

SHERIFF'S SALE COST SHEET

State Farm Bank vs. Amy Miller
 NO. 131-10 ED NO. 1269-10 JD DATE/TIME OF SALE Mar 30 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>394.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>933.90</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1158.90</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>55.00</u>
TOTAL ***** \$ <u>65.00</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>466.00</u>
WATER 20	\$
TOTAL ***** \$ <u>466.00</u>	

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2216.94

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

State Farm Bank vs Amy Miller
NO. 131-10 ED NO. 1269-10 JD

DATE/TIME OF SALE: Mar 30 0900

BID PRICE (INCLUDES COST) \$ 2218.94

POUNDAGE - 2% OF BID \$ 44.38

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2263.32

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

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

TOTAL DUE: \$ 2263.32

LESS DEPOSIT: \$ 2000.-

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 263.32

GOLDBECK MCCAFFERTY & MCKEEVER

Suite 5000 Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

www.goldbecklaw.com

March 31, 2011

SHERIFF OF COLUMBIA COUNTY

Real Estate Division

Sheriff's Office

PO Box 380

Bloomsburg, PA 17815

RE: STATE FARM BANK, FSB. vs. AMY M. MILLER

Sale Book/Writ No.: /

Docket Number: 2010-CV-1269

Sale Date: 03/30/2011

Property Address: 2524 West Front Street Berwick, PA 18603

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the above-captioned matter. Please deed the property to:

FANNIE MAE

PO BOX 650043

Dallas, TX 75265-0043

If funds are required to settle with the Sheriff and they are not enclosed, please call, fax or email the cost sheet to Christina Rizzo. Please notify our office when the deed is recorded.

GOLDBECK MCCAFFERTY & MCKEEVER

Christina Rizzo

Post Sale Department

(412) 788-7190 (phone)

(412) 788-7192(fax)

crizzo@goldbecklaw.com

Jeff Nefferdorf

Post Sale Department (FHA & VA)

215-825-6343

215-825-6443 (fax)

jnefferdorf@goldbecklaw.com

Antoniette Black - Director of Foreclosure

Sale/Post Sale Department

215-825-6347

215-825-6447 (fax)

Abblack@goldbecklaw.com

Assignment of Bid

NO. 2010-CV-1269 – MILLER
2524 West Front Street
Berwick, PA 18603

I, the undersigned, as attorney for the successful bidder, hereby assign my bid at the Sheriff Sale dated March 30, 2011 to:

FANNIE MAE
PO BOX 650043
Dallas, TX 75265-0043

Date: March 31, 2011

By: 

GOLDBECK, MCCAFFERTY & MCKEEVER

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Attorneys for Plaintiff



pennsylvania

DEPARTMENT OF REVENUE

Bureau of Individual Taxes
PO BOX 280503
Harrisburg, PA 17128-0503REALTY TRANSFER TAX
STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is/is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship (2) public utility easement. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name GOLDBECK McCAFFERTY & McKEEVER		Telephone Number: (215) 627-1322	
Mailing Address 701 Market Street, Suite 5000 - Mellon Independence Center		City Philadelphia	State PA
		ZIP Code 19106-1532	

B. TRANSFER DATAGrantor(s)/Lessor(s)
SHERIFF OF COLUMBIA COUNTYStreet Address
Sheriff's Office, PO Box 380City
BloomsburgState
PAZip
17815**C. DATE OF ACCEPTANCE OF DOCUMENT** March 31, 2011Grantee(s)/Lessee(s)
FANNIE MAEStreet Address
PO BOX 650043,City
DallasState
TXZip
75265-**D. REAL ESTATE LOCATION**Street Address
2524 West Front StreetCity, Township, Borough
Berwick -- BOROUGH OF BRIAR CREEKCounty
Columbia

School District

Tax Parcel Number
06-1B1-017**E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N**1. Actual Cash Consideration
\$2,218.942. Other Consideration
+ -0-3. Total Consideration
= \$2,218.944. County Assessed Value
\$14,690.005. Common Level Ratio Factor
X 3.696. Fair Market Value
= \$ 54,206.10**F. EXEMPTION DATA**1a. Amount of Exemption Claimed
100%1b. Percentage of Grantor's Interest in Real Estate
100%1c. Percentage of Grantor's Interest conveyed
100%**Check Appropriate Box Below for Exemption Claimed**

- ☐ Will or intestate succession _____
(NAME OF DECEDENT) (ESTATE FILE NUMBER)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment).
- ☐ Corrective deed. (Attach copy of the prior deed).
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) MERS #: FANNIE MAE IS AN EXEMPT CORPORATION. THE TRANSFER TAX #12 U.S.C. 1723 A.C (2).

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

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY

DATE

March 31, 2011

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED

**GOLDBECK MCCAFFERTY & MCKEEVER
A PROFESSIONAL CORPORATION**

SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322

FIRSTTRUST
800.220.BANK / firsttrust.com

3-7380-2360

05/10/2011

PAY
TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

FORTY-FOUR AND 38 / 100

\$ **44.38

DOLLARS

Sheriff's Office

PO Box 380

Bloomsburg Pa, 17815

MORTGAGE DISBURSEMENT ACCOUNT

MEMO

99824FC Miller

[Signature]
AUTHORIZED SIGNATURE

⑈562980⑈ ⑆23807380⑆ 70 1100018⑈

562980

Security features. Details on back.

**GOLDBECK MCCAFFERTY & MCKEEVER
A PROFESSIONAL CORPORATION**

SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322

FIRSTTRUST
800.220.BANK / firsttrust.com

3-7380-2360

05/06/2011

PAY
TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

TWO HUNDRED EIGHTEEN AND 94 / 100

\$218.94**

DOLLARS

Sheriff's Office

PO Box 380

Bloomsburg Pa, 17815

MORTGAGE DISBURSEMENT ACCOUNT

MEMO

99824FC Miller

[Signature]
AUTHORIZED SIGNATURE

⑈562995⑈ ⑆23807380⑆ 70 1100018⑈

562795

Security features. Details on back.

**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**

February 2, 2011

Columbia

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

URGENT

RE: STATE FARM BANK, FSB.
vs.
AMY M. MILLER
Term No. 2010-CV-1269

Property address:

*2524 West Front Street
Berwick, PA 18603*


Sheriff's Sale Date: February 02, 2011

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for February 02, 2011 to March 30, 2011.

Thank you for your cooperation.

Very Truly Yours,
GOLDBECK MCCAFFERTY & MCKEEVER



Gary E. McCafferty, Esq.
By: Jennifer Bradley, Legal Assistant

cc: CENLAR CENTRAL LOAN ADMINISTRATION

AMY M. MILLER
2524 West Front Street
Berwick, PA 18603



March 25, 2011

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

STATE FARM BANK, FSB

VS.

AMY M. MILLER

DOCKET # 131ED2010

JD # 126JD2010

Dear Timothy:

The amount due on the sewer account #600620 for the property located at 2524 W. Front Street Berwick, Pa through March 31, 2011 is \$486.04.

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

Sincerely,

Kelly Johnson
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"
1108 Freas Avenue • Berwick, Pennsylvania 18603

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

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

TAX CERTIFICATION

2011 - REAL ESTATE

As of Date: 02/01/2011 01:59:58 PM

Owner: MILLER AMY M

2524 WEST FRONT STREET
BERWICK PA 18603

Municipality: BRIAR CREEK BOROUGH

Parcel #: 06 -1B1-017-00,000

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
010108	R	\$52.24	04/30/2011	\$53.31	06/30/2011	\$58.64	08/31/2011
Payment							
010108	G	\$88.47	04/30/2011	\$90.28	06/30/2011	\$99.31	08/31/2011
Payment							
010108	S	\$19.36	04/30/2011	\$19.76	06/30/2011	\$21.74	08/31/2011
Payment							

Total Paid To Date: \$0.00

Signature

dm.

Date

2-1-11

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

**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**

December 6, 2010

Columbia

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

BOOK WRIT

RE: STATE FARM BANK, FSB.
vs.
AMY M. MILLER
Term No. 2010-CV-1269

Property address:

**2524 West Front Street
Berwick, PA 18603**

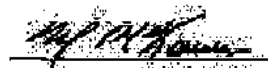
Sheriff's Sale Date: December 08, 2010

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for December 08, 2010 to February 02, 2011.

Thank you for your cooperation.

Very truly yours,



Michael T. McKeever

MTM/jenb

cc: CENLAR CENTRAL LOAN ADMINISTRATION

AMY M. MILLER
2524 West Front Street
Berwick, PA 18603

SHERIFF'S SALE

WEDNESDAY DECEMBER 8, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 131 OF 2010 ED AND CIVIL WRIT NO. 1269 OF 2010 JO ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain piece, parcel and lot of land situate on the south side of the State Highway leading from Bloomsburg to Berwick in the Borough of Briar Creek in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner on the division line between Lots Nos. 8 and 9 in the plan of lots laid out and surveyed for W. S. Ash by Jas. C. Brown on May 31, 1919, being a point seven and one-half feet south of the southern line of the concrete slab of the said Highway and a distance of 409 feet east from the southeast corner of the intersection of a Public Road leading to the D. L. & W. Railroad Station with said Highway as marked by a large stone apparently moved, and running thence along said division line south one degree east, one hundred and seventy feet to an iron pin corner in the northern line of a fifteen foot wide alley in the rear; thence along the said line of said Alley north eighty-nine degrees east, fifty feet to an iron pin corner in the division line between Lots Nos. 9 and 10; thence along the said division line north one degree west, one hundred and seventy feet to an iron pin corner in the southern line of the said State Highway, and thence along the said line of said Highway south eighty-nine degrees west, fifty feet to the place of beginning, being known and designated as Lot Number Nine (9) in the said plan of Lots, aforesaid, as recorded in Map Book Volume 1 at page 258, at Bloomsburg, Pennsylvania.

BEING THE SAME PREMISES BY DEED FROM ROSIE L. WHITMORE, WIDOW, BY HER ATTORNEY-IN-FACT, PIPERMA OMAN, BY VIRTUE OF POWER OF ATTORNEY, DATED 05/31/2005, DATED 12/12/2006 AND RECORDED 12/18/06 IN INSTRUMENT # 2006213170 GRANTED AND CONVEYED UNTO AMY MILLER, BEING KNOWN AS 2524 W FRONT STREET, BERWICK PA 18803

TAX PARCEL NO: 06-1B017

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 with eight (8) days after the sale in cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

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

Plaintiff's Attorney
Michael McKeever
701 Market Street
Philadelphia, PA 19106

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

} SS

according to law deposes and says that Press Enterprise is with its principal office and place of business at 3185 County of Columbia and State of Pennsylvania, and was h. 1902, and has been published daily, continuously in said day and on the attached notice November 17, 24 and published; that the affiant is one of the officers or publisher or publisher of said newspaper in which legal advertisement was for Press Enterprise is interested in the subject matter of said all of the allegations in the foregoing statement as to time, are true.

I depose this 1st day of December 2010

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
Member, Pennsylvania Association of Notaries

....., 20....., I hereby certify that the advertising and \$.....for publishing the foregoing notice, and the d in full.

CRITERIA

Field	Beginning Value	Ending Value	And/Or
Doc Ref #	131ED2010	To	
		To	
		To	
		To	

Search Clear Cancel

RESULTS

Trans #	Ship To ID	ConsName	Shipper	Doc Ref #	Ship Date	Carrier	Track
34918	34918	COMMONWEALTH OF PA	Sheriff	131ED2010	9/7/2010	POST	91719:
34919	COP	COMMONWEALTH OF PENNSYLVANIA	Sheriff	131ED2010	9/7/2010	POST	91719:
34920	FAIR	COMMONWEALTH OF PA	Sheriff	131ED2010	9/7/2010	POST	91719:
34921	SBA	U.S. Small Business Administration	Sheriff	131ED2010	9/7/2010	POST	91719:
34922	IRS	INTERNAL REVENUE SERVICE	Sheriff	131ED2010	9/7/2010	POST	91719:

Records: 1 - 5 of 5



Date Produced: 09/13/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 4189. Our records indicate that this item was delivered on 09/10/2010 at 07:19 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

[Handwritten signature]
C. A. in
2044 E. 1st St.

Address of Recipient:

8170

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 09/20/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 4196. Our records indicate that this item was delivered on 09/13/2010 at 09:51 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

A handwritten signature in black ink that reads "John M. Mann". The signature is written in a cursive style with a large, looped "J" and "M".

Address of Recipient:

6101
East Bushyview Dr
Harrisburg, PA 17107

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 09/13/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 4219. Our records indicate that this item was delivered on 09/10/2010 at 11:20 a.m. in KING OF PRUSSIA, PA, 19406. The scanned image of the recipient information is provided below.

Signature of Recipient:

A handwritten signature in black ink, appearing to read "David L. Guro", written over a horizontal line.

Address of Recipient:

A handwritten address in black ink, appearing to read "354 1150 1st American #1001", written over a horizontal line.

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 09/13/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 4226. Our records indicate that this item was delivered on 09/10/2010 at 09:32 a.m. in PHILADELPHIA, PA, 19106. The scanned image of the recipient information is provided below.

Signature of Recipient:

ASK-USPS or www.usps.com/delivery
Delivery Section
F. Alston
F. Alston

Address of Recipient:

F. H. STON
600 Arch St

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

GOLDBECK McCAFFERTY & McKEEVER

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

November 23, 2010

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

RE: No. 2010-CV-1269
AMY M. MILLER

Real Estate Division:

The above case may be sold on December 08, 2010. It has been properly served in accordance with Rule 3129.

Very truly yours,

GOLDBECK McCAFFERTY & McKEEVER

By: Antoniette Black, Director of Foreclosure
Phone: (215) 825-6347 (direct dial)
Fax: (215) 825-6447
Email: ablack@goldbecklaw.com

GOLDBECK McCafferty & McKEEVER
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322

99824FC
CF: 07/21/2010
SD: 12/08/2010
\$73,326.73

STATE FARM BANK, FSB.
425 Phillips Blvd
Ewing, NJ 08618

Plaintiff

vs.

AMY M. MILLER
**Mortgagor(s) and
Record Owner(s)**

2524 West Front Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2010-CV-1269

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

Keith C. Halili, an employee of Goldbeck McCafferty & McKeever, counsel 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.

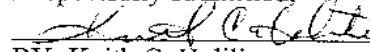
IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- ☐ 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: Keith C. Halili
Legal Secretary

Name and Address of Sender
GOLOBECK
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

Handling
Charge

Postage

Article Number

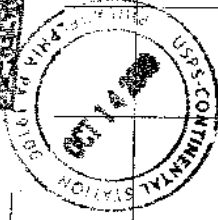
Actual
if Ref

UNITED STATES POSTAGE
02 1M
0064285867
\$ 01.26
OCT 14 2010
MAILED FROM ZIP CODE 19106



TENANTS/OCCUPANTS
2524 West Front Street
Berwick, PA 18603

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



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

99824FC Columbia County Sale Date: 12/08/2010

AMY M. MILLER

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 349-5625

PHONE
(570) 309-5622

24 HOUR PHONE
(570) 784-6300

STATE FARM BANK, FSB

Docket # 131ED2010

VS

MORTGAGE FORECLOSURE

AMY M MILLER

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, SEPTEMBER 14, 2010, AT 9:03 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON AMY MILLER AT 2524 WEST FRONT STREET, BERWICK BY HANDING TO AMY 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 WEDNESDAY, SEPTEMBER 15, 2010

Sarah Jane Klingaman
NOTARY PUBLIC

Timothy T. Chamberlain

X

TIMOTHY T. CHAMBERLAIN
SHERIFF

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

X *R. Tonkinson*
R. TONKINSON
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) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

STATE FARM BANK FSB

VS.

AMY MILLER

WRIT OF EXECUTION #131 2010 ED

POSTING OF PROPERTY

NOVEMBER 3, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF AMY MILLER AT 2524 WEST FRONT STREET BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 3RD DAY OF NOVEMBER 2010

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

SHERIFF'S SALE

WEDNESDAY DECEMBER 8, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 131 OF 2010 ED AND CIVIL WRIT NO. 1269 OF 2010 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain piece, parcel and lot of land situate on the south side of the State Highway leading from Bloomsburg to Berwick in the Borough of Briar Creek in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner on the division line between Lots Nos. 8 and 9 in the plan of lots laid out and surveyed for W. S. Ash by Jas. C. Brown on May 31, 1919, being a point seven and one-half feet south of the southern line of the concrete slab of the said Highway and a distance of 409 feet east from the southeast corner of the intersection of a Public Road leading to the D. L. & W. Railroad Station with said Highway as marked by a large stone apparently moved, and running thence along said division line south one degree east, one hundred and seventy feet to an iron pin corner in the northern line of a fifteen foot wide alley in the rear; thence along the said line of said Alley north eighty-nine degrees east, fifty feet to an iron pin corner in the division line between Lots Nos. 9 and 10; thence along the said division line north one degree west, one hundred and seventy feet to an iron pin corner in the southern line of the said State Highway, and thence along the said line of said Highway south eighty-nine degrees west, fifty feet to the place of beginning, being known and designated as Lot Number Nine (9) in the said plan of Lots, aforesaid, as recorded in Map Book, Volume 1 at page 258, at Bloomsburg, Pennsylvania.

BEING THE SAME PREMISES BY DEED FROM ROSIE L. WHITMORE, WIDOW, BY HER ATTORNEY-IN-FACT, PIPEMA OMAN, BY VIRTUE OF POWER OF ATTORNEY, DATED 05/31/2005, DATED 12/12/2006 AND RECORDED 12/18/06 IN INSTRUMENT # 2006213170 GRANTED AND CONVEYED UNTO AMY MILLER. BEING KNOWN AS 2524 W FRONT STREET, BERWICK PA 18603

TAX PARCEL NO: 06-1B1-017

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 with eight (8) days after the sale in cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

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

Plaintiff's Attorney
Michael McKeever
701 Market Street
Philadelphia, PA 19106

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

GOLDBECK McCafferty & McKEEVER

Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-825-6320

STATE FARM BANK, FSB.
425 Phillips Blvd
Ewing, NJ 08618

Plaintiff

vs.

AMY M. MILLER
Mortgagor(s) and Record Owner(s)

2524 West Front Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2010-CV-1269

AFFIDAVIT PURSUANT TO RULE 3129

STATE FARM BANK, FSB., Plaintiff in the above action, by and through an authorized employee of its attorneys, Goldbeck McCafferty & McKeever, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

2524 West Front Street
Berwick, PA 18603

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

AMY M. MILLER
2524 West Front Street
Berwick, PA 18603

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

AMY M. MILLER
2524 West Front Street
Berwick, PA 18603

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

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

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.

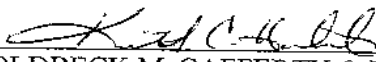
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
2524 West Front Street
Berwick, PA 18603

(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: November 23, 2010



GOLDBECK McCafferty & McKEEVER
BY: Keith C. Halili
Legal Secretary

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.

STATE FARM BANK FSB

VS.

AMY MILLER

WRIT OF EXECUTION #131 2010 ED

POSTING OF PROPERTY

NOVEMBER 3, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF AMY MILLER AT 2524 WEST FRONT STREET BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS:




DEPUTY SHERIFF



TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 3RD DAY OF NOVEMBER 2010



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

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

STATE FARM BANK, FSB

Docket # 131ED2010

VS

MORTGAGE FORECLOSURE

AMY M MILLER

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, SEPTEMBER 14, 2010, AT 9:03 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON AMY MILLER AT 2524 WEST FRONT STREET, BERWICK BY HANDING TO AMY 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 WEDNESDAY, SEPTEMBER 15, 2010

Sarah Jane Klingaman
NOTARY PUBLIC

Timothy T. Chamberlain
X
TIMOTHY T. CHAMBERLAIN
SHERIFF

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

X *R. Tonkinson*
R. TONKINSON
DEPUTY SHERIFF

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



September 24, 2010

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

STATE FARM BANK, FSB

VS.

AMY M. MILLER

DOCKET # 131ED2010

JD # 126JD2010

Dear Timothy:

The amount due on the sewer account #600620 for the property located at 2524 West Front Street Berwick, Pa through December 30, 2010 is **\$303.19**.

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

Sincerely,

Kelly Noss
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 9/3/2010

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 131ED2010

PLAINTIFF STATE FARM BANK, FSB

DEFENDANT AMY M MILLER
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
JOAN ROTHERY-TAX COLLECTOR
122 TWIN CHURCH ROAD
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Joan Rothery

RELATIONSHIP tax collector IDENTIFICATION _____

DATE _____ TIME _____ MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: ☒ A. PERSONAL SERVICE AT POA 6 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

09-14-10 1109 14 note

DEPUTY

DATE

William 9/15/10

Office Hours Wed 1 to 4 & 6 to 8

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 9/3/2010

SERVICE# 3 - OF - 11 SERVICES
DOCKET # 131ED2010

PLAINTIFF STATE FARM BANK, FSB

DEFENDANT AMY M MILLER
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Kelly Moss

RELATIONSHIP Employee IDENTIFICATION _____

DATE 09-14-10 TIME 1002 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

Ray Tabor

DATE 09-14-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 9/3/2010

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 131ED2010

PLAINTIFF STATE FARM BANK, FSB

DEFENDANT AMY M MILLER
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
AMY MILLER
2524 WEST FRONT STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Amy Miller

RELATIONSHIP Def IDENTIFICATION _____

DATE 09-14-10 TIME 0903 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY [Signature] DATE 09-14-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/3/2010

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 131ED2010

PLAINTIFF STATE FARM BANK, FSB

DEFENDANT AMY M MILLER
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Maureen Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 9/8/10 TIME 1606 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. Allison

DATE

9/8/10

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 09/08/2010

Fee: \$5.00

Cert. NO: 8697

MILLER AMY M
2524 WEST FRONT STREET
BERWICK PA 18603

District: BRIARCREEK BORO
Deed: 20061 -3170
Location: 2524 W FRONT ST
Parcel Id:06 -1B1-017-00,000

Assessment: 14,690
Balances as of 09/08/2010

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: Timothy T. Chamberlain, Per: dm
Sheriff

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

TAX CERTIFICATION

2010 - REAL ESTATE

As of Date: 09/08/2010 03:55:39 PM

Owner: MILLER AMY M

Municipality: BRIAR CREEK BOROUGH

Parcel #: 06 -1B1-017-00,000

2524 WEST FRONT STREET

Property Desc:

BERWICK PA 18603

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
010107	R	\$52.24	04/30/2010	\$53.31	06/30/2010	\$58.64	08/31/2010
		Discount Payment		04/30/2010		\$52.24	
010107	G	\$88.47	04/30/2010	\$90.28	06/30/2010	\$99.31	08/31/2010
		Discount Payment		04/30/2010		\$88.47	
010107	S	\$19.36	04/30/2010	\$19.76	06/30/2010	\$21.74	08/31/2010
		Discount Payment		04/30/2010		\$19.36	

Total Paid To Date:

\$160.07

Signature

dm.

Date

9-8-10

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/3/2010

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 131ED2010

PLAINTIFF STATE FARM BANK, FSB

DEFENDANT AMY M MILLER
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Renae Newhart

RELATIONSHIP Office manager IDENTIFICATION _____

DATE 9/7/10 TIME 1602 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. Allison DATE 9/7/10

5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
Telephone: 215-627-1322
Fax: 215-627-7734

**GOLDBECK
McCAFFERTY &
McKEEVER**

Fax

To: Sheriff Chamberlain From: Goldbeck

Fax: _____ Pages: _____

Phone: _____ Date: _____

Re: _____ CC: _____

☐ Urgent

☒ For Review

☐ Please Comment ☐ Please Reply

☐ Please Recycle

• Comments:

Here is the Non-Mil Verification
you requested
Thank you!

IN THE COURT OF COMMON PLEAS OF Columbia COUNTY, PENNSYLVANIA

STATE FARM BANK, FSB.

Plaintiff

CIVIL DIVISION

vs.

AMY M. MILLER

Defendant(s)

NO. 2010-CV-1269

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, AMY M. MILLER, is about unknown years of age, that Defendant's last known residence is 2524 West Front Street, Berwick, PA 18603, 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: 9/7/2010


TINAMARIE BOSCHETTI

REAL ESTATE OUTLINE

ED # 151-10

DATE RECEIVED

9-3-10

DOCKET AND INDEX

9-7-10

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

✓

COPY OF DESCRIPTION

✓

WHEREABOUTS OF LKA

✓

NON-MILITARY AFFIDAVIT

✓

NOTICES OF SHERIFF SALE

✓

WAIVER OF WATCHMAN

✓

AFFIDAVIT OF LIENS LIST

✓

CHECK FOR ~~\$1,350.00~~ OR \$200,000

✓

CK# 543989

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

SALE DATE

Dec. 8, 10 TIME 0900

POSTING DATE

Nov. 3, 10

ADV. DATES FOR NEWSPAPER

1ST WEEK Dec. 17

2ND WEEK 24

3RD WEEK Dec. 1, 10

SHERIFF'S SALE

WEDNESDAY DECEMBER 8, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 131 OF 2010 ED AND CIVIL WRIT NO. 1269 OF 2010 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain piece, parcel and lot of land situate on the south side of the State Highway leading from Bloomsburg to Berwick in the Borough of Briar Creek in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner on the division line between Lots Nos. 8 and 9 in the plan of lots laid out and surveyed for W. S. Ash by Jas. C. Brown on May 31, 1919, being a point seven and one-half feet south of the southern line of the concrete slab of the said Highway and a distance of 409 feet east from the southeast corner of the intersection of a Public Road leading to the D. L. & W. Railroad Station with said Highway as marked by a large stone apparently moved, and running thence along said division line south one degree east, one hundred and seventy feet to an iron pin corner in the northern line of a fifteen foot wide alley in the rear; thence along the said line of said Alley north eighty-nine degrees east, fifty feet to an iron pin corner in the division line between Lots Nos. 9 and 10; thence along the said division line north one degree west, one hundred and seventy feet to an iron pin corner in the southern line of the said State Highway, and thence along the said line of said Highway south eighty-nine degrees west, fifty feet to the place of beginning, being known and designated as Lot Number Nine (9) in the said plan of Lots, aforesaid, as recorded in Map Book, Volume 1 at page 258, at Bloomsburg, Pennsylvania.

BEING THE SAME PREMISES BY DEED FROM ROSIE L. WHITMORE, WIDOW, BY HER ATTORNEY-IN-FACT, PIPEMMA OMAN, BY VIRTUE OF POWER OF ATTORNEY, DATED 05/31/2005, DATED 12/12/2006 AND RECORDED 12/18/06 IN INSTRUMENT # 2006213170 GRANTED AND CONVEYED UNTO AMY MILLER, BEING KNOWN AS 2524 W FRONT STREET, BERWICK PA 18603

TAX PARCEL NO: 06-1BI-017

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 with eight (8) days after the sale in cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

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

Plaintiff's Attorney
Michael McKeever
701 Market Street
Philadelphia, PA 19106

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

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

STATE FARM BANK, FSB.
425 Phillips Blvd
Ewing, NJ 08618

vs.

AMY M. MILLER
2524 West Front Street
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2010-CV-1269

2010-ED-131
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: 2524 West Front Street Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE	\$73,326.73
Interest From 08/31/2010 Through Date of Sale	_____
(Costs to be added)	_____

Dated: 9-3-10

Tami B Kline
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy Kelly P Brewer

IN THE COURT OF COMMON PLEAS

STATE FARM BANK, FSB,

vs.

AMY M. MILLER

Mortgagor(s)

2524 West Front Street Berwick, PA 18603

WRIT OF EXECUTION
(Mortgage Foreclosure)

REAL DEBT	
INTEREST from	
COSTS PAID:	\$73,326.73
PROTHY	\$
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$
Office of Judicial Support	
Judg. Fee	
Cr.	
Sal.	

Michael T. McKeever
Attorney for Plaintiff

Goldbeck McCafferty & McKeever
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
(215) 627-1322

ALL that certain piece, parcel and lot of land situate on the south side of the State Highway leading from Bloomsburg to Berwick in the Borough of Briar Creek in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner on the division line between Lots Nos. 8 and 9 in the plan of lots laid out and surveyed for W. S. Ash by Jas. C. Brown on May 31, 1919, being a point seven and one-half feet south of the southern line of the concrete slab of the said Highway and a distance of 409 feet east from the southeast corner of the intersection of a Public Road leading to the D. L. & W. Railroad Station with said Highway as marked by a large stone apparently moved, and running thence along said division line south one degree east, one hundred and seventy feet to an iron pin corner in the northern line of a fifteen foot wide alley in the rear; thence along the said line of said Alley north eighty-nine degrees east, fifty feet to an iron pin corner in the division line between Lots Nos. 9 and 10; thence along the said division line north one degree west, one

hundred and seventy feet to an iron pin corner in the southern line of the said State Highway, and thence along the said line of said Highway south eighty-nine degrees west, fifty feet to the place of beginning, being known and designated as Lot Number Nine (9) in the said plan of Lots, aforesaid, as recorded in Map Book, Volume 1 at page 258, at Bloomsburg, Pennsylvania.

BEING THE SAME PREMISES BY DEED FROM ROSIE L. WHITMORE, WIDOW, BY HER ATTORNEY-IN-FACT, PIPEMMA OMAN, BY VIRTUE OF POWER OF ATTORNEY, DATED 05/31/2005, DATED 12/12/2006 AND RECORDED 12/18/06 IN INSTRUMENT # 2006213170 GRANTED AND CONVEYED UNTO AMY MILLER.

BEING KNOWN AS 2524 W FRONT STREET, BERWICK PA 18603

TAX PARCEL NO: 06-1B1-017

Document Receipt

Trans # 34918 Carrier / service: POST 2PM 9/7/2010

Ship to: 34918

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000004189

Doc Ref #: 131ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 34919 Carrier / service: POST 2PM 9/7/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000004196

Doc Ref #: 131ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 34920 Carrier / service: POST 2PM 9/7/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000004202

Doc Ref #: 131ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 34921 Carrier / service: POST 2PM 9/7/2010

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

PARKVIEW TOWERS
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000004219

Doc Ref #: 131ED2010

KING OR PA 19406
PRUSSIA

Document Receipt

Trans #	34922	Carrier / service:	POST	2PM	9/7/2010
---------	-------	--------------------	------	-----	----------

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000004226

Doc Ref #: 131ED2010

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
215-627-1322
Attorney for Plaintiff

STATE FARM BANK, FSB.
425 Phillips Blvd
Ewing, NJ 08618

Plaintiff

vs.

AMY M. MILLER
(Mortgagor(s) and Record Owner(s))
2524 West Front Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2010-CV-1269

2010-ED-131

AFFIDAVIT PURSUANT TO RULE 3129

STATE FARM BANK, FSB., Plaintiff in the above action, by and through an authorized employee of its attorneys, Goldbeck McCafferty & McKeever, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

2524 West Front Street
Berwick, PA 18603

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

AMY M. MILLER
2524 West Front Street
Berwick, PA 18603

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

AMY M. MILLER
2524 West Front Street
Berwick, PA 18603

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

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

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
2524 West Front Street
Berwick, PA 18603

(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: August 30, 2010



GOLDBECK McCAFFERTY & McKEEVER
BY: **TINAMARIE BOSCHETTI**

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ STATE FARM BANK, FSB.		COURT NUMBER 2010-CV-1269	
DEFENDANT/S/ AMY M. MILLER		TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION	
SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE AMY M. MILLER		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 2524 West Front Street, Berwick, PA 18603		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL			
SIGNATURE OF ATTORNEY <i>Michael T. McKeever</i>		TELEPHONE NUMBER (215) 627-1322	DATE August 30, 2010
ADDRESS OF ATTORNEY GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ STATE FARM BANK, FSB.	COURT NUMBER 2010-CV-1269	
DEFENDANT/S/ AMY M. MILLER	TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION	

SERVE



AT

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

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
2524 West Front Street, Berwick, PA 18603

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

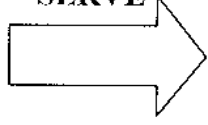
DATE
August 30, 2010

ADDRESS OF ATTORNEY

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

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ STATE FARM BANK, FSB.	COURT NUMBER 2010-CV-1269	
DEFENDANT/S/ AMY M. MILLER	TYPE OF WRIT OR COMPLAINT EXECUTION	

SERVE

AT

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

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
2524 West Front Street, Berwick, PA 18603

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 August 30, 2010
ADDRESS OF ATTORNEY GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106		

ALL that certain piece, parcel and lot of land situate on the south side of the State Highway leading from Bloomsburg to Berwick in the Borough of Briar Creek in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner on the division line between Lots Nos. 8 and 9 in the plan of lots laid out and surveyed for W. S. Ash by Jas. C. Brown on May 31, 1919, being a point seven and one-half feet south of the southern line of the concrete slab of the said Highway and a distance of 409 feet east from the southeast corner of the intersection of a Public Road leading to the D. L. & W. Railroad Station with said Highway as marked by a large stone apparently moved, and running thence along said division line south one degree east, one hundred and seventy feet to an iron pin corner in the northern line of a fifteen foot wide alley in the rear; thence along the said line of said Alley north eighty-nine degrees east, fifty feet to an iron pin corner in the division line between Lots Nos. 9 and 10; thence along the said division line north one degree west, one

hundred and seventy feet to an iron pin corner in the southern line of the said State Highway, and thence along the said line of said Highway south eighty-nine degrees west, fifty feet to the place of beginning, being known and designated as Lot Number Nine (9) in the said plan of Lots, aforesaid, as recorded in Map Book, Volume 1 at page 258, at Bloomsburg, Pennsylvania.

BEING THE SAME PREMISES BY DEED FROM ROSIE L. WHITMORE, WIDOW, BY HER ATTORNEY-IN-FACT, PIPEMMA OMAN, BY VIRTUE OF POWER OF ATTORNEY, DATED 05/31/2005, DATED 12/12/2006 AND RECORDED 12/18/06 IN INSTRUMENT # 2006213170 GRANTED AND CONVEYED UNTO AMY MILLER.

BEING KNOWN AS 2524 W FRONT STREET, BERWICK PA 18603

TAX PARCEL NO: 06-1B1-017

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

STATE FARM BANK, FSB.
425 Phillips Blvd
Ewing, NJ 08618
Plaintiff

vs.

AMY M. MILLER
Mortgagor(s) and Record Owner(s)

2524 West Front Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2010-CV-1269

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, AMY M.
AMY M. MILLER
2524 West Front Street
Berwick, PA 18603

Your house at 2524 West Front Street, Berwick, PA 18603 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 \$73,326.73 obtained by STATE FARM BANK, FSB. 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 STATE FARM BANK, FSB., 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.**

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

168 E. 5th Street

Bloomsburg, PA 17815

717-784-8760

PENNSYLVANIA BAR ASSOCIATION

P.O. Box 186

Harrisburg, PA 17108

800-692-7375

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: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website 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 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. 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 Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 99824FC.

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
215-627-1322
Attorney for Plaintiff

STATE FARM BANK, FSB.
425 Phillips Blvd
Ewing, NJ 08618

Plaintiff

vs.

AMY M. MILLER
(Mortgagor(s) and Record Owner(s))
2524 West Front Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2010-CV-1269

2010-ED-131

AFFIDAVIT PURSUANT TO RULE 3129

STATE FARM BANK, FSB., Plaintiff in the above action, by and through an authorized employee of its attorneys, Goldbeck McCafferty & McKeever, sets forth as of the date the praccipe for the writ of execution was filed the following information concerning the real property located at:

2524 West Front Street
Berwick, PA 18603

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

AMY M. MILLER
2524 West Front Street
Berwick, PA 18603

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

AMY M. MILLER
2524 West Front Street
Berwick, PA 18603

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

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

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
2524 West Front Street
Berwick, PA 18603

(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: August 30, 2010



GOLDBECK McCAFFERTY & McKEEVER
BY: **TINAMARIE BOSCHETTI**

GOLDBECK McCAFFERTY & McKEEVER

BY: MICHAEL T. MCKEEVER, ESQ.

ATTORNEY I.D. #56129

SUITE 5000 -- MELLON INDEPENDENCE CENTER

701 MARKET STREET

PHILADELPHIA, PA 19106-1532

(215) 627-1322

ATTORNEY FOR PLAINTIFF

STATE FARM BANK, FSB.

425 Phillips Blvd

Ewing, NJ 08618

Plaintiff

vs.

AMY M. MILLER

Mortgagor(s) and Record Owner(s)

2524 West Front Street

Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

No. 2010-CV-1269

2010-ED-131

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

Plaintiff, by counsel, hereby certifies that it has complied with the provisions of Act 91 of 1983 and/or the real property in question is not subject to the Act.

By: 

GOLDBECK McCAFFERTY & McKEEVER

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Pulco Pa. ID 27615

Attorneys 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

STATE FARM BANK, FSB.
425 Phillips Blvd
Ewing, NJ 08618

Plaintiff

vs.

AMY M. MILLER
Mortgagor(s) and Record Owner(s)

2524 West Front Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2010-CV-1269

2010-ED-131

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: 

GOLDBECK McCAFFERTY & McKEEVER

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Attorneys 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

STATE FARM BANK, FSB.
425 Phillips Blvd
Ewing, NJ 08618

Plaintiff

vs.

AMY M. MILLER
Mortgagor(s) and Record Owner(s)

2524 West Front Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2010-CV-1269

2010-ED-131

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: 

GOLDBECK McCAFFERTY & MCKEEVER

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Attorneys 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

STATE FARM BANK, FSB.
425 Phillips Blvd
Ewing, NJ 08618

Plaintiff

vs.

AMY M. MILLER
Mortgagor(s) and Record Owner(s)

2524 West Front Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2010-CV-1269

JUL-ED-131

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: 

GOLDBECK McCAFFERTY & MCKEEVER

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Attorneys for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

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

August 30, 2010

Tami Kline
Prothonotary of Columbia County
PO Box 380
Bloomsburg, PA 17815

RE: STATE FARM BANK, FSB.
vs.
AMY M. MILLER
No. 2010-CV-1269

FILED
PROTHONOTARY
2010 SEP -3 A 11:11
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

Kindly take Judgment and issue the Writ of Execution and forward the same to the Sheriff's Office.

Please return a copy of the enclosed pleadings to my office with your time stamp affixed thereto in the stamped, self-addressed envelope for this purpose.

Thank you for your cooperation in this matter.

Package prepared by TINAMARIE BOSCHETTI.

Judgment / Writ Department
Laura Bryans - Manager
Direct: (215) 825-6315
Fax: (215) 825-6415
LBryans@goldbecklaw.com

*****If you have received an incorrect filing fee. Please contact Laura Bryans at the phone number listed above, and we will immediately overnight a check to you for the correct amount.**

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

FIRSTTRUST
800.220.BANK / firsttrust.com
3-7380-2360

08/31/2010

PAY
TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

TWO THOUSAND AND XX / 100

\$ ****2,000.00**

DOLLARS

Sheriff's Office
PO Box 380
Bloomsburg PA, 17815

MORTGAGE DISBURSEMENT ACCOUNT
6.14%

MEMO

Miller 99824

[Signature]
AUTHORIZED SIGNATURE

⑈ 543989 ⑈ ⑆ 236073801⑆ 70 1100018 ⑈

543989

Security features. Details on back.