

SHERIFF'S SALE COST SHEET

American General Fin. vs. Matthew & Brenda Miller
 NO. 53-10 ED NO. 1820-09 JD DATE/TIME OF SALE Aug 4 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>44.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>459.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1077.54</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1302.54</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>56.00</u>	
TOTAL *****		\$ <u>66.00</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20		\$ <u>415.75</u>
SCHOOL DIST. 20		\$ <u>1309.65</u>
DELINQUENT 20		\$ <u>1981.42</u>
TOTAL *****		\$ <u>3727.82</u>

MUNICIPAL FEES DUE:		
SEWER 20		\$ _____
WATER 20		\$ _____
TOTAL *****		\$ <u>0.00</u>

SURCHARGE FEE (DSTE)		\$ <u>150.00</u>
MISC. <u>Marlar Co.</u>	\$ <u>32.50</u>	
TOTAL *****		\$ <u>32.50</u>

TOTAL COSTS (OPENING BID) \$ 5737.86

PLEASE FOLD AND DETACH AT PERFORATION BEFORE PRESENTING FOR PAYMENT

AMERICAN

GENERAL
FINANCIAL SERVICES

AMERICAN GENERAL CONSUMER DISCOUNT COMPANY

NO. 149722208

PAY TO THE
ORDER OF:

SHERIFF OF COLUMBIA COUNTY

BERWICK, PA

66-156531

DATE 08/05/10

\$4,502.62 * *

THE SUM OF:

DOLLAR FOUR THOUSAND FIVE HUNDRED TWO AND SIX HUNDRED TWENTY

FOR: MILLER SALE FEES

CHECK AMOUNT

\$4,502.62**

WACHOVIA BANK, N.A.
CHAPEL HILL, NC 27614

Heather Jones

AUTHORIZED SIGNATURE

⑈ 149722208⑈ ⑆ 053101561⑆ 2079900058576⑈

**pennsylvania**

DEPARTMENT OF REVENUE

Bureau of Individual Taxes
PO BOX 280603
Harrisburg PA 17128-0603**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) 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 family relationship or public utility easement. If more space is needed, attach additional sheets.

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

Name

Craig H. Fox, Esquire

Telephone Number:

(610) 275-7990

Street Address

706 One Montgomery Plaza

City

Norristown

State

PA

ZIP Code

19401**B. TRANSFER DATA****Date of Acceptance of Document**

Grantor(s)/Lessor(s)

Sheriff of Columbia County

Grantee(s)/Lessee(s)

American General Financial Services, Inc.

Street Address

Courthouse, 35 W. Main Street

Street Address

132 W. Front Street

City

Bloomsburg

State

PA

ZIP Code

17815

City

Berwick

State

PA

ZIP Code

18603**C. REAL ESTATE LOCATION**

Street Address

6425 4th Street

City, Township, Borough

South Centre Township

County

Columbia

School District

Central Columbia

Tax Parcel Number

12-03B-020 and 12-03B-020-01 Shed**D. VALUATION DATA**

1. Actual Cash Consideration

5,737.86

2. Other Consideration

+ -0-

3. Total Consideration

= 5,737.86

4. County Assessed Value

32,205.00 and 5,098.00

5. Common Level Ratio Factor

X 3.69

6. Fair Market Value

= 118,836.45 and 18,811.62**E. EXEMPTION DATA**

1a. Amount of Exemption Claimed

137,648.07

1b. Percentage of Grantor's Interest in Real Estate

100%

1c. Percentage of Grantor's Interest Conveyed

100%**2. Check Appropriate Box Below for Exemption Claimed**☐ Will or intestate succession.

(Name of Decedent)

(Estate File Number)

☐ Transfer to Industrial Development Agency.☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)☐ Transfers to the Commonwealth, the United States 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 or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)☐ Other (Please explain exemption claimed, if other than listed above.)

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

Signature of Correspondent or Responsible Party

Date

8/5/16

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

**pennsylvania**

DEPARTMENT OF REVENUE

Bureau of Individual Taxes
PO BOX 280603
Harrisburg PA 17128-0603**REALTY TRANSFER TAX
STATEMENT OF VALUE****See Reverse for Instructions****RECORDER'S USE ONLY**

State Tax Paid

Book Number

Page Number

Date Recorded

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Telephone Number:

(610) 275-7990

Street Address

706 One Montgomery Plaza

City

Norristown

State

PA

ZIP Code

19401**B. TRANSFER DATA**

Grantor(s)/Lessor(s)

Sheriff of Columbia County

Street Address

Courthouse, 35 W. Main Street

City

Bloomsburg

State

PA

ZIP Code

17815**Date of Acceptance of Document**

Grantee(s)/Lessee(s)

American General Financial Services, Inc.

Street Address

132 W. Front Street

City

Berwick

State

PA

ZIP Code

18603**C. REAL ESTATE LOCATION**

Street Address

6425 4th Street

City, Township, Borough

South Centre Township

County

Columbia

School District

Central Columbia

Tax Parcel Number

12-03B-020 and 12-03B-020-01 Shed**D. VALUATION DATA**

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3. Total Consideration

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4. County Assessed Value

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5. Common Level Ratio Factor

X 3.69

6. Fair Market Value

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1b. Percentage of Grantor's Interest in Real Estate

100%

1c. Percentage of Grantor's Interest Conveyed

100%**2. Check Appropriate Box Below for Exemption Claimed**☐ Will or intestate succession.

(Name of Decedent)

(Estate File Number)

☐ Transfer to Industrial Development Agency.☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)☐ Transfers to the Commonwealth, the United States 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 or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)☐ Other (Please explain exemption claimed, if other than listed above.)

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

Signature of Correspondent or Responsible Party

Date

8/5/16

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

FOX AND FOX
ATTORNEYS - AT - LAW
SUITE 706
ONE MONTGOMERY PLAZA
AIRY & SWEDE STREETS
NORRISTOWN, PA 19401

(610) 275-7990
Fax (610) 275-2866

LEON H. FOX, JR.¹
CRAIG H. FOX^{2**}
JEFFREY V. MATTEO³
PETER H. THOMAS⁴
SCOTT L. H. RUBIN^{5**A}
JOSEPH B. WASSEL^{6*}
BENJAMIN E. WITMER^{7**}
PAUL S. BADAME⁸

LEON H. FOX
1901-1982

JAMES P. FOX
1936-1999

SHIRLEE ANN MILLER
ESTATE PARALEGAL

¹ ADMITTED TO PENNSYLVANIA BAR
² ADMITTED TO NEW JERSEY BAR ALSO
³ ADMITTED TO FLORIDA BAR ALSO
⁴ LL.M. IN TRIAL ADVOCACY
⁵ MASTER IN BUSINESS ADMINISTRATION

August 4, 2010

Sheriff of Columbia County
Court House - P.O. Box 360
35 West Main Street
Bloomsburg, PA 17815
Attn: Real Estate Division

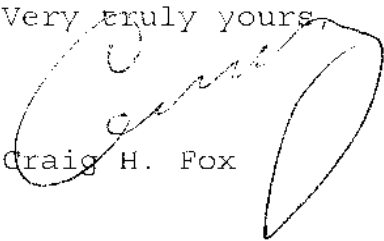
Re: American General Financial Services, Inc. v. Matthew W.
Miller and Burnida J. Miller
Property address: 6425 4th Street, Bloomsburg, PA 17815
Docket no. **2009-CV-1820**
Sheriff Sale date: August 4, 2010
Our file no. 9400.17

Dear Sir/Madam:

Please have the Sheriff Sale Deed prepared in the name of American General Financial Services, Inc. Their address is 132 W. Front Street, Berwick, PA 18603. I have enclosed two (2) Transfer Tax Statement of Value forms as well as a check made payable to the sheriff of Columbia County in the amount of \$4,502.62 due for the costs.

Of course, should you have any questions please call.
Thank you for your time and attention in this regard.

Very truly yours,


Craig H. Fox

CHF/sr

Enclosures

cc: American General Financial Services, Inc.

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

American General Fin. VS Matthew + Barbara Miller

NO. 63-10 ED NO. 1820-09 JD

DATE/TIME OF SALE: Aug. 4 0900

BID PRICE (INCLUDES COST) \$ 5737.86

POUNDAGE - 2% OF BID \$ 114.76

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5852.62

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John Miller

TOTAL DUE: \$ 5852.62

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 4502.62

Fox AND Fox
ATTORNEYS - AT - LAW
SUITE 706

ONE MONTGOMERY PLAZA
AIRY & SWEDE STREETS
NORRISTOWN, PA 19401

TEL (610) 275-7990
FAX (610) 275-2866

LEON H. FOX, JR.[□]
CRAIG H. FOX^{□*}
JEFFREY V. MATTEO[□]
PETER H. THOMAS[□]
SCOTT L. H. RUBIN^{□*Δ}
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SHIRLEE ANN MILLER
ESTATE PARALEGAL

□ ADMITTED TO PENNSYLVANIA BAR
* ADMITTED TO NEW JERSEY BAR ALSO
+ ADMITTED TO FLORIDA BAR ALSO
Δ LL.M. IN TRIAL ADVOCACY
MASTER IN BUSINESS ADMINISTRATION

June 29, 2010

Prothonotary of
Columbia County
35 West Main Street
Bloomsburg, PA 17815

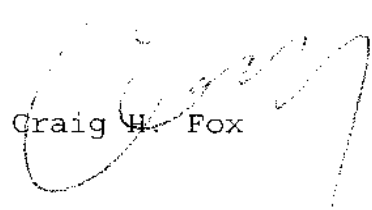
Re: American General Financial Services, Inc. v. Matthew W.
Miller and Burnida J. Miller
Docket no. 2009-CV-1820
Property address: 6425 4th Street, Bloomsburg, PA 17815
Sheriff Sale date: August 4, 2010
Our file no. 9400.17

Dear Sir/Madam:

Enclosed for filing please find an Affidavit of Service.
Kindly time stamp the additional copies and return them to me in
the envelope provided.

Should you have any questions please call me. Thank you
for your time and attention to this request.

Very truly yours,


Craig H. Fox

CHF/sr
Enclosures

cc: American General Financial Services, Inc.
Sheriff of Columbia County, w/encl.

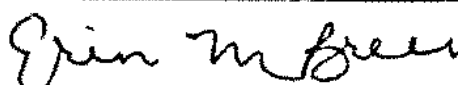


Date Produced: 05/10/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 1508. Our records indicate that this item was delivered on 05/03/2010 at 11:18 a.m. in PITTSBURGH, PA, 15219. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery Section	
Signature	
Name	E. Breen

Address of Recipient:

Address	
---------	--

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: 05/10/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 1522. Our records indicate that this item was delivered on 05/06/2010 at 10:10 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

Emmer E Sholly III
Emmer E Sholly III

Address of Recipient:

1800 1st St
1800 1st 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.



Date Produced: 05/17/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 1539. Our records indicate that this item was delivered on 05/10/2010 at 09:16 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

John D. Saylor

Address of Recipient:

PO Box 8016

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.

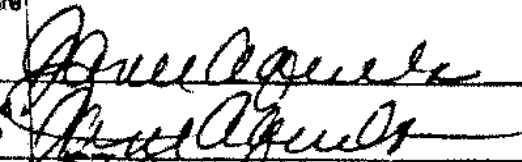


Date Produced: 05/10/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 1546. Our records indicate that this item was delivered on 05/03/2010 at 11:47 a.m. in KING OF PRUSSIA, PA, 19406. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery Section
re
A handwritten signature in black ink, appearing to read "Michael A. [unclear]", written over two horizontal lines.

Address of Recipient:

ry
ss
1150 1st Ave #104
#104

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: 05/10/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 1553. Our records indicate that this item was delivered on 05/03/2010 at 08:35 a.m. in PHILADELPHIA, PA, 19106. The scanned image of the recipient information is provided below.

Signature of Recipient:

A scanned image of a handwritten signature, appearing to be "APJ", written on a line. Below the signature line is another line with some faint, illegible markings.

Address of Recipient:

A scanned image of a handwritten address, "6000 ARCH", written on a line. Below the address line is another line with some faint, illegible markings.

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.

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 July 14, 21, 28, 2010 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 28th day of July, 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

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.

FOX and FOX, Attorneys-At-Law
By: CRAIG H. FOX
Identification No. 49509
Suite 706, One Montgomery Plaza
Airy and Swede Streets
Norristown, PA 19401
(610) 275-7990

Attorneys For Plaintiff

AMERICAN GENERAL FINANCIAL	:	COURT OF COMMON PLEAS
SERVICES, INC.	:	COLUMBIA COUNTY
132 W. Front Street	:	
Berwick, PA 18603-4702	:	
	:	
vs.	:	No. 2009-CV-1820
	:	
MATTHEW W. MILLER	:	
6425 4 th Street	:	
Bloomsburg, PA 17815	:	
	:	
And	:	
	:	
BURNIDA J. MILLER	:	
1214 Tower Drive	:	
Danville, PA 17821	:	

AFFIDAVIT OF SERVICE

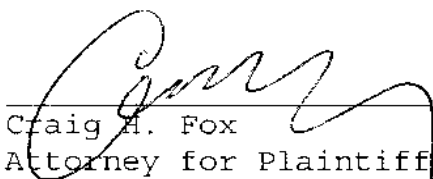
Craig H. Fox, attorney for Plaintiff, American General Financial Services, Inc., being duly sworn according to law, states the following:

1. True and correct copies of a Notice of Sheriff's Sale of Real Property with reference to this scheduled Sheriff's Sale were forwarded to the attached parties in interest on May 13, 2010 via regular first class mail, Certificate of Mailing, postage pre-paid.

2. True and correct copies of the Notices are attached hereto as Exhibit "A" and copies of the certificates of mailing

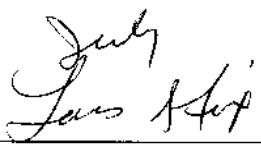
are attached hereto collectively as Exhibit "B".

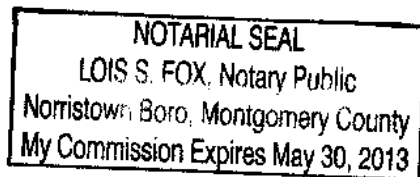
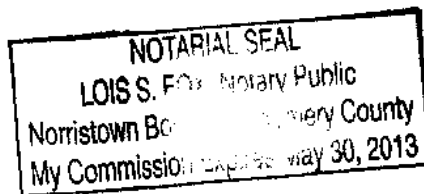
3. I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.


Craig H. Fox
Attorney for Plaintiff

Sworn to and Subscribed
before me this 6th day

of July, 2010.


Notary Public



FOX AND FOX
ATTORNEYS - AT - LAW
SUITE 706
ONE MONTGOMERY PLAZA
AIRY & SWEDE STREETS
NORRISTOWN, PA 19401

(610) 275-7990
Fax (610) 275-2866

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CRAIG H. FOX^{U**}
JEFFREY V. MATTEO^U
PETER H. THOMAS^U
SCOTT L. H. RUBIN^{U**Δ}
JOSEPH B. WASSEL^{U*}
BENJAMIN E. WITMER^{U#}
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LEON H. FOX
1901-1982

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SHIRLEE ANN MILLER
ESTATE PARALEGAL

^U ADMITTED TO PENNSYLVANIA BAR
^{*} ADMITTED TO NEW JERSEY BAR ALSO
^Δ ADMITTED TO FLORIDA BAR ALSO
^Δ LL.M. IN TRIAL ADVOCACY
[#] MASTERS IN BUSINESS ADMINISTRATION

May 13, 2010

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: All Parties In Interest And Claimants

OWNER(S): MATTHEW W. MILLER and BURNIDA J. MILLER

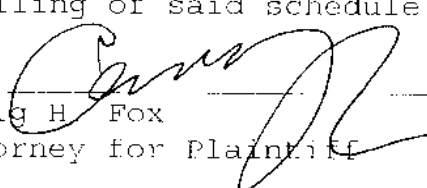
PROPERTY: 6425 4th Street, Columbia County, Bloomsburg, PA
17815 (See attached description)

IMPROVEMENTS: Single family 2 story and shed

TAX PARCEL(S): 12-03B-020 and 12-03B 020-01 (shed)

The above-captioned property is scheduled to be sold on Wednesday, August 4, 2010 at 9:00 a.m., at the Sheriff's office, Courthouse, 35 West Main Street, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgment on the properties which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule. You should check with the Sheriff's Office, by calling (570) 988-4155, to determine the actual date and time of the filing of said schedule.



Craig H. Fox
Attorney for Plaintiff

PARCEL NO 1:

ALL THAT CERTAIN lot, piece or parcel of land situate in the Village of Lime Ridge, in the Township of South Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Northerly side of the public highway leading from Bloomsburg to Berwick, formerly known and designated as U.S. Route 11, now designated as Legislative Route No. 19117, said iron pin being located at the Southeast corner of land of Lester G. Durling and Cathryn B. Durling, his wife, formerly a part of this tract and distant 76 feet from a stone at the Southeast corner of land of the Methodist Episcopal Church; THENCE along the Easterly line of said Durling land, North 24 degrees West 132 feet to an iron pin in line of land now or late of Charles Jamison and Earl Cortright; THENCE along the same, North 65 degrees 30 minutes East 62.5 feet to an iron post; THENCE, South 24 degrees East 132 feet to an iron pin on the North side of Legislative Route No. 19117 aforesaid; THENCE, South 65 degrees :30 minutes West 62.5 feet to an iron pin corner in line of land of Lester G. Durling and wife, aforesaid, the place of BEGINNING.

PARCEL NO. 2:

ALL THAT CERTAIN tract of land situate in Lime Ridge, South Centre Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner of the cemetery of the Methodist Church of - Lime Ridge and line of Old U.S. Route 11; THENCE along said highway line 65 feet, more or less, to a point in line of lands now or late of Mildred E. Hummel; THENCE in a Northerly direction along line of lands now or late of Mildred E. Hummel, 132 feet to a point; THENCE in a Westerly direction along line parallel to said highway 65 feet, more or less, to the land of said cemetery; THENCE in a Southerly direction along line of said cemetery 132 feet to line of said highway, the place of BEGINNING.

BEING Parcel Nos. 12-03B-020 and 12-03B-020-01

TITLE IS VESTED IN Matthew W. Miller and Burnida J. Miller, husband and wife, by Deed from William A. S. Eyerly a/k/a William Eyerly and Ann Eyerly, formerly known as Ann Miller, husband and wife, dated 12/13/1995 and recorded 12/29/1995 in Record Book 613, Page 1041.

BEING KNOWN AS 6425 4th Street, Bloomsburg, PA 17815

IMPROVEMENTS: Single family 2 story and shed

THIS SALE IS SUBJECT TO A FIRST MORTGAGE



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing. This form may be used for domestic and international mail.

From: **Craig H. Fox, Esquire**

FOX AND FOX

706 One Montgomery Plaza

Norristown, PA 19401

To: **Central Columbia**

School District

4777 Old Berwick Road

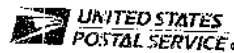
Bloomsburg, PA 17815

PS Form 3817, April 2007 PSN 7530-02-000-9065

940017



02 1A
0004331509
MAY 13 2010
\$01.150
MAILED FROM ZIP CODE 19401



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing. This form may be used for domestic and international mail.

From: **Craig H. Fox, Esquire**

FOX AND FOX

706 One Montgomery Plaza

Norristown, PA 19401

To: **Capital One Bank (USA) N.A.**

15000 Capital One Drive

Richmond, VA 23238

PS Form 3817, April 2007 PSN 7530-02-000-9065

940017



02 1A
0004331509
MAY 13 2010
\$01.150
MAILED FROM ZIP CODE 19401



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing. This form may be used for domestic and international mail.

From: **Craig H. Fox, Esquire**

FOX AND FOX

706 One Montgomery Plaza

Norristown, PA 19401

To: **Capital One Bank (USA) N.A.**

c/o Weltman, Weinberg, et al

1400 Koppers Building

436 Seventh Avenue

Pittsburgh, PA 15219

PS Form 3817, April 2007 PSN 7530-02-000-9065

940017



02 1A
0004331509
MAY 13 2010
\$01.150
MAILED FROM ZIP CODE 19401



**Certificate Of Mailing**

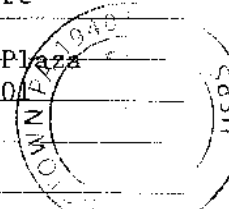
This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing. This form may be used for all letters and mail matter sent by mail.

From: **Craig H. Fox, Esquire**

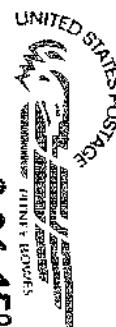
FOX AND FOX
706 One Montgomery Plaza
Norristown, PA 19401

To: **Linda Fedder,**
Local Tax Collector
6390 3rd Street
Bloomsburg, PA 17815

PS Form 3817 April 2007 PSN 7530-02-000-9065



02 1A
0004331509
MAY 13 2010
MAILED FROM ZIP CODE 19401

**Certificate Of Mailing**

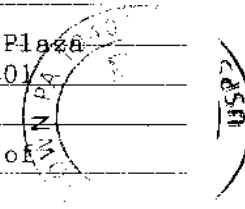
This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing. This form may be used for all letters and mail matter sent by mail.

From: **Craig H. Fox, Esquire**

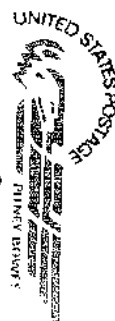
FOX AND FOX
706 One Montgomery Plaza
Norristown, PA 19401

To: **Domestic Relations of**
Columbia County
35 W. Main Street
Bloomsburg, PA 17815

PS Form 3817 April 2007 PSN 7530-02-000-9065



02 1A
0004331509
MAY 13 2010
MAILED FROM ZIP CODE 19401

**Certificate Of Mailing**

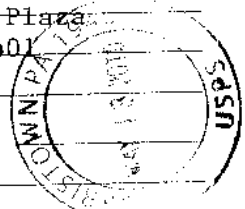
This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing. This form may be used for all letters and mail matter sent by mail.

From: **Craig H. Fox, Esquire**

FOX AND FOX
706 One Montgomery Plaza
Norristown, PA 19401

To: **Columbia County**
Tax Claim Bureau
35 W. Main Street
Bloomsburg, PA 17815

PS Form 3817 April 2007 PSN 7530-02-000-9065



02 1A
0004331509
MAY 13 2010
MAILED FROM ZIP CODE 19401





Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS[®] for mailing. This form may be used for domestic and international mail.

From: **Craig H. Fox, Esquire**

FOX AND FOX

706 One Montgomery Plaza 19401
Norristown, PA 19401

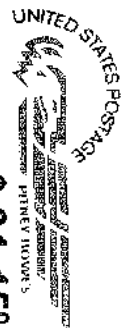
To: **PA Dept. of Revenue**
The Bureau of Compliance
Attn: Sheriff Sale Section
P.O. Box 218230
Harrisburg, PA 17128-1230

PS Form 3817 April 2007 PSN 7530-02-000-9065

9400.17



02 1A
0004331509 MAY 13 2010
MAILED FROM ZIP CODE 19401



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS[®] for mailing. This form may be used for domestic and international mail.

From: **Craig H. Fox, Esquire**

FOX AND FOX

706 One Montgomery Plaza
Norristown, PA 19401

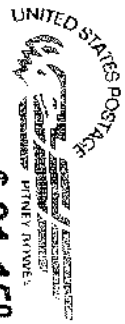
To: **PA Dept. of Public Welfare**
Bureau of Child Support
Enforcement
P.O. Box 8018
Harrisburg, PA 17105-8018

PS Form 3817 April 2007 PSN 7530-02-000-9065

9400.17



02 1A
0004331509 MAY 13 2010
MAILED FROM ZIP CODE 19401



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS[®] for mailing. This form may be used for domestic and international mail.

From: **Craig H. Fox, Esquire**

FOX AND FOX

706 One Montgomery Plaza
Norristown, PA 19401

To: **South Centre Township**
6260 4th Street
Bloomsburg, PA 17815

PS Form 3817 April 2007 PSN 7530-02-000-9065

9400.17



02 1A
0004331509 MAY 13 2010
MAILED FROM ZIP CODE 19401



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.

AMERICAN GENERAL FINANCIAL
SERVICES, INC.

VS.

MATTHEW & BURNIDA MILLER

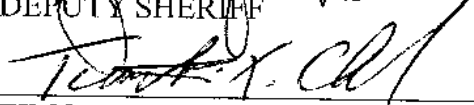
WRIT OF EXECUTION #63 OF 2010 ED

POSTING OF PROPERTY

JULY 1, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF MATTHEW & BURNIDA MILLER AT 6425 4TH STREET BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF JENNIFER ALLISON.


SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 2ND DAY OF JULY 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) 784-8300

AMERICAN GENERAL FINANCIAL
SERVICES, INC.

Docket # 63ED2010

VS

MORTGAGE FORECLOSURE

MATTHEW W. MILLER
BURNIDA J. MILLER

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, MAY 18, 2010, AT 9:35 AM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON MATTHEW MILLER AT 1010 APT 2 OLD BERWICK ROAD,
BLOOMSBURG BY HANDING TO NICOLE PRICE, GIRLFRIEND, A TRUE AND ATTESTED
COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, MAY 18, 2010

Sarah Jane Klingaman
NOTARY PUBLIC

SO ANSWERS,

Timothy T. Chamberlain

SHERIFF TIMOTHY T. CHAMBERLAIN

[Signature]
X
J. ARTER
DEPUTY SHERIFF

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

SHERIFF'S OFFICE
MONTOUR COUNTY, COMMONWEALTH OF PENNSYLVANIA
 29 MILL STREET, DANVILLE, PA 17821 (570) 271-3020

63-10ED.xls

SHERIFF'S SERVICE
PROCESS RECEIPT, AND AFFIDAVIT OF RETURN

1. Plaintiff(s) AMERICAN GENERAL FINANCIAL SERVICES, INC.		2. Docket Number / County 2010-ED-63 MONTOUR
3. Defendant(s) MATTHEW W. MILLER, et al.		4. Type of Writ or Complaint WRIT OF EXECUTION, NOTICE OF SHERIFF'S SALE, REAL PROPERTY
SERVE AT	5. Name BURNIDA J. MILLER	
	6. Address 1214 TOWER DRIVE DANVILLE, PA 17821	

7. Indicate unusual service: ☐ Reg. Mail ☐ Cert. Mail ☐ Deputize ☐ Other

Now, 2010, I Sheriff of MONTOUR COUNTY, PENNSYLVANIA, do hereby deputize the Sheriff of County to execute this Writ and make return thereof according to law. This deputation being made at the request and risk of the plaintiff.

8. SPECIAL INSTRUCTION OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE Sheriff of Montour County

9. Name and Address of Attorney/Originator CRAIG H. FOX ONE MONTGOMERY PLAZA, SUITE 706 NORRISTOWN, PA 19401	10. Telephone Number	11. Date
12. Signature		

SPACE BELOW FOR USE OF SHERIFF ONLY - DO NOT WRITE BELOW THIS LINE

Serving Deputy: William K. Beitz		Date Filed 4/26/2010	Expiration
16. Served and made known to Mindy Erdly , on the 11th day of MAY 2010, at 10:55 AM , at 1214 Tower Drive, Danville, PA 17821 County of Montour Commonwealth of Pennsylvania, in the manner described below: <input type="checkbox"/> Defendant personally served. <input type="checkbox"/> Adult family member with whom said Defendant resides. Relationship is . <input type="checkbox"/> Agent of person in charge of Defendant's office or usual place of business <input type="checkbox"/> Other			

REC'D BY PROCTOR & K
 2010 MAY 18 AM 11 18
 MONTOUR CO., PA

Remarks: **Mindy Erdly, Individual Found to be in Charge, accepted service for Burnida J. Miller.**

Attempts: **1**

Date:									
Mileage:									

Advance \$50.00	Docket \$9.00	Service \$9.00	Mileage \$1.50	Affidavit \$2.50	Notary \$5.00	Surchg. \$10.00	Misc. \$5.50	Total \$42.50	Costs Due / Refund \$7.50
-----------------	---------------	----------------	----------------	------------------	---------------	-----------------	--------------	---------------	---------------------------

Sworn and Subscribed to before me this 18 Day of May, 2010.

Sandra K. Lewis, Deputy
 Notary Public

So Answer.
 Signature of Deputy Sheriff: *[Signature]*
 Sheriff: *[Signature]*
SHERIFF OF MONTOUR COUNTY

MONTGOMERY COUNTY SHERIFF'S ACCOUNT

1902

RAY C. GERHINGER, SHERIFF
29 MILL STREET
DANVILLE, PA 17821

PAY
TO THE
ORDER OF

Columbia County Sheriff's Office
Seventeen & 50/100 \$ *17.50*

DATE *5-17-10*

60-574-313

FNB Bank

LISTENING IS JUST THE BEGINNING

FOR *American General is Miller*

Danville m Parker

⑈001902⑈ ⑈031305745⑈ 299603106⑈

ACCOUNT STATEMENT

Montour County Sheriff's Office

29 Mill Street

Danville, Pa. 17821

Telephone: (570) 271-3020

Fax: (570) 271-3037

To:

CRAIG H. FOX
ONE MONTGOMERY PLAZA, SUITE 706
NORRISTOWN, PA 19401

Date 17-May-10

Docket 2010-ED-63

County MONTOUR

Type WRIT OF EXECUTION, NOTICE OF
SHERIFF'S SALE, REAL PROPERTY

Receipt# 4093

Plaintiff(s): AMERICAN GENERAL FINANCIAL SERVICES, INC.

Defendant(s): MATTHEW W.MILLER, et al.

Date**Credits****Charge****Balance**

05/11/10

Advance Check # 4797

\$50.00

Service on
BURNIDA J. MILLER

\$32.50

Check #

\$17.50
REFUND

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) 784-6306

AMERICAN GENERAL FINANCIAL
SERVICES, INC.

63ED2010

VS

MORTGAGE FORECLOSURE

MATTHEW W. MILLER
BURNIDA J. MILLER

NOW, TUESDAY, APRIL 27, 2010, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF MONTGOMERY COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, BURNIDA MILLER, AT 1214 TOWER DRIVE, DANVILLE, PA

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/26/2010

SERVICE# 1 - OF - 15 SERVICES
DOCKET # 63ED2010

PLAINTIFF AMERICAN GENERAL FINANCIAL SERVICES, INC.

DEFENDANT MATTHEW W. MILLER
BURNIDA J. MILLER

ATTORNEY FIRM FOX & FOX

PERSON/CORP TO SERVED	PAPERS TO SERVED
MATTHEW MILLER	MORTGAGE FORECLOSURE
6425 4TH STREET	
BLOOMSBURG	

SERVED UPON Nicole Price

RELATIONSHIP GIRLFRIEND IDENTIFICATION _____

DATE 5-18-10 TIME 0935 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) House Empty
1010 APT # 2 OBR Bloomsburg

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

DEPUTY J. Guler DATE 5-18-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/26/2010

SERVICE# 9 - OF - 15 SERVICES
DOCKET # 63ED2010

PLAINTIFF AMERICAN GENERAL FINANCIAL SERVICES, INC.

DEFENDANT MATTHEW W. MILLER

BURNIDA J. MILLER

ATTORNEY FIRM FOX & FOX

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON LAUREN GLE

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 4-28-10 TIME 1000 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. Carter DATE 4-28-10

JUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 28-APR-10

FEE: \$5.00

CERT. NO7808

MILLER MATTHEW W & BURNIDA J
1010 OLD BERWICK ROAD APT 2
BLOOMSBURG PA 17815

DISTRICT: CENTRE SOUTH TWP
DEED 0298-1002
LOCATION: 6425 FOURTH STREET BLOOMSBURG
PARCEL: 12 -03B-020-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2009	PRIM	1,650.72	0.00	0.00	1,650.72
TOTAL DUE :					\$1,650.72

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

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2009

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
dm.

In Bankruptcy

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 28-APR-10

FEE: \$5.00

CERT. NO7809

MILLER MATTHEW W & BURNIDA J
1010 OLD BERWICK ROAD APT 2
BLOOMSBURG PA 17815 2935

DISTRICT: CENTRE SOUTH TWP
DEED 0346-0988
LOCATION: OLD BERWICK RD BLOOMSBURG
PARCEL: 12 -03B-020-01,000

YEAR	BILL ROLE	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2009	PRIM	320.70	0.00	0.00	320.70
TOTAL DUE :					\$320.70

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

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2009

REQUESTED BY: Timothy T. Chamberlain, Sheriff
dm.

In Bankruptcy

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/26/2010

SERVICE# 4 - OF - 15 SERVICES
DOCKET # 63ED2010

PLAINTIFF AMERICAN GENERAL FINANCIAL SERVICES, INC.

DEFENDANT MATTHEW W. MILLER
BURNIDA J. MILLER

ATTORNEY FIRM FOX & FOX

PERSON/CORP TO SERVED

CENTRAL COLUMBIA SCHOOL DISTRICT
4777 OLD BERWICK ROAD
BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Michael J. Sokolowski

RELATIONSHIP Business Administrator IDENTIFICATION _____

DATE 4-28-10 TIME 1215 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 <u>4-28-10</u>

MCCAWLEY, EDWARD ANGELICA ISHERWOOD 10 BAKER LA BLOOMSBURG, PA 17815	9,072	12-04-00200,117	TRAILER LOT 13	County General		0.00
				County Sinking		0.00
				Township Fire		0.00
				Township RE		0.00
				Township Water		
				Township Light		
				School District	311.26	31.13
				County General	0.00	0.00
				County Sinking	0.00	0.00
				Township Fire	0.00	0.00
				Township RE	0.00	0.00
				Township Water		
				Township Light		
				School District		0.00
MCKEOWN, EDWARD P 4073 A WOLF HOLLOW RD BLOOMSBURG, PA 17815	33,090	12-01-01114000	1.00 ACRE	County General		0.00
				County Sinking		0.00
				Township Fire		0.00
				Township RE		0.00
				Township Water		
				Township Light		
				School District	1,039.53	103.95
MCSWAIN, DONNA GEORGE SHAFFER 10 BAKER LANE BLOOMSBURG, PA 17815	13,608	12-04-002-06,111	TRAILER LOT 26	County General	83.63	8.36
				County Sinking	18.30	1.83
				Township Fire	6.80	0.68
				Township RE	22.74	2.27
				Township Water		
				Township Light		
				School District	371.10	37.11
MENSINGER, DONALD & JACKIE 60 AMRON DR BLOOMSBURG, PA 17815 BLOOMSBURG, PA 17815	26,652	12-05D-028-00,000	.528 ACRES	County General	163.80	16.38
				County Sinking	35.85	3.59
				Township Fire	13.33	1.33
				Township RE	44.54	4.45
				Township Water		
				Township Light		
				School District	818.64	81.86
MERANDO, SCOTT & NATASHA 10 BAKER LANE BLOOMSBURG, PA 17815	12,852	12-04-002-06,123	TRAILER LOT 10	County General	78.99	7.90
				County Sinking	17.29	1.73
				Township Fire	6.43	0.64
				Township RE	21.48	2.15
				Township Water		
				Township Light		
				School District	345.16	34.52
MILLER, MATTHEW & BURINIDA 6425 4TH ST BLOOMSBURG, PA 17815	32,205	12-03B-020-00,000	.1909 ACRES	County General	197.93	19.79
				County Sinking	43.32	4.33
				Township Fire	16.10	1.61
				Township RE	53.81	5.38
				Township Water		0.00
				Township Light	22.05	2.21
				School District	1,104.95	110.50
TOTAL THIS PAGE				County General	631.51	63.15
				County Sinking	138.21	13.83
				Township Fire	51.38	5.14
				Township RE	171.70	17.17
				Township Water	0.00	0.00
				Township Light	22.05	2.21
				School District	4,493.08	449.32

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/26/2010

SERVICE# 3 - OF - 15 SERVICES
DOCKET # 63ED2010

PLAINTIFF AMERICAN GENERAL FINANCIAL SERVICES, INC.

DEFENDANT MATTHEW W. MILLER
BURNIDA J. MILLER

ATTORNEY FIRM FOX & FOX

PERSON/CORP TO SERVED
SOUTH CENTRE TOWNSHIP
6260 4TH STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Bill Richardson

RELATIONSHIP Chief of Police IDENTIFICATION _____

DATE 4-28-10 TIME 1225 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

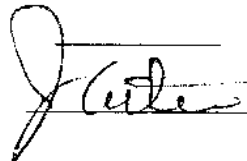
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 4-28-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/26/2010

SERVICE# 5 - OF - 15 SERVICES
DOCKET # 63ED2010

PLAINTIFF AMERICAN GENERAL FINANCIAL SERVICES, INC.

DEFENDANT MATTHEW W. MILLER
BURNIDA J. MILLER

ATTORNEY FIRM FOX & FOX

PERSON/CORP TO SERVED

LINDA FEDDER-TAX COLLECTOR

6390 3RD STREET

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Linda Fedder

RELATIONSHIP Tax - Collector IDENTIFICATION _____

DATE 4-28-10 TIME 12:20 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. Miller

DATE 4-28-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/26/2010

SERVICE# 12 - OF - 15 SERVICES
DOCKET # 63ED2010

PLAINTIFF AMERICAN GENERAL FINANCIAL SERVICES, INC.
DEFENDANT MATTHEW W. MILLER
BURNIDA J. MILLER
ATTORNEY FIRM FOX & FOX

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 4-28-10 TIME 6:10 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. Kute

DATE 4-28-10

SHERIFF'S SALE

WEDNESDAY AUGUST 4, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 63 OF 2010 ED AND CIVIL WRIT NO. 1820 OF 2009 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:

PARCEL NO 1:

ALL THAT CERTAIN lot, piece or parcel of land situate in the Village of Lime Ridge, in the Township of South Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Northerly side of the public highway leading from Bloomsburg to Berwick, formerly known and designated as U.S. Route 11, now designated as Legislative Route No. 19117, said iron pin being located at the Southeast corner of land of Lester G. Durling and Cathryn B. Durling, his wife, formerly a part of this tract and distant 76 feet from a stone at the Southeast corner of land of the Methodist Episcopal Church; THENCE along the Easterly line of said Durling land, North 24 degrees West 132 feet to an iron pin in line of land now or late of Charles Jamison and Earl Cortright; THENCE along the same, North 65 degrees 30 minutes East 62.5 feet to an iron post; THENCE, South 24 degrees East 132 feet to an iron pin on the North side of Legislative Route No. 19117 aforesaid; THENCE, South 65 degrees :30 minutes West 62.5 feet to an iron pin corner in line of land of Lester G. Durling and wife, aforesaid, the place of BEGINNING.

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BEING Parcel Nos. 12-03B-020 and 12-03B-020-01

TITLE IS VESTED IN Matthew W. Miller and Burnida J. Miller, husband and wife, by Deed from William A. S. Eyerly a/k/a William Eyerly and Ann Eyerly, formerly known as Ann Miller, husband and wife, dated 12/13/1995 and recorded 12/29/1995 in Record Book 613, Page 1041.

BEING KNOWN AS 6425 4th Street, Bloomsburg, PA 17815

IMPROVEMENTS: Single family 2 story and shed

THIS SALE IS SUBJECT TO A FIRST MORTGAGE

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

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

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

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

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

Plaintiff's Attorney
Craig Fox
Airy & Swede Streets
Norristown, PA 19401

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

REAL ESTATE OUTLINE

ED # 63-10

DATE RECEIVED 4-26-10
DOCKET AND INDEX 4-27-10

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 ✓ CK# 9804

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

SALE DATE Aug 1, 10 TIME 2PM
POSTING DATE June 09
ADV. DATES FOR NEWSPAPER
1ST WEEK June 10
2ND WEEK June 11
3RD WEEK June 12

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

2010-ED-63

American General Financial
Services, Inc.

132 W. Front Street
Berwick, PA 18603-4702

Matthew W. Miller ^{vs}
6425 4th Street
Bloomsburg, PA 17815

and

Burnida J. Miller
1214 Tower Drive
Danville, PA 17821

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2009-CV-1820 Term 19 E.D.

No. Term 19 A.D.

No. Term 19 J.D.

PRAECIPE FOR WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

To the Prothonotary:

Issue writ of execution in the above matter:

Amount Due \$ 15,293.60

Interest from 9/12/09 @ \$ 3,242.09/dm and Costs.



Attorney for the Plaintiff(s)
Craig H. Fox, Esquire

Note: Please furnish description of Property.

No. 2009-CV-1820 Term, 19 E.D.

No. Term, 19 A.D.

No. Term, 19 J.D.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

American General Financial
Services, Inc.

vs

Matthew W. Miller and
Burnida J. Miller

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed:

Craig H. Fox, Esq. Attorney for Plaintiff(s)



Address: 706 One Montgomery Plaza
Norristown, PA 19401
(610) 275-7990
Where papers may be served.

LEGAL PROPERTY DESCRIPTION

PARCEL NO 1:

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THIS SALE IS SUBJECT TO A FIRST MORTGAGE

LEON H. FOX, JR.
CRAIG H. FOX*
JEFFREY V. MATTEO
PETER H. THOMAS
SCOTT L.H. RUBIN*
JOSEPH B. WASSEL*
BENJAMIN E. WITMER #
A. KYLE BERMAN

FOX AND FOX
ATTORNEYS-AT-LAW
SUITE 706
ONE MONTGOMERY PLAZA
AIRY & SWEDE STREETS
NORRISTOWN, PA 19401
(610) 275-7990
FAX (610) 275-2866

LEON H. FOX
1901-1982

James P. Fox
1936-1999

*ADMITTED TO NEW JERSEY BAR ALSO
*ADMITTED TO FLORIDA BAR ALSO
*ALL MAIN TRIAL ADVOCACY
MASTERS & BUSINESS ADMINISTRATION

IN REPLY REFER
TO: FILE

FAX

TO:

NAME: SHERIFF TIMOTHY T. CHAMBERLAIN
ADDRESS: COLUMBIA COUNTY

TELEPHONE #:

FAX #:

(570) 389-5625

FROM:

CRAIG H. FOX, ESQUIRE

DATE:

April 27, 2010

RE:

AMER. GENERAL v. MATTHEW AND BURNIDA
MILLER

OF PAGES

(including cover sheet)

MESSAGE/
TITLE OF LEGAL
PAPER SERVED:

SEE ATTACHED AFFIDAVIT OF NON-MILITARY
SERVICE AS WELL AS WAIVER OF
WATCHMAN. PLEASE CALL SHOULD YOU
NEED ANYTHING ELSE. THANK YOU.

If for some reason you have not received the correct number of pages, as noted above, please call
(610) 275-7990 and ask for _____.

The information contained in this facsimile message is attorney-client privileged and confidential information intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone, and return the original message to us at the above address via the U.S. Postal Service.

FOX AND FOX

By: Craig H. Fox, Esquire
Attorney I.D. No. 49509
706 One Montgomery Plaza
Norristown, PA 19401
(610) 275-7990

Attorney for Plaintiff

AMERICAN GENERAL FINANCIAL
SERVICES, INC.
132 W. Front Street
Berwick, PA 18603-4702

COURT OF COMMON PLEAS
COLUMBIA COUNTY

vs.

No. 2009-CV-1820

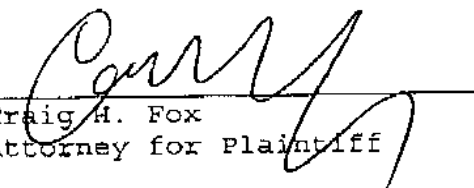
MATTHEW W. MILLER
6425 4th Street
Bloomsburg, PA 17815

And

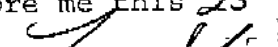
BURNIDA J. MILLER
1214 Tower Drive
Danville, PA 17821

AFFIDAVIT OF NON-MILITARY SERVICE

Craig H. Fox, Esquire hereby verifies that he represents the Plaintiff in the above entitled case; that he is authorized to make this verification on behalf of the Plaintiff; that to the best of his knowledge, information and belief the above named Defendants are over 18 years of age; the address of Defendants are as stated in the caption; the occupation of Defendants are unknown; and Defendants are not in the Military Service of the United States, nor any State or Territory thereof or its allies as defined in the Soldier's and the Sailor's Civil Relief Act of 1940 and the amendments thereto. Deponent further states that he understand that these statements are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.


Craig H. Fox
Attorney for Plaintiff

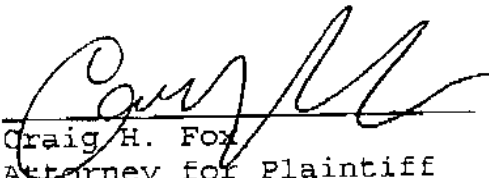
Date:

Sworn to and subscribed
before me this 23rd day
of  2010

Notary Public

NOTARIAL SEAL
LOIS S. FOX, Notary Public
Norristown Boro, Montgomery County
My Commission Expires May 30, 2013

WAIVER OF WATCHMAN/WAIVER OF INSURANCE - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.


Craig H. Fox
Attorney for Plaintiff

FOX AND FOX
ATTORNEYS - AT - LAW
SUITE 706
ONE MONTGOMERY PLAZA
AIRY & SWEDE STREETS
NORRISTOWN, PA 19401

(610) 275-7990
FAX (610) 275-2866

LEON H. FOX, JR. [□]
CRAIG H. FOX ^{□**}
JEFFREY V. MATTEO [□]
PETER H. THOMAS [□]
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SHIRLEE ANN MILLER
ESTATE PARALEGAL

[□] ADMITTED TO PENNSYLVANIA BAR
^{*} ADMITTED TO NEW JERSEY BAR ALSO
⁺ ADMITTED TO FLORIDA BAR ALSO
^Δ LL.M. IN TRIAL ADVOCACY
[#] MASTERS IN BUSINESS ADMINISTRATION

April 19, 2010

Sheriff of Columbia County
Court House - P.O. Box 360
35 West Main Street
Bloomsburg, PA 17815

Re: American General Financial Services, Inc. v. Matthew W.
Miller and Burnida J. Miller
Property address: 6425 4th Street, Bloomsburg, PA 17815
Our file no. 9400.17

Dear Sir/Madam:

Please serve the Defendant, Matthew W. Miller at 6425 4th
Street, Bloomsburg, PA 17815 and Burnida J. Miller at 1214
Tower Drive, Danville, PA 17821 with the Writ of Execution,
Notice of Sheriff Sale and related sheriff sale documents
attached. I have enclosed our firm check in the amount of
\$1,350.00 to cover your costs.

Should you have any questions please call me. Thank you
for your time and attention to this request.

Very truly yours,


Craig H. Fox

CHF/sr

Enclosures

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IMPROVEMENTS: Single family 2 story and shed
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Document Receipt

Trans # 21243 Carrier / service: POST 2PM 4/27/2010

Ship to: 21243

PA DEPT OF PUBLIC WELFARE

PO BOX 8018

Tracking #: 9171924291001000001492

Doc Ref #: 63ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 21244 Carrier / service: POST 2PM 4/27/2010

Ship to: 21244

CAPITAL ONE BANK

C/O WELTMAN, WEINBERG & REIS
436 SEVENTH AVE

Tracking #: 9171924291001000001508

Doc Ref #: 63ED2010

PITTSBURGH PA 15219

Document Receipt

Trans # 21245 Carrier / service: POST 2PM 4/27/2010

Ship to: 21245

CAPITAL ONE BANK

15000 CAPITAL ONE DRIVE

Tracking #: 9171924291001000001515

Doc Ref #: 63ED2010

RICHMOND VA 23238

Document Receipt

Trans # 21246 Carrier / service: POST 2PM 4/27/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000001522

DEPARTMENT 281230

Doc Ref #: 63ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 21247 Carrier / service: POST 2PM 4/27/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000001539

Doc Ref #: 63ED2010

Document Receipt

Trans # 21248 Carrier / service: POST 2PM 4/27/2010

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000001546

Doc Ref #: 63ED2010

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 21249 Carrier / service: POST 2PM 4/27/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000001553

Doc Ref #: 63ED2010

PHILADELPHIA PA 19106

FOX AND FOX

By: Craig H. Fox, Esquire
Attorney I.D. No. 49509
706 One Montgomery Plaza
Norristown, PA 19401
(610) 275-7990

Attorney for Plaintiff

AMERICAN GENERAL FINANCIAL	:	COURT OF COMMON PLEAS
SERVICES, INC.	:	COLUMBIA COUNTY
132 W. Front Street	:	
Berwick, PA 18603-4702	:	
	:	
vs.	:	No. 2009-CV-1820
	:	
MATTHEW W. MILLER	:	
6425 4 th Street	:	
Bloomsburg, PA 17815	:	
	:	
And	:	
	:	
BURNIDA J. MILLER	:	
1214 Tower Drive	:	
Danville, PA 17821	:	

55-17-0

AFFIDAVIT PURSUANT TO RULE 3129.1,2,3

AMERICAN GENERAL FINANCIAL SERVICES, INC., plaintiff in the above-captioned action, comes by its attorney and sets forth, as of the date the Praecipe for Writ of Execution was filed, the following information concerning the real property located at 6425 4th Street, Columbia County, Bloomsburg, PA 17815 (see property descriptions attached).

1. Name and address of Owners or Reputed Owners:

Name	Address (if address cannot be reasonably ascertained, please so indicate)
------	---------------------------------------------------------------------------

MATTHEW W. MILLER

6425 4th Street
Bloomsburg, PA 17815

BURNIDA J. MILLER

1214 Tower Drive
Danville, PA 17821

2. Name and address of Defendants in the judgment:

Name

Address (if address cannot be
reasonably ascertained, please so
indicate)

MATTHEW W. MILLER

6425 4th Street
Bloomsburg, PA 17815

BURNIDA J. MILLER

1214 Tower Drive
Danville, PA 17821

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

a) Columbia County
Tax Claim Bureau

a) 35 W. Main Street
Bloomsburg, PA 17815

b) Domestic Relations of
Columbia County

b) 35 W. Main Street
Bloomsburg, PA 17815

c) South Centre Township
(570) 784-7718

c) 6260 4th Street
Bloomsburg, PA 17815

d) Central Columbia
School District

d) 4777 Old Berwick Road
Bloomsburg, PA 17815

e) Linda Fedder,
Local Tax collector

e) 6390 3rd Street
Bloomsburg, PA 17815

- | | |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| f) PA Dept. of Public Welfare | f) Bureau of Child Support Enforcement
P.O. Box 8018
Harrisburg, PA 17105-8018 |
| g) PA Dept. of Revenue | g) The Bureau of Compliance
Attn: Sheriff Sale Section
P.O. Box 218230
Harrisburg, PA 17128-1230 |
| h) Capital One Bank (USA), N.A. | h) c/o Weltman, Weinberg and Reis, Co., L.P.A.
1400 Koppers Building
436 Seventh Avenue
Pittsburgh, PA 15219
And
15000 Capital One Drive
Richmond, VA 23238 |

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
------	---------------------------------------------------------------------------

- | | |
|----------------------------------------------|---------------------------------------------|
| a) American General Financial Services, Inc. | a) 132 W. Front Street
Berwick, PA 18603 |
|----------------------------------------------|---------------------------------------------|

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

Only those listed in 3 and 4 above.

6. 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:

Name	Address (if address cannot be reasonably ascertained, please so indicate)
------	---------------------------------------------------------------------------

Only those listed in 3 and 4 above.

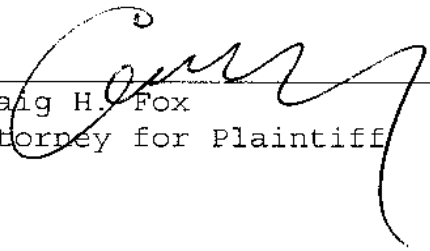
7. Name and address of every other person of whom the plaintiff has knowledge that has any interest in the property which may be affected by the sale:

Name	Address (if address cannot be reasonably ascertained, please so indicate)
------	---------------------------------------------------------------------------

Only those listed in 3 and 4 above.

I verify that I am the attorney for the plaintiff, American General Financial Services, Inc., in this action; that I am authorized to take this Verification on their behalf; and that the statements made in this Verification are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4909 relating to unsworn falsification to authorities.

Date:



Craig H. Fox
Attorney for Plaintiff

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Attorney I.D. No. 49509
706 One Montgomery Plaza
Norristown, PA 19401
(610) 275-7990

Attorney for Plaintiff

AMERICAN GENERAL FINANCIAL	:	COURT OF COMMON PLEAS
SERVICES, INC.	:	COLUMBIA COUNTY
132 W. Front Street	:	
Berwick, PA 18603-4702	:	
	:	
vs.	:	No. 2009-CV-1820
	:	
MATTHEW W. MILLER	:	
6425 4 th Street	:	
Bloomsburg, PA 17815	:	
	:	
And	:	
	:	
BURNIDA J. MILLER	:	
1214 Tower Drive	:	
Danville, PA 17821	:	

AFFIDAVIT PURSUANT TO RULE 3129.1,2,3

AMERICAN GENERAL FINANCIAL SERVICES, INC., plaintiff in the above-captioned action, comes by its attorney and sets forth, as of the date the Praecipe for Writ of Execution was filed, the following information concerning the real property located at 6425 4th Street, Columbia County, Bloomsburg, PA 17815 (see property descriptions attached).

1. Name and address of Owners or Reputed Owners:

Name	Address (if address cannot be reasonably ascertained, please so indicate)
------	---------------------------------------------------------------------------

MATTHEW W. MILLER

6425 4th Street
Bloomsburg, PA 17815

BURNIDA J. MILLER

1214 Tower Drive
Danville, PA 17821

2. Name and address of Defendants in the judgment:

Name

Address (if address cannot be
reasonably ascertained, please so
indicate)

MATTHEW W. MILLER

6425 4th Street
Bloomsburg, PA 17815

BURNIDA J. MILLER

1214 Tower Drive
Danville, PA 17821

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

a) Columbia County Tax Claim Bureau	a) 35 W. Main Street Bloomsburg, PA 17815
b) Domestic Relations of Columbia County	b) 35 W. Main Street Bloomsburg, PA 17815
c) South Centre Township (570) 784-7718	c) 6260 4 th Street Bloomsburg, PA 17815
d) Central Columbia School District	d) 4777 Old Berwick Road Bloomsburg, PA 17815
e) Linda Fedder, Local Tax collector	e) 6390 3 rd Street Bloomsburg, PA 17815

- | | |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| f) PA Dept. of Public Welfare | f) Bureau of Child Support Enforcement
P.O. Box 8018
Harrisburg, PA 17105-8018 |
| g) PA Dept. of Revenue | g) The Bureau of Compliance
Attn: Sheriff Sale Section
P.O. Box 218230
Harrisburg, PA 17128-1230 |
| h) Capital One Bank
(USA), N.A. | h) c/o Weltman, Weinberg and
Reis, Co., L.P.A.
1400 Koppers Building
436 Seventh Avenue
Pittsburgh, PA 15219
And
15000 Capital One Drive
Richmond, VA 23238 |

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
------	---------------------------------------------------------------------------

- | | |
|----------------------------------------------|---------------------------------------------|
| a) American General Financial Services, Inc. | a) 132 W. Front Street
Berwick, PA 18603 |
|----------------------------------------------|---------------------------------------------|

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

Only those listed in 3 and 4 above.

6. 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:

Name	Address (if address cannot be reasonably ascertained, please so indicate)
------	---------------------------------------------------------------------------

Only those listed in 3 and 4 above.

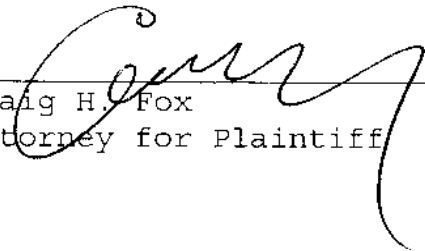
7. Name and address of every other person of whom the plaintiff has knowledge that has any interest in the property which may be affected by the sale:

Name	Address (if address cannot be reasonably ascertained, please so indicate)
------	---------------------------------------------------------------------------

Only those listed in 3 and 4 above.

I verify that I am the attorney for the plaintiff, American General Financial Services, Inc., in this action; that I am authorized to take this Verification on their behalf; and that the statements made in this Verification are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4909 relating to unsworn falsification to authorities.

Date:



Craig H. Fox
Attorney for Plaintiff

LEGAL PROPERTY DESCRIPTION

PARCEL NO 1:

ALL THAT CERTAIN lot, piece or parcel of land situate in the Village of Lime Ridge, in the Township of South Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Northerly side of the public highway leading from Bloomsburg to Berwick, formerly known and designated as U.S. Route 11, now designated as Legislative Route No. 19117, said iron pin being located at the Southeast corner of land of Lester G. Durling and Cathryn B. Durling, his wife, formerly a part of this tract and distant 76 feet from a stone at the Southeast corner of land of the Methodist Episcopal Church; THENCE along the Easterly line of said Durling land, North 24 degrees West 132 feet to an iron pin in line of land now or late of Charles Jamison and Earl Cortright; THENCE along the same, North 65 degrees 30 minutes East 62.5 feet to an iron post; THENCE, South 24 degrees East 132 feet to an iron pin on the North side of Legislative Route No. 19117 aforesaid; THENCE, South 65 degrees :30 minutes West 62.5 feet to an iron pin corner in line of land of Lester G. Durling and wife, aforesaid, the place of BEGINNING.

PARCEL NO. 2:

ALL THAT CERTAIN tract of land situate in Lime Ridge, South Centre Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner of the cemetery of the Methodist Church of - Time Ridge and line of Old U.S. Route 11; THENCE along said highway line 65 feet, more or less, to a point in line of lands now or late of Mildred E. Hummel; THENCE in a Northerly direction along line of lands now or late of Mildred E. Hummel, 132 feet to a point; THENCE in a Westerly direction along line parallel to said highway 65 feet, more or less, to the land of said cemetery; THENCE in a Southerly direction along line of said 'cemetery 132 feet to line of said highway, the place of BEGINNING.

BEING Parcel Nos. 12-03B-020 and 12-03B-020-01

TITLE IS VESTED IN Matthew W. Miller and Burnida J. Miller, husband and wife, by Deed from William A. S. Eyerly a/k/a William Eyerly and Ann Eyerly, formerly known as Ann Miller, husband and wife, dated 12/13/1995 and recorded 12/29/1995 in Record Book 613, Page 1041.

BEING KNOWN AS 6425 4th Street, Bloomsburg, PA 17815

IMPROVEMENTS: Single family 2 story and shed
THIS SALE IS SUBJECT TO A FIRST MORTGAGE

FOX AND FOX
ATTORNEYS - AT - LAW
SUITE 706
ONE MONTGOMERY PLAZA
AIRY & SWEDE STREETS
NORRISTOWN, PA 19401

LEON H. FOX, JR.[□]
CRAIG H. FOX^{□**}
JEFFREY V. MATTEO[□]
PETER H. THOMAS[□]
SCOTT L. H. RUBIN^{□*Δ}
JOSEPH B. WASSEL^{□*}
BENJAMIN E. WITMER^{□#}
PAUL S. BADAME[□]

(610) 275-7990
Fax (610) 275-2866

LEON H. FOX
1901-1982

JAMES P. FOX
1936-1999

SHIRLEE ANN MILLER
ESTATE PARALEGAL

□ ADMITTED TO PENNSYLVANIA BAR
* ADMITTED TO NEW JERSEY BAR ALSO
+ ADMITTED TO FLORIDA BAR ALSO
Δ LL.M. IN TRIAL ADVOCACY
MASTERS IN BUSINESS ADMINISTRATION

April 19, 2010

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: All Parties In Interest And Claimants

OWNER(S) : MATTHEW W. MILLER and BURNIDA J. MILLER

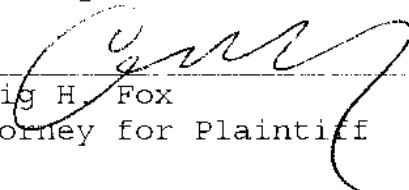
PROPERTY: 6425 4th Street, Columbia County, Bloomsburg, PA
17815 (See attached description)

IMPROVEMENTS: Single family 2 story and shed

TAX PARCEL(S) : 12-03B-020 and 12-03B-020-01 (shed)

The above-captioned property is scheduled to be sold on Wednesday, _____, 2010 at 9:00 a.m., at the Sheriff's office, Courthouse, 35 West Main Street, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgment on the properties which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule. You should check with the Sheriff's Office, by calling (570) 988-4155, to determine the actual date and time of the filing of said schedule.



Craig H. Fox
Attorney for Plaintiff

LEGAL PROPERTY DESCRIPTION

PARCEL NO 1:

ALL THAT CERTAIN lot, piece or parcel of land situate in the Village of Lime Ridge, in the Township of South Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Northerly side of the public highway leading from Bloomsburg to Berwick, formerly known and designated as U.S. Route 11, now designated as Legislative Route No. 19117, said iron pin being located at the Southeast corner of land of Lester G. Durling and Cathryn B. Durling, his wife, formerly a part of this tract and distant 76 feet from a stone at the Southeast corner of land of the Methodist Episcopal Church; THENCE along the Easterly line of said Durling land, North 24 degrees West 132 feet to an iron pin in line of land now or late of Charles Jamison and Earl Cortright; THENCE along the same, North 65 degrees 30 minutes East 62.5 feet to an iron post; THENCE, South 24 degrees East 132 feet to an iron pin on the North side of Legislative Route No. 19117 aforesaid; THENCE, South 65 degrees :30 minutes West 62.5 feet to an iron pin corner in line of land of Lester G. Durling and wife, aforesaid, the place of BEGINNING.

PARCEL NO. 2:

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BEING KNOWN AS 6425 4th Street, Bloomsburg, PA 17815

IMPROVEMENTS: Single family 2 story and shed
THIS SALE IS SUBJECT TO A FIRST MORTGAGE

FOX and FOX, Attorneys-At-Law
By: CRAIG H. FOX
Identification No. 49509
Suite 706, One Montgomery Plaza
Airy and Swede Streets
Norristown, PA 19401
(610) 275-7990

Attorneys For Plaintiff

AMERICAN GENERAL FINANCIAL	:	COURT OF COMMON PLEAS
SERVICES, INC.	:	COLUMBIA COUNTY
132 W. Front Street	:	
Berwick, PA 18603-4702	:	
	:	
vs.	:	No. 2009-CV-1820
	:	
MATTHEW W. MILLER	:	
6425 4 th Street	:	
Bloomsburg, PA 17815	:	
	:	
And	:	
	:	
BURNIDA J. MILLER	:	
1214 Tower Drive	:	
Danville, PA 17821	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: MATTHEW W. MILLER	BURNIDA J. MILLER
6425 4 th Street	1214 Tower Drive
Bloomsburg, PA 17815	Danville, PA 17821

Your real estate located at 6425 4th Street, Bloomsburg, Columbia County, PA 17815 (See property description attached) is scheduled to be sold at Sheriff's Sale on Wednesday, _____, 2010 at 9:00 a.m., at the Sheriff's office, Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the presently outstanding court judgment of \$15,293.60, plus interest at the contract rate and costs, obtained by American General Financial Services, Inc. against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

1. This sale will be canceled if you pay the judgment to Craig H. Fox, Esquire, 706 One Montgomery Plaza, Norristown, PA 19401. To find out how much you must pay, you may call (610) 275-7990.

2. You may be able to stop the sale by filing a petition asking the court to strike or open the 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.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale.

RIGHTS EVEN IF THE SHERIFF'S SALE DOES 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 by calling the Sheriff's Office at (570) 389-5622 or Craig H. Fox, Esquire at (610) 275-7990.

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's Office at (570) 389-5622 or Craig H. Fox, Esquire at (610) 275-7990.

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(s) 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 on the 30th day after the 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 of the preparation of the schedule of distribution.

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.

**Northpenn Legal Services
(for Columbia County)
168 E. 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

LEGAL PROPERTY DESCRIPTION

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IMPROVEMENTS: Single family 2 story and shed
THIS SALE IS SUBJECT TO A FIRST MORTGAGE

FOX and FOX, Attorneys-At-Law
By: CRAIG H. FOX
Identification No. 49509
Suite 706, One Montgomery Plaza
Airy and Swede Streets
Norristown, PA 19401
(610) 275-7990

Attorneys For Plaintiff

AMERICAN GENERAL FINANCIAL
SERVICES, INC.
132 W. Front Street
Berwick, PA 18603-4702

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY
:
:
:

vs.

: No. 2009-CV-1820
:
:
:
:
:

MATTHEW W. MILLER
6425 4th Street
Bloomsburg, PA 17815

And

BURNIDA J. MILLER
1214 Tower Drive
Danville, PA 17821

WRIT OF EXECUTION

NOTICE

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

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300. There are other exemptions which may be

applicable to you. Attached is a summary of some of the major exemptions. You may have other exemptions or other rights.

If you have an exemption, you should do the following promptly:

(1) Fill out the attached claim form and demand for a promptly hearing.

(2) Deliver the form or mail it to the Sheriff's Office at the address notice. You should come to court ready to explain your exemption. If you do not come to court and prove your exemptions, you may lose some of your property.

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

**Northpenn Legal Services
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MAJOR EXEMPTIONS UNDER PENNSYLVANIA AND FEDERAL LAW

1. \$300 statutory exemption
2. Bibles, school books, sewing machines uniforms and equipment.
3. most wages and unemployment compensation
4. Social Security Benefits
5. Certain retirement fund and accounts

6. Certain veteran and armed forces benefits
7. Certain insurance proceeds
8. Such other exemptions as may be provided by law

CLAIM FOR EXEMPTION

TO THE SHERIFF:

We, the above-named defendants, claim exemption of property from levy or attachment:

(1) From my personal property in my possession which has been levied upon,

(a) I desire that my \$300 Statutory exemption be
[] (I) set aside in kind (specify property to
be set aside in kind):

[] (II) paid in cash following the sale of the
property levied upon; or

(b) I claim the following exemption (specify property
and basis of exemption:

(2) From my property which is in the possession of a third
party, I claim the following exemptions:

(a) my \$300 statutory exemption [] in cash; [] in
kind (specify property):

_____;

(b) Social Security benefits on deposit in the amount
of: \$_____;

(c) other (specify amount and basis of exemption):

I request a prompt court hearing to determine the exemption.
Notice of the hearing should be given to me at

(Address)

(Telephone Number)

We verify that the statements made in this Claim for Exemption
are true and correct. We understand that false statements

herein are made subject to the penalties of 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

Date: _____ Defendant:

Date: _____ Defendant:

THIS CLAIM TO BE FILED WITH:

Sheriff of Columbia County
Court House - P.O. Box 360
35 West Main Street
Bloomsburg, PA 17815
(570) 389-5622

Note: Under paragraphs (1) and (2) of the writ, a description of specific property to be levied upon or attached may be set forth in the writ or included in a separate direction to the sheriff.

Under paragraph (2) of the writ, if attachment of a named garnishee is desired, his name should be set forth in the space provided.

Under paragraph (3) of the writ, the sheriff may, as under prior practice, add as a garnishee any person not named in this writ who may be found in possession of property of defendant. See Rule 3111(a). For limitations on the power to attach tangible personal property, see Rule 3108(a).

(b) Each court shall by local rule designate the officer, organization or person to be named in the notice.

FOX and FOX, Attorneys-At-Law
By: CRAIG H. FOX
Identification No. 49509
Suite 706, One Montgomery Plaza
Airy and Swede Streets
Norristown, PA 19401
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Attorneys For Plaintiff

AMERICAN GENERAL FINANCIAL	:	COURT OF COMMON PLEAS
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By: CRAIG H. FOX
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Attorneys For Plaintiff

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COURT OF COMMON PLEAS
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vs.

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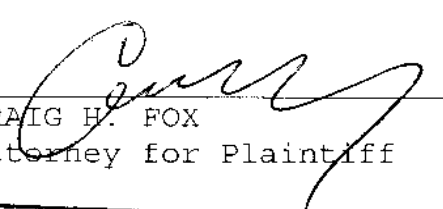
MATTHEW W. MILLER
6425 4th Street
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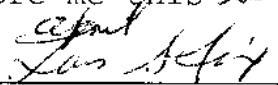
And

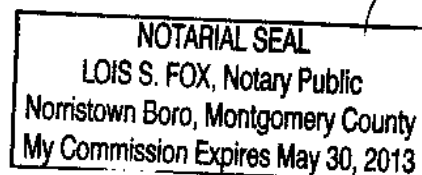
BURNIDA J. MILLER
1214 Tower Drive
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ACT 91 CERTIFICATION

I, Craig H. Fox, Esquire, attorney for plaintiff, American General Financial Services, Inc., being duly sworn according to law, depose and say that to the best of his knowledge, information and belief, a notice of possible eligibility for the emergency mortgage assistance program were sent to the defendants at their addresses, pursuant to Act 91 of the 1983 on May 7, 2009. Plaintiff has not been notified of any action by the Pennsylvania Housing Finance Agency which would bar it from proceeding with this foreclosure under Act 91.


CRAIG H. FOX
Attorney for Plaintiff

Sworn to and subscribed
before me this 23rd day
of April 2010.

Notary Public



LEGAL PROPERTY DESCRIPTION

PARCEL NO 1:

ALL THAT CERTAIN lot, piece or parcel of land situate in the Village of Lime Ridge, in the Township of South Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Northerly side of the public highway leading from Bloomsburg to Berwick, formerly known and designated as U.S. Route 11, now designated as Legislative Route No. 19117, said iron pin being located at the Southeast corner of land of Lester G. Durling and Cathryn B. Durling, his wife, formerly a part of this tract and distant 76 feet from a stone at the Southeast corner of land of the Methodist Episcopal Church; THENCE along the Easterly line of said Durling land, North 24 degrees West 132 feet to an iron pin in line of land now or late of Charles Jamison and Earl Cortright; THENCE along the same, North 65 degrees 30 minutes East 62.5 feet to an iron post; THENCE, South 24 degrees East 132 feet to an iron pin on the North side of Legislative Route No. 19117 aforesaid; THENCE, South 65 degrees :30 minutes West 62.5 feet to an iron pin corner in line of land of Lester G. Durling and wife, aforesaid, the place of BEGINNING.

PARCEL NO. 2:

ALL THAT CERTAIN tract of land situate in Lime Ridge, South Centre Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner of the cemetery of the Methodist Church of - Time Ridge and line of Old U.S. Route 11; THENCE along said highway line 65 feet, more or less, to a point in line of lands now or late of Mildred E. Hummel; THENCE in a Northerly direction along line of lands now or late of Mildred E. Hummel, 132 feet to a point; THENCE in a Westerly direction along line parallel to said highway 65 feet, more or less, to the land of said cemetery; THENCE in a Southerly direction along line of said 'cemetery 132 feet to line of said highway, the place of BEGINNING.

BEING Parcel Nos. 12-03B-020 and 12-03B-020-01

TITLE IS VESTED IN Matthew W. Miller and Burnida J. Miller, husband and wife, by Deed from William A. S. Eyerly a/k/a William Eyerly and Ann Eyerly, formerly known as Ann Miller, husband and wife, dated 12/13/1995 and recorded 12/29/1995 in Record Book 613, Page 1041.

BEING KNOWN AS 6425 4th Street, Bloomsburg, PA 17815

IMPROVEMENTS: Single family 2 story and shed
THIS SALE IS SUBJECT TO A FIRST MORTGAGE

FOX & FOX

ONE MONTGOMERY PLAZA, SUITE 706
AIRY & SWEDE STREETS
NORRISTOWN, PA 19401
(610) 275-7990

PNC BANK, N.A.
PHILADELPHIA, PA 020
3-5-310

DATE NUMBER AMOUNT

04/23/2010 9804 **\$1,350.00

PAY

*** ONE THOUSAND THREE HUNDRED FIFTY & 00/100 DOLLARS

TO THE
ORDER OF
Sheriff of Columbia County

American General v. Miller

AUTHORIZED SIGNATURE

⑈009804⑈ ⑆0310000053⑆ 8100785891⑈

9804

WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and Rule 3257

2010-EN-63

American General Financial
Services, Inc.

132 W. Front Street
Berwick, PA 18603-4702

Matthew W. Miller vs
6425 4th Street
Bloomsburg, PA 17815

and

Burnida J. Miller
1214 Tower Drive
Danville, PA 17821

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2009-CV-1820 Term 19 E.D.

No. Term 19 A.D.

No. Term 19 J.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgement, interest and cost in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

6425 4th Street
Bloomsburg, PA 17815
(SEE ATTACHED LEGAL DESCRIPTION)

Amount Due

\$ 15,293.60

Interest from 9/12/09

@ \$ 3.24209/day

Total

\$ Plus costs

as endorsed.

Dated 04-26-2010
(SEAL)

Tamara B. Kline
Prothonotary, Common Pleas Court of
Columbia County, Penna.
By: Barbara N. Schutte Deputy
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2012

No. 2009-CV-1820 Term, 19.....E.D.

No. Term, 19.....A.D.

No. Term, 19.....J.D.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

American General Financial
Services, Inc.

vs

Matthew W. Miller and
Burnida J. Miller

WRIT OF EXECUTION
(Mortgage Foreclosure)

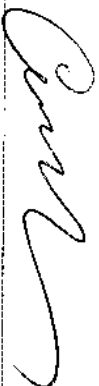
Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.


Craig H. Fox, Esquire Attorney for Plaintiff

706 One Montgomery Plaza
Address: Norristown, PA 19401

Where papers may be served.