Box 186

Harrisburg, PA 17108 800-692-7375

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES

168 E. 5th Street Bloomsburg, PA 17815 717-784-8760

### Resources available for Homeowners in Foreclosure

#### ACT NOW!

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 800-692-7375 or 717-784-8760.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website <u>www.hud.gov</u> for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <a href="http://www.phfa.org/consumers/homeowners/real.aspx">http://www.phfa.org/consumers/homeowners/real.aspx</a>.
- 5). Call the Plaintiff (your lender) at 800-776-0100 and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at <a href="mailto:homeretention@goldbecklaw.com">homeretention@goldbecklaw.com</a>. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Courtenay Dunn who can be reached at 215-825-6311 or Fax: 215-825-6411. Please reference our Attorney File Number of 75933FC.

Para informacion en espanol puede communicarse con Loretta al 215-825-6344.

Michael T. McKeever Attorney I.D. #56129 Suite 5000 - Mellon Independence Center 701 Market Street Philadelphia, PA 19106 215-627-1322 Attorney for Plaintiff

US BANK NA AS TRUSTEE FOR MLMI SURF TRUST **SERIES 2006-BC 5** 

14523 SW Millikan Way Suite 200

Beaverton, OR 97005

Plaintiff

VS.

WADE MILLER LINDA M. MILLER Mortgagor(s) and Record Owner(s) 242 Leonard Street

Bloomsburg, PA 17815 Defendant(s) IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

NO. 2008-CV-2152 2009-ED-Lel

### **CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

I, Michael T. McKeever, Esquire hereby certify that I am the attorney of record for the Plaintiff in this action, and I further certify that this property is subject to Act 91 of 1983 and the Plaintiff has complied with all the provisions of the Act.

> Michael T. McKeever Attorney for plaintiff

GOLDBECK McCAFFERTY & McKEEVER BY: Michael T. McKeever Attorney I.D.#56129 Suite 5000 - Mellon Independence Center 701 Market Street Philadelphia, PA 19106 215-627-1322

US BANK NA AS TRUSTEE FOR MLMI SURF TRUST SERIES 2006-BC 5 14523 SW Millikan Way Suite 200 Beaverton, OR 97005

Plaintiff

VS.

WADE MILLER
LINDA M. MILLER
Mortgagor(s) and Record Owner(s)

242 Leonard Street Bloomsburg, PA 17815

Attorney for Plaintiff

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2008-CV-2152

2009-ED-61

#### **WAIVER OF WATCHMAN**

Any Deputy Sheriff levying upon or attaching any property under within 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.

BY: Michael T. McKeever Attorney for Plaintiff GOLDBECK McCAFFERTY & McKEEVER BY: Michael T. McKeever Attorney I.D.#56129 Suite 5000 - Mellon Independence Center 701 Market Street Philadelphia, PA 19106

215-627-1322 Attorney for Plaintiff

US BANK NA AS TRUSTEE FOR MLMI SURF TRUST SERIES 2006-BC 5 14523 SW Millikan Way Suite 200 Beaverton, OR 97005

Plaintiff

vs.

WADE MILLER
LINDA M. MILLER
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242 Leonard Street Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

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BY: Michael T. McKeever

Attorney for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever Attorney I.D.#56129

Suite 5000 - Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

215-627-1322

Attorney for Plaintiff

US BANK NA AS TRUSTEE FOR MLMI SURF TRUST SERIES 2006-BC 5 14523 SW Millikan Way Suite 200 Beaverton, OR 97005

Plaintiff

V8.

WADE MILLER
LINDA M. MILLER
Mortgagor(s) and Record Owner(s)

242 Leonard Street Bloomsburg, PA 17815

Defendant(s)

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BY: Michael T. McKeever

Attorney for Plaintiff

BEGINNING at a post corner on the west side of Leonard Street;

THENCE running along the said Leonard Street northwardly, 51 feet, more or less, to Pine Alley;

THENCE westerly along the southern line of said alley, 138 feet, more or less, to a private alley;

THENCE southwardly along the said private alley, 51 feet, more or less, to a property now or late of Julia Sullivan, et al;

THENCE eastwardly along the same, 138 feet, more or less, to Leonard Street, the PLACE OF BEGINNING

WHEREON is erected two dwelling houses.

EXCEPTING AND RESERVING therefrom the following described premises conveyed by Arthur Cronin and Ida Cronin, his wife, to Raymond L. Thomas and Dorothy K. Thomas, his wife, by deed dated April 30, 1960 and recorded at the Columbia County Recorder's Office in Deed Book No. 200, at page 495:

BEGINNING at an iron pin corner on the west side of Leonard Street;

THENCE running along said Leonard Street, 25 ½ feet, more or less, to Pine Alley;

THENCE westerly along the southern line of said alley, 138 feet, more or less, to a private alley;

THENCE southwardly along the said private alley, 25 ½ feet, more or less, to an iron pin corner in line of other lands now or late of Arthur Cronin;

THENCE eastwardly along the same, 138 feet, more or less, to the iron pin corner on Leonard Street, the PLACE OF BEGINNING.

WHEREON is erected a frame dwelling house.

PARCEL #: 05W-07-100

BEGINNING at a post corner on the west side of Leonard Street;

THENCE running along the said Leonard Street northwardly, 51 feet, more or less, to Pine Alley;

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## SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERV	TICE INSTRUCTIONS		
PLAINTIFF/S/ US BANK NA AS T	RUSTEE FOR MLMI SURF TRUST SER	COURT NUMB 2008-CV-21	
DEFENDANT/S/ WADE MILLER and	d LINDA M. MILLER		OR COMPLAINT
SERVE	NAME OF INDIVIDUAL, COMPANY, CORPO WADE MILLER & LINDA M. MILLER	PRATION, ETC., TO SERVICE	
AT	ADDRESS (Street or Road, Apartment No., C 242 Leonard Street, Bloomsburg, PA	ity, Boro, Twp., State and ZIP Code	)
	NS OR OTHER INFORMATION THAT WILL ASSIS	T IN EXPEDITING SERVICE:	
PLEASE POS	ST HANDBILL		
SIGNATURE OF ATTOR	RNEY ichael T. McKeever	TELEPHONE NUMBER (215) 627-1322	DATE March 17, 2009
ADDRESS OF ATTORN	EY		
Suite 5000 - 701 Market	CMcCAFFERTY & McKEEVER  - Mellon Independence Center Street  a, PA 19106		

# 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.

DATE OF THIS NOTICE: March 6, 2009

TO:

WADE MILLER

242 Leonard Street Bloomsburg, PA 17815

US BANK NA AS TRUSTEE FOR MLMI SURF TRUST SERIES 2006-BC 5 14523 SW Millikan Way

Suite 200

Beaverton, OR 97005

Plaintiff

VS.

WADE MILLER LINDA M. MILLER (Mortgagor(s) and Record Owner(s)) 242 Leonard Street Bloomsburg, PA 17815

Defendant(s)

In the Court of Common Pleas of Columbia County

CIVIL ACTION - LAW

Action of Mortgage Foreclosure

Term No. 2008-CV-2152

TO: WADE MILLER

242 Leonard Street Bloomsburg, PA 17815

#### 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 SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

PENNSYLVANIA BAR ASSOCIATION P.O. Box 186 Harrisburg, PA 17108 800-692-7375

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES 168 E. 5th Street Bloomsburg, PA 17815 717-784-8760

### Michael T. McKeever

GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever, Esq. Attorney for Plaintiff Suite 5000 – 701 Market Street. Philadelphia, PA 19106 215-825-6318

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DATE OF THIS NOTICE: March 6, 2009

TO:

LINDA M. MILLER

242 Leonard Street Bloomsburg, PA 17815

US BANK NA AS TRUSTEE FOR MLMI SURF TRUST SERIES 2006-BC 5 14523 SW Millikan Way Suite 200 Beaverton, OR 97005

Plaintiff

VS.

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Defendant(s)

In the Court of Common Pleas of Columbia County

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Term No. 2008-CV-2152

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Michael T. McKeever

GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever, Esq. Attorney for Plaintiff Suite 5000 - 701 Market Street. Philadelphia, PA 19106 215-825-6318

## SHERIFF'S DEPARTMENT COLUMBIA COUNTY

CHEDIEE CEDVICE INCEDVICES	<del></del>		
SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ US BANK NA AS TRUSTEE FOR MLMI SURF TRUST SERI	COURT NUMBE 2008-CV-215	COURT NUMBER 2008-CV-2152	
DEFENDANT/S/ WADE MILLER and LINDA M. MILLER		TYPE OF WRIT OR COMPLAINT EXECUTION	
NAME OF INDIVIDUAL, COMPANY, CORPOLINDA M. MILLER	RATION, ETC., TO SERVICE		
ADDRESS (Street or Road, Apartment No., Ci 242 Leonard Street, Bloomsburg, PA	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 242 Leonard Street, Bloomsburg, PA 17815		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING SERVICE:		
PLEASE SERVE THE ABOVE DEFENDANT OR F	PERSON IN CHARGE		
Michael T. McKeever	TELEPHONE NUMBER (215) 627-1322	DATE March 17, 2009	
ADDRESS OF ATTORNEY	<u> </u>		
GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street			

Philadelphia, PA 19106

SHERIFF SERVI	CE INSTRUCTIONS	
PLAINTIFF/S/ US BANK NA AS TR	RUSTEE FOR MLMI SURF TRUST SERIES 2006-BC	COURT NUMBER 2008-CV-2152
DEFENDANT/S/ WADE MILLER and	LINDA M. MILLER	TYPE OF WRIT OR COMPLAINT EXECUTION
SERVE	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO WADE MILLER	O SERVICE
AT	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., Sta 242 Leonard Street, Bloomsburg, PA 17815	ate and ZIP Code)
SPECIAL INSTRUCTIONS	S OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING	SERVICE:
PLEASE SERVE	THE ABOVE DEFENDANT OR PERSON IN	CHARGE

SIGNATURE OF ATTORNEY

Michael T. McKeever

TELEPHONE NUMBER (215) 627-1322

DATE March 17, 2009

ADDRESS OF ATTORNEY

GOLDBECK McCAFFERTY & McKEEVER Suite 5000 - Mellon Independence Center 701 Market Street Philadelphia, PA 19106

374443 ~ DOLLARS \$2,000.00 03/18/2009 800.220.BANK / firstrust.com 3-7380-2360 SHERIFF OF COLUMBIA COUNTY GOLDBECK McCAFFERTY & McKEEVER A PROFESSIONAL CORPORATION SUITE 5000, MELLON INDEPENDENCE CENTER 701 MARKET ST. PHILADELPHIA, PA 19106 (215) 627-1322 TWO THOUSAND AND XX / 100~ PAY TO THE ORDER OF

6.14 MORTGAGE DISBURSEMENT ACCOUNT

Sheriff's Office PO Box 380 Bloomsburg PA, 17815

MEMO Miller

AUTHORIZED SIGNATURE

#374443# #235073804# 70 1100048#