

# SHERIFF'S SALE COST SHEET

US Bank vs. Miller  
 NO. 61-01 ED NO. 2150-08 JD DATE/TIME OF SALE 8/2/08

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ 180.00
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 SALE	\$10.00
SHERIFF'S DEED	<del>\$35.00</del>
TRANSFER TAX FORM	<del>\$25.00</del>
DISTRIBUTION FORM	<del>\$25.00</del>
COPIES	\$ 6.00
NOTARY	\$ 15.00
TOTAL ***** \$ 384.00	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ 218.16
SOLICITOR'S SERVICES	<del>\$75.00</del>
TOTAL ***** \$ 388.16	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$
TOTAL ***** \$ - 0 -	

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

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL ***** \$ - 0 -		

SURCHARGE FEE (DSTE)	\$ 130.00
MISC.	\$
TOTAL ***** \$ - 0 -	

TOTAL COSTS (OPENING BID) \$ 533.16

Deferred \$ 1166.84

**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*

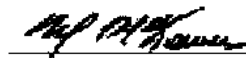
Sheriff's Sale Date: August 19, 2009

Dear Sir/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

cc: 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 me this 20<sup>th</sup> day of May 2009.  
.....

(Notary Public)  
COMMONWEALTH OF PENNSYLVANIA  
My commission expires Notarial Seal  
Dennis L. Ashenfelder, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2011  
Member, Pennsylvania Association of Notaries

And now, ....., 20 ....., I hereby certify that the advertising and publication charges amounting to \$..... for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

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

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 **IMMEDIATELY**.

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

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

**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

**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 ~~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:

1. 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.

2. 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 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 [www.hud.gov](http://www.hud.gov) 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: <http://www.phfa.org/consumers/homeowners/rcal.aspx>.
- 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 [homeretention@goldbecklaw.com](mailto:homeretention@goldbecklaw.com). 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 comunicarse con Loretta al 215-825-6344.

<b>COMPLETE THIS SECTION ON DELIVERY</b>	
A. Signature <i>[Signature]</i>	<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee
B. Received by (Printed Name)	Cn Date of Delivery <b>MAR 5 0 2005</b>
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

<b>COMPLETE THIS SECTION ON DELIVERY</b>	
A. Signature <b>X</b> <i>Theresa J. [Signature]</i>	<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address
B. Received by (Printed Name)	C. Date of Delivery <b>MAR 20 2000</b>
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	

**FREE SALE**

3. Service Type	
<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail
<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

**830 0002 2802 0348**

Receipt

102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY	
A. Signature <b>X</b>	
Agent <b>67</b> <input checked="" type="checkbox"/> Address	
B. Received By (Printed Name)	C. Date of Delivery <b>MAR 30 2006</b>
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
18 1830 0002 2802 0324	
Return Receipt 102595-02-M-1	



**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***

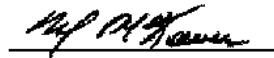
**Sheriff's Sale Date: May 27, 2009**

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](http://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](mailto: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

75933FC  
CF: 12/08/2008  
SD: 08/19/2009  
\$107,486.62

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

**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:

- ☒ 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.

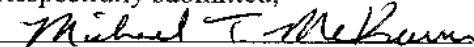
**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

- ☐ 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).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by 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,

  
BY: Michael T. McKeever, Esquire  
Attorney for Plaintiff

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (717) 369-5625

PHONE  
(717) 369-5622

24 HOUR PHONE  
(717) 766-4300

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

VS

MORTGAGE FORECLOSURE

WADE MILLER  
LINDA M. MILLER

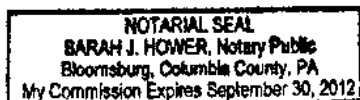
AFFIDAVIT OF SERVICE

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

Sarah J. Hower  
NOTARY PUBLIC



Timothy T. Chamberlain

X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

J. Arter  
J. ARTER  
DEPUTY SHERIFF

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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 386  
BLOOMSBURG, PA 17815  
FAX: (717) 389-5622

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 784-6300

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

VS

MORTGAGE FORECLOSURE


WADE MILLER  
LINDA M. MILLER

AFFIDAVIT OF SERVICE

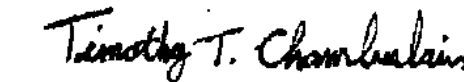
NOW, THIS MONDAY, APRIL 13, 2009, AT 2:40 PM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON LINDA MILLER AT 242 LEONARD STREET, BLOOMSBURG BY  
HANDING TO WADE MILLER, SON, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT  
AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

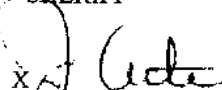
SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, APRIL 14, 2009

  
NOTARY PUBLIC





X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
X  
J. J. UCKER  
DEPUTY SHERIFF

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

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

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

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

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

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- ☐ Personal Service by the Sheriff's Office/competent adult (copy of return attached).
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- ☐ 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 SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

- ☒ Premises was posted by Sheriff's Office/~~competent adult (copy of return attached)~~. *PER SARAH ESO (04/13/09)*
- ☐ 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).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by 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,

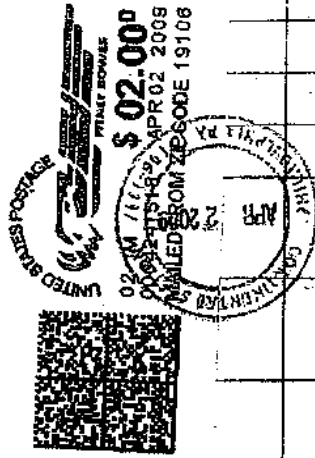
*Michael T. McKeever*  
BY: Michael T. McKeever, Esquire  
Attorney for Plaintiff

Name and Address of Sender  
**GOLDBECK**  
**SUITE 6000**  
**701 MARKET STREET**  
**PHILADELPHIA, PA**  
**19106-1632**

Check type of mail or service:  
☐ Certified  
☐ CDO  
☐ Registered  
☐ Delivery Confirmation  
☐ Return Receipt for Merchandise  
☐ Express Mail  
☐ Insured

Adfix Stamp Here  
(If issued as a  
certificate of mailing,  
or for additional copies  
of this bill)  
Postmark and  
Date of Receipt

Article Number	Address (Name, Street, City, State, & ZIP Code)	Postage	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COO	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	MILLER, LINDA M. 242 Leonard Street Bloomersburg, PA 17815	TENANTS/OCCUPANTS 242 Leonard Street Bloomersburg, PA 17815									
2.	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomersburg, PA 17815										
3.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2575 Harrisburg, PA 17105-2575										
4.	CITIFINANCIAL MORTGAGE CO., INC. 1111 Northpoint Drive Building 4 Suite 100 Coppell, TX 75019										
5.											
6.											
7.											
8.											
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, For Name of receiving employee)							

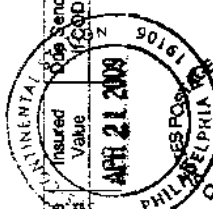



PS Form 3877, February 2002 (Page 1 of 2)

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

WADE MILLER & LINDA M. MILLER

See Privacy Act Statement on Reverse

Name and Address of Sender	Check type of mail or service:	Affix Stamp Here (if issued as a certificate of mailing, or for additional copies of this bill)	Postmark and Date of Receipt	Actual Value if Registered	Handling Charge	Fee	Postage	Address (Name, Street, City, State, & ZIP Code)	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
GOLDBECK SUITE 5000 701 MARKET STREET PHILADELPHIA, PA 19106-1532	<input type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Delivery Confirmation <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input type="checkbox"/> Recorded Delivery (International) <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation	  \$ 01.20 <sup>00</sup> 0004241518 APR 21 2009 MAILED FROM ZIP CODE 19106											
1. MILLER, WADE 242 Leonard Street Bloomsburg, PA 17815													
2. BARBARA REESE C/O ANGINO & ROYNER, P.C. 4503 North Front Street Harrisburg, PA 17110													
3. CITIFINANCIAL INC. C/O ABRAHAMSEN & ASSOCIATES, P.C. 1006 Pittstown Avenue Scranton, PA 18505													
4.													
5.													
6.													
7.													
8.													
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)											

See Privacy Act Statement on Reverse

Complete by Typewriter, Ink, or Ball Point Pen

PS Form 3877, February 2002 (Page 1 of 2)

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 January 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:

*Thomas J. Jones Jr.*

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

Piece ID	Article #	Delivery Address Addressee Name	SS Type	Fee	Postage	Value Insur./Register	Sender Due	Charges Total
71391R57-30	71114342363000000001	SAVIET, ROBERT S. 35 Red Oak Lane Kunkietown, PA 18058	C ERR	2.70 1.00	3.42			4.12
75933LMS-27	71114342363000562943	MILLER, LINDA M. 242 Leonard Street Bloomsburg, PA 17815	C ERR	2.70 1.00	0.42			4.12
75933WMS-27	71114342363000562950	MILLER, WADE 242 Leonard Street Bloomsburg, PA 17815	C ERR	2.70 1.00	0.42			4.12
76236TC6-8	71114342363000562967	COX, TAMARA L. 129 Winfield Road Sarver, PA 16055	C ERR	2.70 1.00	0.42			4.12
76236TC6-8.01	71114342363000562974	COX, TAMARA L. 244 Negol Road F/K/A Negol Lane Tionesta, PA 16353	C ERR	2.70 1.00	0.42			4.12
76236JS6-8	71114342363000562981	SCHAFER, JEFFREY L. 244 Negol Road F/K/A Negol Lane Tionesta, PA 16353	C ERR	2.70 1.00	0.42			4.12
76236JS6-8.01	71114342363000562998	SCHAFER, JEFFREY L. 129 Winfield Road Sarver, PA 16055	C ERR	2.70 1.00	0.42			4.12
76236TC6-8.02	71114342363000563001	COX, TAMARA L. 213 Linn Avenue Cabot, PA 16023-9778	C ERR	2.70 1.00	0.42			4.12
Page Totals:	8			29.60	3.36			32.96
Cumulative Totals:	8			29.60	3.36			32.96



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

1826A

Ascent - MAC v7.50.7.51.J

Piece ID	Article #	Delivery Address Addressee Name	SS Type	Fee	Postage	Value Insur./Register	Sender Due	Charges Total
75933WM5-27	71114342363000577428	MILLER, WADE 242 Leonard Street Blombsburg, PA 17815	C ERR	2.70 1.00	0.42			4.12

Page Totals:	1			3.70	0.42			4.12
Cumulative Totals:	1			3.70	0.42			4.12

USPS CERTIFICATION

Total Number of Pieces Received: \_\_\_\_\_

Round Stamp: \_\_\_\_\_

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) 627-7734**

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

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](mailto: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

759331C  
CF: 12/08/2008  
SD: 05/27/2009  
\$107,486.62

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.

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2008-CV-2152

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 SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

- ☒ Premises was posted by Sheriff's Office/~~competent adult (copy of return attached).~~ *PER SARAH @SO (04/13/09)*
- ☐ 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).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by 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,

*Michael T. McKeever*  
BY: Michael T. McKeever, Esquire  
Attorney for Plaintiff



Name and Address of Sender  
**GOLDBECK  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA  
19106-1532**

Check type of mail or service:

- ☐ Certified  
☐ COD  
☐ Registered  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured
- ☐ Recorded Delivery (international)  
☐ Registered  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation

Affix Stamp Here  
(If issued as a  
certificate of mailing,  
or for additional copies  
of this bill)  
Postmark and  
Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Handling Charge	Actual Value If Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	<b>MILLER, LINDA M. 242 Leonard Street Bloomsburg, PA 17815</b>										
2.	<b>DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815</b>	TENANTS/OCCUPANTS 242 Leonard Street Bloomsburg, PA 17815									
3.	<b>PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675</b>										
4.	<b>CITIFINANCIAL MORTGAGE CO., INC. 1111 Northpoint Drive Building 4 Suite 100 Coppell, TX 75019</b>										
5.											
6.											
7.											
8.											

Postmaster, Per (Name of receiving employee)

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

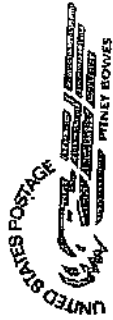
See Privacy Act Statement on Reverse

Complete by Typewriter, Ink, or Ball Point Pen

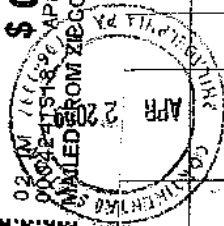
PS Form 3877, February 2002 (Page 1 of 2)

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

WADE MILLER & LINDA M. MILLER



**\$02.00**  
0003-4151-90 APR 02 2009  
MAILED FROM ZIP CODE 19108



Name and Address of Sender  
**GOLDBECK  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA  
19106-1532**

Check type of mail or service;

☐ Certified  
☐ COD  
☐ Registered  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured  
☐ Recorded Delivery (International)  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation

Affix Stamp Here  
(If issued as a  
certificate of mailing,  
or for additional copies  
of this bill)

Postmark and  
Date of Receipt

Article Number

Addressee (Name, Street, City, State, & ZIP Code)

Postage

Fee

Handling  
Charge

Actual Value  
if Registered

Insured  
Value

Due Sender  
COD

DC Fee

SC Fee

SH Fee

RD Fee

RR Fee

1.

**MILLER, WADE  
242 Leonard Street  
Bloomsburg, PA 17815**

2.

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

3.

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

4.

5.

6.

7.

8.

Total Number of Pieces  
Listed by Sender

Total Number of Pieces  
Received at Post Office

Postmaster, Per (Name of receiving employee)

See Privacy Act Statement on Reverse

PS Form 3877, February 2002 (Page 1 of 2)

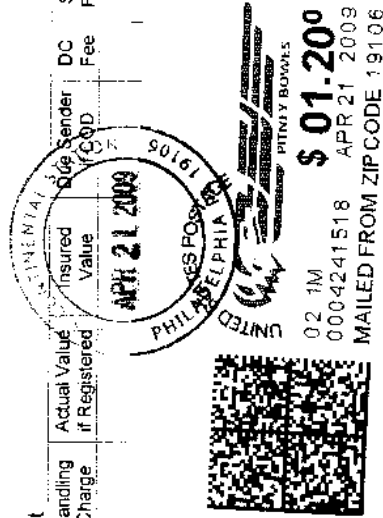
Complete by Typewriter, Ink, or Ball Point Pen

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 January 2009, upon consideration of the Plaintiffs

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

Piece ID	Article #	Delivery Address Addressee Name	SS Type	Fee	Postage	Value Insur./Register	Sender Due	Charges Total
71391RS7-30	71114342363000020001	SAVIET, ROBERT S. 35 Red Oak Lane Kunkletown, PA 18058	C ERR	2.70 1.00	0.42			4.12
75933GM5-27	71114342363000562943	MILLER, LINDA M. 247 Leonard Street Bloomsburg, PA 17815	C ERR	2.70 1.00	0.42			4.12
75933WMS-27	71114342363000562950	MILLER, WADE 242 Leonard Street Bloomsburg, PA 17815	C ERR	2.70 1.00	0.42			4.12
76236TC6-8	71114342363000562967	COX, TAMARA L. 129 Winfield Road Sarver, PA 16055	C ERR	2.70 1.00	0.42			4.12
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76236TC6-8.02	71114342363000563001	COX, TAMARA L. 213 Linn Avenue Cabot, PA 16023-9778	C ERR	2.70 1.00	0.42			4.12

Page Totals:	8	29.60	3.36	32.96
Cumulative Totals:	8	29.60	3.36	32.96

Form 3877  
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Name and Address of Sender:

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MELLON INDEPENDENCE CENT  
701 MARKET ST STE 5000  
PHILADELPHIA, PA 19106

Permit Number

Sequence Number  
1826A

Ascent - MAC v7.50.7.51.J

Piece ID	Article #	Delivery Address Addressee Name	SS Type	Pee	Postage	Value Insur./Register	Sender Due	Charges Total
75913WM5-27	71114342363000577428	MILLER, WADE 242 Leonard Street Bloomsburg, PA 17815	C ERR	2.70 1.00	0.42			4.12
Page Totals:		1		3.70	0.42			4.12
Cumulative Totals:		1		3.70	0.42			4.12

USPS CERTIFICATION

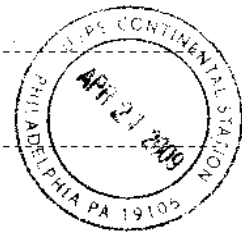
Total Number of Pieces Received: \_\_\_\_\_

Round Stamp: \_\_\_\_\_

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:

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Bloomsburg, PA 17815

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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

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.

US BANK NA

VS.

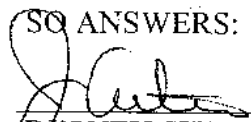

WADE & LINDA MILLER

WRIT OF EXECUTION #61 OF 2009 ED

POSTING OF PROPERTY

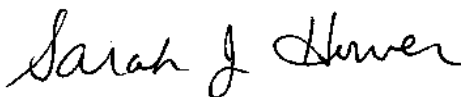
April 23, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF WADE & LINDA MILLER AT 242 LEONARD STREET BLOOMSBURG  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

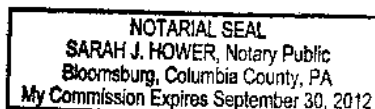
SO ANSWERS:

  
DEPUTY SHERIFF  
  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

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







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

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

VS

MORTGAGE FORECLOSURE

WADE MILLER  
LINDA M. MILLER

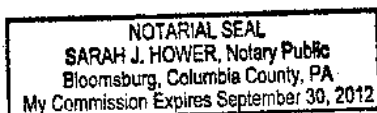
AFFIDAVIT OF SERVICE

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

Sarah J. Hower  
NOTARY PUBLIC



Timothy T. Chamberlain  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

J. Arter  
X  
J. ARTER  
DEPUTY SHERIFF

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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5622

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

VS

MORTGAGE FORECLOSURE

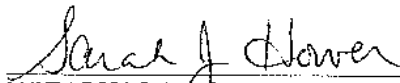
WADE MILLER  
LINDA M. MILLER

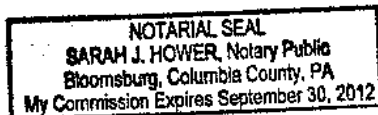
AFFIDAVIT OF SERVICE


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

  
\_\_\_\_\_  
NOTARY PUBLIC





X  
\_\_\_\_\_  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
X  
\_\_\_\_\_  
J. CARTER  
DEPUTY SHERIFF

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/19/2009

SERVICE# 1 - OF - 13 SERVICES  
DOCKET # 61ED2009

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

DEFENDANT WADE MILLER  
LINDA M. MILLER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
WADE MILLER	MORTGAGE FORECLOSURE
242 LEONARD STREET	
BLOOMSBURG	

SERVED UPON WADE

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

DATE 4-13-9 TIME 1440 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

<u>3-30-9</u>	<u>0920</u>	<u>2 &amp; 4</u>	<u>L.C.</u>
<u>4-3-09</u>	<u>1022</u>	<u>4</u>	<u>L.C</u>
<u>4-9-09</u>	<u>1130</u>	<u>2 &amp; 4</u>	<u>L.C</u>

DEPUTY

J. C. Miller

DATE 4-13-9

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/19/2009

SERVICE# 2 - OF - 13 SERVICES  
DOCKET # 61ED2009

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

DEFENDANT WADE MILLER  
LINDA M. MILLER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
LINDA MILLER	MORTGAGE FORECLOSURE
242 LEONARD STREET	
BLOOMSBURG	

SERVED UPON WADE

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

DATE 4-13-09 TIME 1440 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
<u>3-30-09</u>	<u>0920</u>	<u>J. C.</u>	<u>L. C.</u>
<u>4-3-09</u>	<u>1022</u>	<u>4</u>	<u>L. C.</u>
<u>4-9-09</u>	<u>1130</u>	<u>244</u>	<u>L. C.</u>

DEPUTY J. Carter DATE 4-13-09

4-13-09 1525 CALLED House 387-1008 Left message #2

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/19/2009

SERVICE# 7 - OF - 13 SERVICES  
DOCKET # 61ED2009

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

DEFENDANT WADE MILLER  
LINDA M. MILLER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

SERVED UPON Maureen Cote

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

DATE 3-30-09 TIME 1600 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. Johnson DATE 3-30-09

**MUNICIPAL AUTHORITY  
of the  
TOWN OF BLOOMSBURG**

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

Board of Directors

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

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

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

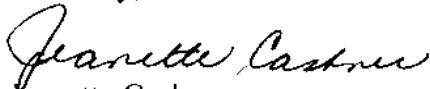
JD # 2152JD2008

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,

  
Jeanette Cashner  
Office Manager

COUNTY 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	INTEREST	PENDING COSTS	TOTAL AMOUNT DUE
2007	PRIM	1,599.32	31.65	115.00	1,745.97
2008	PRIM	1,318.80	28.24	30.00	1,377.04
TOTAL DUE :					\$3,123.01

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.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CILAMBERLAIN  
DATE RECEIVED 3/19/2009

SERVICE# 5 - OF - 13 SERVICES  
DOCKET # 61ED2009

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

DEFENDANT WADE MILLER  
LINDA M. MILLER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
MARY WARD-TAX COLLECTOR
2ND STREET
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON MARY WARD

RELATIONSHIP TAX COLLECTOR IDENTIFICATION \_\_\_\_\_

DATE 3-27-9 TIME 1100 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 3-27-9



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/19/2009

SERVICE# 6 - OF - 13 SERVICES  
DOCKET # 61ED2009

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

DEFENDANT WADE MILLER  
LINDA M. MILLER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
BLOOMSBURG SEWER	MORTGAGE FORECLOSURE
2ND STREET	
BLOOMSBURG	

SERVED UPON JEANETTE CHAMBERLAIN

RELATIONSHIP OFFICE MANAGER IDENTIFICATION \_\_\_\_\_

DATE 3-27-9 TIME 11:00 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

9 Curtis DATE 3-27-9

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/19/2009

SERVICE# 10 - OF - 13 SERVICES  
DOCKET # 61ED2009

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

DEFENDANT WADE MILLER  
LINDA M. MILLER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON LEB MILLER

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

DATE 3-27-9 TIME 0955 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

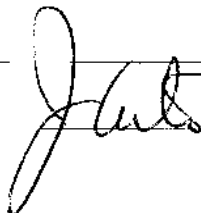
TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY



DATE 3-27-9

# REAL ESTATE OUTLINE

ED # 61-09

DATE RECEIVED 3-19-09  
DOCKET AND INDEX 3-25-09

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LKA ✓  
NON-MILITARY AFFIDAVIT ✓ *called 3-27*  
NOTICES OF SHERIFF SALE ✓  
WAIVER OF WATCHMAN ✓  
AFFIDAVIT OF LIENS LIST ✓  
CHECK FOR ~~\$1,350.00~~ OR 2000.00 ✓ CK# 374443  
**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE May 27, 09 TIME 1000  
POSTING DATE Apr 23, 09  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK May 6  
2<sup>ND</sup> WEEK 13  
3<sup>RD</sup> WEEK 20, 19

# 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 DEFENDANT'S 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 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 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 defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney  
Joseph A. Goldbeck, Jr.  
Mellon Independence Center - Suite 5000 701 Market Street  
Philadelphia, PA 19106-1532

Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>

# SHERIFF'S SALE

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

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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;

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WHEREON is erected a frame dwelling house.

PARCEL #: 05W-07-100

PROPERTY address: 242 LEONARD STREET, BLOOMSBURG PA 17815

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Plaintiff's Attorney  
Joseph A. Goldbeck, Jr.  
Mellon Independence Center - Suite 5000 701 Market Street  
Philadelphia, PA 19106-1532

Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>

# SHERIFF'S SALE

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

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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 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 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.

Plaintiff's Attorney  
Joseph A. Goldbeck, Jr.  
Mellon Independence Center - Suite 5000 701 Market Street  
Philadelphia, PA 19106-1532

Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>

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

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

vs.

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

In the Court of Common Pleas of  
Columbia County

No. 2008-CV-2152

*2009-ED-01*  
WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 242 Leonard Street Bloomsburg, PA 17815

See Exhibit "A" attached

AMOUNT DUE

\$107,486.62

Interest From 3/18/09  
Through Date of Sale

(Costs to be added)

Dated: 03 19 09

Tamara B. Kline  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy Barbara N. Schutte  
*Chf. Clk*





**GOLDBECK MCCAFFERTY & MCKEEVER**

## FACSIMILE TRANSMITTAL SHEET

TO:

Ste Chamberlain

FROM:

SCOTT LION

215-825-6345 (P)

215-825-6445 (F) - PRIVATE FAX

215-627-7734 (F) - MAIN FAX

COMPANY:

Columbia Ste

DATE:

3/27/09

FAX NUMBER:

570-389-5625

TOTAL NO. OF PAGES INCLUDING COVER:

3

RE:

NON MILITARY

☐ URGENT☐ FOR REVIEW☐ PLEASE COMMENT☐ PLEASE REPLY☐ PLEASE RECYCLE

NOTES/COMMENTS:

RE:

2008-CV-2152

Thank  
You!

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:

3/27/09



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VERIFICATION OF NON-MILITARY SERVICE

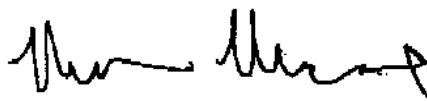
The undersigned, as the representative for the Plaintiff corporation within named do hereby verify that I am authorized to make this verification on behalf of the Plaintiff corporation and that the facts set forth in the foregoing verification of Non-Military Service are true and correct to the best 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, 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.

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:

3/27/09



---

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-01

**PRAECIPE FOR WRIT OF EXECUTION**

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$107,486.62

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

(Costs to be added)



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

vs.

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

In the Court of Common Pleas of  
Columbia County

No. 2008-CV-2152

209-EP-01

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 242 Leonard Street Bloomsburg, PA 17815

See Exhibit "A" attached

AMOUNT DUE

\$107,486.62

Interest From 3/18/09  
Through Date of Sale

(Costs to be added)

Dated: 13-19-09

Tamara B. Kline  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy

Barbara D. Schmitt  
Clerk

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  
**(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-661

**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  
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.

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-01

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  
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CITIFINANCIAL INC.  
AWAITING LIENHOLDER ADDRESS

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
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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  
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

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-61

**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 \_\_\_\_\_, 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:

1. 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.
2. 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 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 [www.hud.gov](http://www.hud.gov) 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: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 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 [homeretention@goldbecklaw.com](mailto:homeretention@goldbecklaw.com). 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 comunicarse 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  
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2009-ED-61

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

168 E. 5th Street  
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- 3). Visit HUD'S website [www.hud.gov](http://www.hud.gov) 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: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 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 [homcretention@goldbecklaw.com](mailto:homcretention@goldbecklaw.com). 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.

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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

**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

Attorney for Plaintiff

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TRUST SERIES 2006-BC 5  
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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

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215-627-1322

Attorney for Plaintiff

US BANK NA AS TRUSTEE FOR MLMI SURF

TRUST SERIES 2006-BC 5

14523 SW Millikan Way

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Plaintiff

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242 Leonard Street

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IN THE COURT OF COMMON PLEAS

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CIVIL ACTION – LAW

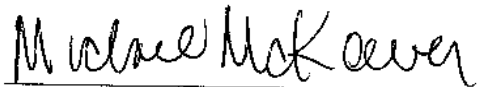
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BY: Michael T. McKeever

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

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BY: Michael T. McKeever  
Attorney for Plaintiff

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 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



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:

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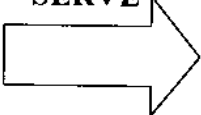
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# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>			
PLAINTIFF/S/ US BANK NA AS TRUSTEE FOR MLMI SURF TRUST SERIES 2006-BC 5		COURT NUMBER 2008-CV-2152	
DEFENDANT/S/ WADE MILLER and LINDA M. MILLER		TYPE OF WRIT OR COMPLAINT EXECUTION	
<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE WADE MILLER & LINDA M. MILLER		
	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:  <b>PLEASE POST HANDBILL</b>			
SIGNATURE OF ATTORNEY <b>Michael T. McKeever</b>		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			

**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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242 Leonard Street  
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BY: Michael T. McKeever, Esq.

Attorney for Plaintiff

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# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

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PLAINTIFF/S/ US BANK NA AS TRUSTEE FOR MLMI SURF TRUST SERIES 2006-BC 5	COURT NUMBER 2008-CV-2152	
DEFENDANT/S/ WADE MILLER and LINDA M. MILLER	TYPE OF WRIT OR COMPLAINT EXECUTION	

**SERVE**



**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
LINDA M. MILLER

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 PERSON IN CHARGE**

SIGNATURE OF ATTORNEY

***Michael T. McKeever***

TELEPHONE NUMBER  
(215) 627-1322

DATE  
March 17, 2009

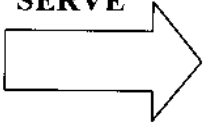
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DEFENDANT/S/ WADE MILLER and LINDA M. MILLER	TYPE OF WRIT OR COMPLAINT EXECUTION	

**SERVE**



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GOLDBECK McCAFFERTY & McKEEVER  
A PROFESSIONAL CORPORATION  
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701 MARKET ST. PHILADELPHIA, PA 19106  
(215) 627-1322

**FIRSTTRUST**

800.220.BANK / firsttrust.com

3-7380-2360 03/18/2009

PAY  
TO THE  
ORDER OF

**SHERIFF OF COLUMBIA COUNTY**

**\$2,000.00**

**TWO THOUSAND AND XX / 100**

**DOLLARS**

Sheriff's Office  
PO Box 380  
Bloomsburg PA, 17815

6.14 MORTGAGE DISBURSEMENT ACCOUNT

MEMO **Miller**

*[Signature]*  
AUTHORIZED SIGNATURE

⑈ 3 7 4 4 3 ⑈ ⑆ 2 3 6 0 7 3 8 0 ⑆ 7 0 1 0 0 0 1 8 ⑈

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