

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



## Plaintiff

MET LIFE HOME LOANS, A DIVISION OF  
METLIFE BANK, N.A.

## Defendant

RICHARD C MILLER  
CATHERINE A MILLER

### Attorney for the Plaintiff:

MCCABE, WEISBERG & CONWAY PC  
123 S. BROAD STREET  
SUITE 2080  
PHILADELPHIA, PA 19109

Sheriff's Sale Date: Wednesday, October 26, 2011

Writ of Execution No. : 2011CV525

Advance Sheriff Costs: 1,350.00

Location of the real estate: 1008 FAIR STREET, MIFFLINVILLE, PA 18631

## Sheriff Costs

Docketing	15.00
Levy	15.00
Posting Handbill	15.00
Service Mileage	12.00
Crying Sale	10.00
Service	255.00
Prothonotary, Acknowledge Deed	10.00
Advertising Sale Bills & Copies	17.50
Sheriff's Deed	35.00
Distribution Form	25.00
Surcharge	180.00
Advertising Sale (Newspaper)	15.00
Press Enterprise Inc.	1,222.26
Web Posting	100.00
Notary Fee	15.00
Transfer Tax Form	25.00
Mailing Costs	66.00
Copies	8.50
Solicitor Services	75.00
Tax Claim Search	5.00
Sheriff Automation Fund	50.00

**Total Sheriff Costs 2,171.26**

## Municipal Costs

Water	229.40
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**Total Municipal Costs 229.40**

## Distribution Costs

Recording Fees	55.00
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**Total Distribution Costs 55.00**

**Grand Total: 2,455.66**

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

By County Seal from Teleosol, Inc.

# SHERIFF'S SALE COST SHEET

Met Life Home Loans vs. Richard + Catherine Miller  
 NO. 124-11 ED NO. 525-11 JD DATE/TIME OF SALE Oct. 26 0900

- DOCKET/RETURN	\$15.00	
- SERVICE PER DEF.	\$ <u>255.00</u>	
- LEVY (PER PARCEL	\$15.00	
- MAILING COSTS	\$ <u>66.00</u>	
- ADVERTISING SALE BILLS & COPIES	\$17.50	
- ADVERTISING SALE (NEWSPAPER)	\$15.00	
- MILEAGE	\$ <u>12.00</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>8.50</u>	
- NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>529.00</u>

- WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1222.76</u>	
- SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1447.76</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	\$	
- WATER 20	\$ <u>229.40</u>	
TOTAL *****		\$ <u>229.40</u>

SURCHARGE FEE (DSTE)	\$ <u>180.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2455.66

LAW OFFICES

**McCABE, WEISBERG & CONWAY, P.C.**

SUITE 2080  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

SUITE 303  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020

SUITE 499  
145 HUGUENOT STREET  
NEW ROCHELLE, NY 10801  
(914) 636-8900  
GENERAL FAX (914) 636-8901  
MEDIATION ONLY FAX (914) 819-5505

SUITE 800  
312 MARSHALL AVENUE  
LAUREL, MD 20707  
(301) 490-3361  
FAX (301) 490-1568  
Also serving the District of Columbia

SUITE 201  
4021 UNIVERSITY DRIVE  
FAIRFAX, VA 22030  
(866) 656-0379

SUITE 100  
30 BUXTON FARMS ROAD  
STAMFORD, CT 06905  
(203) 992-8200

November 18, 2011

TERRENCE J. McCABE \*\*\*  
MARC S. WEISBERG \*\*  
EDWARD D. CONWAY \*\*  
MARGARET GAIRO \*\*  
LISA L. WALLACE \*\*  
DEBORAH K. CURRAN \*\*  
LAURA J. G. O'SULLIVAN \*\*  
GAYL C. SPIVAK \*\*  
ANDREW L. MARKOWITZ \*\*  
HEIDI R. SPIVAK \*  
SCOTT T. TAGGART \*  
MARTHA J. COHEN \*  
JASON BROOKS \*  
ERIN M. BRADY \*\*  
KEVIN T. McQUAIL \*  
ALEXANDRA T. GARCIA \*  
CORRINDEMENT \*\*  
ABBY K. MOYNIHAN \*\*  
CATHERINE WELKER \*\*  
ANTOINETTE N. MOORE \*\*  
CHRISTINE GRATTAM \*  
MELISSA A. SPOSATO \*  
HEATHER WEINERT \*  
RICHARD J. SUZOR, JR. †  
MAKENNA E. PORCH †  
LAURA LATTI \*\*  
BRIAN T. LAMANNA \*  
DIANA THEOLOGOU \*\*  
SHEERA G. ENGRISSE \*\*  
SAMANTHA A. CLIFFORD \* \*\*  
JO-ANN T. LAMBERT-O'NEILL \*  
ANNE PRIGITTE †  
MARK GOLAB †  
JONATHAN ELEHANT \*\*  
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Timothy T. Chamberlain  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

Re: Metlife Home Loans, a division of Metlife Bank, N.A vs. Richard C. Miller Sr. and Catherine A. Miller  
Columbia County, Court of Common Pleas, No. 2011-CV-525  
Premises: 1008 Fair Street, Mifflinville, Pennsylvania 18631  
Date of Sheriff's Sale: October 26, 2011

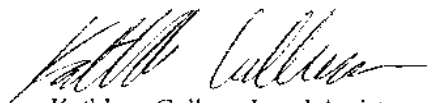
Dear Sheriff:

Enclosed please find check in the amount of \$1,515.66 which represents the amount necessary to complete settlement, an Assignment of Bid, as well as two completed Realty Transfer Tax Statement of Value forms.

Please be advised that title to this property should be transferred to **Federal National Mortgage Association, 1900 Market Street, Suite 800, Philadelphia, Pennsylvania 19103** in the deed poll.

If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

Very truly yours,



Kathleen Cullum, Legal Assistant  
For McCabe, Weisberg and Conway, P.C.

/kc  
Enclosures



**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 inquires may be directed to the following person:

Name

McCabe, Weisberg and Conway, P.C.

Telephone Number

215-790-1010

Mailing Address

123 S. Broad Street, Suite 2080

City

Philadelphia

State

PA

Zip Code

19109

### B. TRANSFER DATA

Grantor(s)/Lessor(s)

Sheriff of Columbia

Mailing Address

Columbia County Courthouse, 35 West Main Street

City

Bloomsburg

State

PA

Zip Code

17815

### C. Date of Acceptance of Document

Grantee(s)/Lessee(s) Federal National Mortgage Association

Mailing Address

1900 Market Street, Suite 800

City

Philadelphia

State

PA

Zip Code

19103

### D. REAL ESTATE LOCATION

Street Address

1008 Fair Street

County

Columbia

School District

Central Columbia

City, Township, Borough

Mifflin Township

Tax Parcel Number

23-05F027-01

### E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☐ N

1. Actual Cash Consideration

\$40,500.00

2. Other consideration

+ 0.00

3. Total Consideration

= \$40,500.00

4. County Assessed Value

\$10,481.00

5. Common Level Ratio Factor

x 3.79

6. Fair Market Value

= \$39,722.99

### 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 amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete 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 a copy of resolution.)
- ☒ Transfer from mortgage 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 article.)
- ☒ Other (Please explain exemption claimed.) Property was sold at Sheriff sale on October 26, 2011 to Federal National Mortgage Association a government entity, and, thus, tax exempt.

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

*Mega Green*

Date

12/5/11

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Met Life Home Loans VS Richard & Catherine Miller

NO. 124-11 ED

NO. 525-11 JD

DATE/TIME OF SALE: Oct. 26 0900

BID PRICE (INCLUDES COST)

\$ 410500.00 (2455.66)

POUNDAGE - 2% OF BID

\$ 810.00

TRANSFER TAX - 2% OF FAIR MKT

\$ —

MISC. COSTS

\$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE

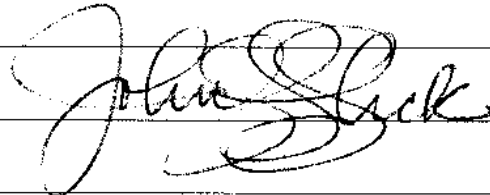
\$ 3515.66

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_



TOTAL DUE:

\$ 3515.66

LESS DEPOSIT:

\$ 2000.00

DOWN PAYMENT:

\$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS

\$ 1515.66

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW  
123 S. BROAD STREET SUITE 2080  
PHILADELPHIA, PA 19109  
(215) 790-1010



3-50/310

154251

NO.

PAY: One Thousand Five Hundred Fifteen \*\*\*\*\* 66/100

DATE NOV/18/2011 AMOUNT \$1,515.66

ATTORNEY'S ACCOUNT  
VOID AFTER 90 DAYS  
*M. Weisberg*

TO THE Sheriff of Columbia County

ORDER

OF

Balance Due Sheriff --Miller, Richard & Catherine #419-0001

154251 031000503102000012430048

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy

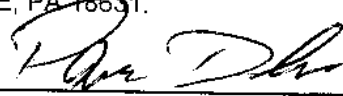


MET LIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A.  
vs.  
RICHARD C MILLER (et al.)

Case Number  
2011CV525

## SHERIFF'S RETURN OF SERVICE

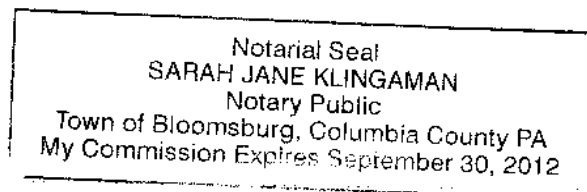
09/20/2011 10:30 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1008 FAIR STREET, MIFFLINVILLE, PA 18531.

  
PAUL D'ANGELO, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

September 21, 2011



NOTARY

Affirmed and subscribed to before me this

21ST day of SEPTEMBER, 2011

Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

MET LIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A.  
vs.  
RICHARD C MILLER (et al.)

Case Number  
2011CV525

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 1008 FAIR STREET  
MIFFLINVILLE, PA 18631

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

(POSTING)

2011CV525

1008 FAIR STREET, MIFFLINVILLE, PA 18631

NO EXPIRATION



STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

**SHERIFF'S SALE**

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2011CV525

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:  
**WEDNESDAY, OCTOBER 26, 2011**  
**AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN PIECE, parcel and tract of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described more fully as follows: BEGINNING at a point on the westerly right-of-way line of Fair Street, said point being at the southeast corner of lands now or late of Llewlyn D. and Lorena Wagner; thence along the westerly right-of-way line of Fair Street South 23 degrees 45 minutes east 110.00 feet to a point; thence through Outlet No. 75 south 66 degrees 15 minutes west 197.82 feet to a point; thence through same north 23 degrees 45 minutes west 110.00 feet to a point on the southerly line of lands of the above mentioned Llewlyn D. Lorena Wagner; thence along the southerly line of said Wagner, north 66 degrees 15 minutes east 197.82 feet to the place of beginning. CONTAINING 21,760.00 square feet of land in all. WHEREON a mobile home is permanently affixed to above property.

BEING the northeast corner of Outlet No. 75 shown on Plan of the Town of Mifflinville dated August, 1794, and recorded in Miscellaneous Book Volume 21 at Page 509. Survey made and description by T. Bryce James, Registered Surveyor No. 4708-E. BEING KNOWN AS: 1008 FAIR STREET, MIFFLINVILLE, PENNSYLVANIA 18631 TAX J.D. #: 23-05F027-01

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH ROBERTA ANN BRONSON by deed dated May 26, 1989 and recorded May 31, 1989 in the office of the Recorder in and for Columbia County in Deed Book 429, Page 894, granted and conveyed to Richard C. Miller Sr. and Catherine A. Miller, husband and wife. REAL DEBT: \$112,544.43

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RICHARD C. MILLER SR. AND CATHERINE A. MILLER  
McCabe, Wesiberg and Conway, P.C. 123 South Broad Street, Suite 2080 Philadelphia, PA 19109

PROPERTY ADDRESS: 1008 FAIR STREET, MIFFLINVILLE, PA 18631  
UPI / TAX PARCEL NUMBER: 23-05F027-01

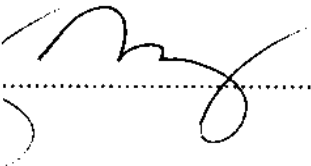
Seized and taken into execution to be sold as the property of RICHARD C MILLER, CATHERINE A MILLER in suit of MET LIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A.

**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 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 to either 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 the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. 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.


Attorney for the Plaintiff:  
MCCABE, WEISBERG & CONWAY PC  
PHILADELPHIA, PA  
215-790-1010

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania  
www.sheriffcolumbiacounty.com

deposes and says that Press Enterprise is office and place of business at 3185 ...ia and State of Pennsylvania, and was ...n published daily, continuously in said ...ched notice October 5, 12, 19, 2011 as ...icers or publisher or designated agent of ...al advertisement was published; that ...the subject matter of said notice and ...going statement as to time, place, and



.....day of October, 2011

  
(Notary Public)

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Dennis L. Ashenfelder, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2015  
EMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

...I hereby certify that the advertising and publishing the foregoing notice, and the

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



MET LIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A.  
vs.  
RICHARD C MILLER (et al.)

Case Number  
2011CV525

## SHERIFF'S RETURN OF SERVICE

08/31/2011 04:05 PM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE RICHARD MILLER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR CATHERINE A MILLER AT 235 SOUTH MERCER STREET, BERWICK, PA 18603.

  
PAUL D'ANGELO, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

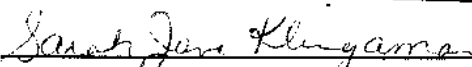
September 01, 2011

NOTARY

Affirmed and subscribed to before me this

1ST day of SEPTEMBER, 2011

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



Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy

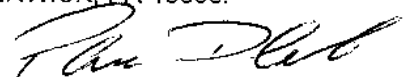


MET LIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A.  
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## SHERIFF'S RETURN OF SERVICE

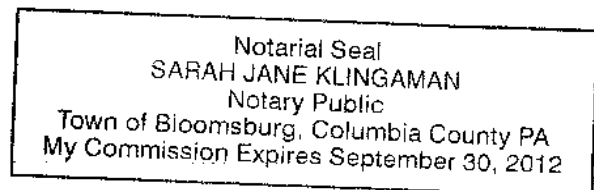
08/31/2011 04:05 PM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: RICHARD C MILLER AT 235 SOUTH MERCER STREET, BERWICK, PA 18603.

  
PAUL D'ANGELO, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

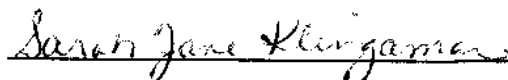
September 01, 2011



NOTARY

Affirmed and subscribed to before me this

1ST day of SEPTEMBER, 2011



Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA

PA, Columbia County Sheriff's Office, Berwick, PA

TERRENCE J. McCABE \*\*\*  
MARC S. WEISBERG \*\*  
EDWARD D. CONWAY \*\*  
MARGARET GAIRO \*\*  
LISA L. WALLACE \*\*  
DEBORAH K. CURRAN \*\*  
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ALEXANDRA T. GARCIA \*  
CORRIN DEMENT \*\*  
ABBY K. MOYNIHAN \*\*  
CATHERINE WELKER \*\*  
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DIANA THEOLOGOU \*\*  
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SAMANTHA A. CLIFFORD \*\*  
JO-ANN T. LAMBERT-O'NEILL \*  
ANNE PEIGHTEL \*  
MARK GOLAB †  
JONATHAN ELEFANT \*\*

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LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**  
SUITE 2080  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

SUITE 303  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020  
  
SUITE 499  
145 HUGUENOT STREET  
NEW ROCHELLE, NY 10801  
(914)-636-8900  
GENERAL FAX (914) 636-8901  
MEDIATION ONLY FAX (914) 819-5505  
Also servicing Connecticut

SUITE 100  
8101 SANDY SPRING ROAD  
LAUREL, MD 20707  
(301) 490-3361  
FAX (301) 490-1568  
Also servicing the District of Columbia

SUITE 201  
4021 UNIVERSITY DRIVE  
FAIRFAX, VA 22030  
(866) 656-0379

September 13, 2011

Prothonotary's Office  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

Re: Met life home Loans, a division of MetLife Bank , N.A.,  
vs. Richard C. Miller Sr. and Catherine A. Miller  
Columbia County, No. 2011-CV-525  
Premises: 1008 Fair Street, Mifflinville, Pennsylvania 18631

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service of Amended Affidavit Pursuant to Rule 3129 regarding the above matter. Please file the original of record and return the time-stamped copies to me in the stamped self-addressed envelope provided. The property is currently scheduled for Sheriff Sale on October 26, 2011.

Please advise promptly if there are any problems in this regard. Thank you for your assistance in this matter.

Sincerely,

Megan Paolucci, Legal Assistant  
McCabe, Weisberg and Conway, P.C.

/mcp  
cc: Office of the Sheriff/Real Estate Division

**McCABE, WEISBERG & CONWAY, P.C.**  
**TERRENCE J. McCABE, ESQUIRE - ID # 16496**  
**MARC S. WEISBERG, ESQUIRE - ID # 17616**  
**EDWARD D. CONWAY, ESQUIRE - ID # 34687**  
**MARGARET GAIRO, ESQUIRE - ID # 34419**  
**KEVIN T. McQUAIL, ESQUIRE - ID # 307169**  
123 South Broad Street, Suite 2080  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

Attorney for Plaintiff

Met life home Loans, a division of MetLife Bank ,  
N.A,

Plaintiff

v.

Richard C. Miller Sr. and Catherine A. Miller  
Defendant

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

Number 2011-CV-525

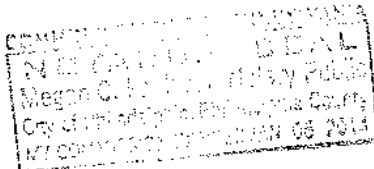
**AFFIDAVIT OF SERVICE**  
**OF**  
**AMENDED AFFIDAVIT PURSUANT TO RULE 3129**

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 12th day of September, 2011, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Amended Affidavit Pursuant to 3129 which is attached hereto.

A copy of the Notice of Sheriff's Sale and certificate of mailing is also attached hereto and made a part hereof.

SWORN AND SUBSCRIBED  
BEFORE ME THIS 13th DAY  
OF September, 2011

Megan C. Yachica  
NOTARY PUBLIC



**McCABE, WEISBERG & CONWAY, P.C.**  
Attorneys for Plaintiff

By: [Signature]  
**TERRENCE J. McCABE, ESQUIRE - ID # 16496**  
**MARC S. WEISBERG, ESQUIRE - ID # 17616**  
**EDWARD D. CONWAY, ESQUIRE - ID # 34687**  
**MARGARET GAIRO, ESQUIRE - ID # 34419**  
**KEVIN T. McQUAIL, ESQUIRE - ID # 307169**

**McCABE, WEISBERG & CONWAY, P.C.**  
**TERRENCE J. McCABE, ESQUIRE - ID # 16496**  
**MARC S. WEISBERG, ESQUIRE - ID # 17616**  
**EDWARD D. CONWAY, ESQUIRE - ID # 34687**  
**MARGARET GAIRO, ESQUIRE - ID # 34419**  
**KEVIN T. McQUAIL, ESQUIRE - ID # 307169**  
**123 South Broad Street, Suite 2080**  
**Philadelphia, Pennsylvania 19109**  
**(215) 790-1010**

**Attorney for Plaintiff**

Met life home Loans, a division of MetLife Bank ,  
N.A,

Plaintiff

v.

Richard C. Miller Sr. and Catherine A. Miller  
Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

NO: 2011-CV-525

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129**

The undersigned attorney for Plaintiff in the above action sets forth the following information concerning the real property located at 1008 Fair Street, Mifflinville, Pennsylvania 18631, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property is attached hereto.

1. Name and address of Owners or Reputed Owners

Name	Address
Richard C. Miller Sr.	1008 Fair Street Mifflinville, Pennsylvania 18631
Catherine A. Miller	1008 Fair Street Mifflinville, Pennsylvania 18631

2. Name and address of Defendants in the judgment:

Name	Address
Richard C. Miller Sr.	235 S. Mercer Street Berwick, Pennsylvania 18603
Catherine A. Miller	235 S. Mercer Street Berwick, Pennsylvania 18603

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

Name	Address
------	---------

Plaintiff here

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

Name	Address
Plaintiff herein	

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

Name	Address
------	---------

6. Name and address of every other person who has any record interest in the property which may be affected by the sale:

Name	Address
------	---------

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:

Name	Address
------	---------

Tenants/Occupants	1008 Fair Street Mifflinville, Pennsylvania 18631
-------------------	--

Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
------------------------------	---

Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 <sup>th</sup> Street Suite #204 Philadelphia, PA 19107
--	--

Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
--	--

Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
--	---

PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
--------------------------	--

Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
---	---

United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
--------------------------	---

Domestic F      ions of Columbia  
County

700 Sawmill Road  
Bloomsburg, PA 17015

United States of America

c/o United States Attorney for the  
Middle District of PA  
William J. Nealon Federal Bldg.  
235 North Washington Avenue, Ste. 311  
Scranton, PA 18503  
and  
Harrisburg Federal Building & Courthouse  
228 Walnut Street, Ste. 220  
Harrisburg, PA 17108-1754

United States of America c/o  
Atty General of the United States

U.S. Dept of Justice, Room 5111  
950 Pennsylvania Avenue NW  
Washington, DC 20530-0001

United States of America c/o  
Atty General of the United States

U.S. Dept of Justice, Room 4400  
950 Pennsylvania Avenue NW  
Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

\_\_\_\_\_

\_\_\_\_\_

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.

September 12, 2011  
DATE

**McCABE, WEISBERG & CONWAY, P.C.**  
Attorneys for Plaintiff

By: \_\_\_\_\_  
**TERRENCE J. McCABE, ESQUIRE**  
**MARC S. WEISBERG, ESQUIRE**  
**EDWARD D. CONWAY, ESQUIRE**  
**MARGARET GAIRO, ESQUIRE**  
**KEVIN T. McQUAIL, ESQUIRE**



**McCABE, WEISBERG AND CONWAY, P.C.**

**BY:   TERRENCE J. McCABE, ESQUIRE - ID # 16496**  
**MARC S. WEISBERG, ESQUIRE - ID # 17616**  
**EDWARD D. CONWAY, ESQUIRE - ID # 34687**  
**MARGARET GAIRO, ESQUIRE - ID # 34419**  
**ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009**  
**HEIDI R. SPIVAK, ESQUIRE - ID #74770**  
**MARISA J. COHEN, ESQUIRE - ID # 87830**  
**KEVIN T. McQUAIL, ESQUIRE - ID # 307169**  
**CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480**  
**BRIAN T. LaMANNA, ESQUIRE - ID # 310321**

**Attorneys for Plaintiff**

**123 South Broad Street, Suite 2080**  
**Philadelphia, Pennsylvania 19109**  
**(215) 790-1010**

Met life home Loans, a division of MetLife Bank ,  
N.A,

Plaintiff

v.

Richard C. Miller Sr. and Catherine A. Miller

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2011-CV-525

DATE: September 12, 2011

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

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

OWNERS: Richard C. Miller Sr. and Catherine A. Miller

PROPERTY: 1008 Fair Street, Mifflinville, Pennsylvania 18631

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Sheriff's Sale on **October 26, 2011 at 9:00 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property 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.

1. See Common Here

Check type of mail or service:

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

Name and Address of Sender  
 McCabe, Weisberg and Conway, P.C.  
 123 S. Broad St., Suite 980  
 Philadelphia, PA 19109  
 ATTN: M. Paolucci-54832



Line	Article Number	Postage
1	Met life home Loans, a division of MetLife Bank, N.A, et al v. Miller- 54832	Tenants/Occupants 1008 Fair Street Mifflinville, Pennsylvania 18631
2		Commonwealth of Pennsylvania Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
3		Commonwealth of Pennsylvania Inheritance Tax Office 110 North 8 <sup>th</sup> Street Suite #204 Philadelphia, PA 19107
4		Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
5		Department of Public Welfare TPL Casualty Unit Estate Recovery Program Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
6		PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
7		Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales



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

FACSIMILE TRANSMITTAL SHEET

TO: Vicki FROM: Sarah  
COMPANY: DATE: 9-13-2011  
FAX NUMBER: 215 790 1274 TOTAL NO. OF PAGES INCLUDING COVER:  
PHONE NUMBER: SENDER'S REFERENCE NUMBER:  
RE: YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS  
OFFICE. IF YOU HAVE A  
PLEASE CALL 570.389.5622.

CITY SHERIFF'S  
DOCUMENTS,

Attn: Vicki  
215 790 1274

124 EID 2011

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

MET LIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A.  
vs.  
RICHARD C MILLER (et al.)

Case Number  
2011CV525

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: CATHERINE A MILLER

Primary Address: 1008 FAIR STREET  
MIFFLINVILLE, PA 18631

Phone: DOB:

Alternate Address: 2355 MERCER ST.

Phone: BERWICK PA.

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: RICHARD MILLER

Relation: HUSBAND

Date: 08-31-11 Time: 1605

Deputy: D'ANGELO Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

MILLER, CATHERINE A

2011CV525

1008 FAIR STREET, MIFFLINVILLE, PA 18631

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

MET LIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A.  
vs.  
RICHARD C MILLER (et al.)

Case Number  
2011CV525

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

Name:	RICHARD C MILLER	
Primary Address:	1008 FAIR STREET MIFFLINVILLE, PA 18631	
Phone:	<i>Serv</i>	DOB:
Alternate Address:	235 S. MERCER ST. BERWICK PA	
Phone:		

### Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	<i>RICHARD MILLER, 2</i>		
Relation:			
Date:	<i>08-31-11</i>	Time:	<i>1605</i>
Deputy:	<i>DANIEL</i>	Mileage:	

### Attorney / Originator:

Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010
-------	------------------------------	--------	--------------

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

MILLER, RICHARD C

2011CV525

1008 FAIR STREET, MIFFLINVILLE, PA 18631

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

MET LIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A.  
vs.  
RICHARD C MILLER (et al.)

Case Number  
2011CV525

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: MIFFLIN TWP WATER AUTHORITY

Primary Address: 2ND STREET  
C/O CURT MOOREHEAD  
MIFFLINVILLE, PA 18631

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

MIFFLIN TWP WATER

2011CV525

2ND STREET, C/O CURT MOOREHEAD, MIFFLINVILLE, NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



MET LIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A.  
vs.  
RICHARD C MILLER (et al.)

Case Number  
2011CV525

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Central Columbia SD
<b>Primary Address:</b>	4777 Old Berwick Road Bloomsburg, PA 17815
<b>Phone:</b>	570-784-2850
<b>DOB:</b>	
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · <u>Adult In Charge</u> · Posted · Other
<b>Adult In Charge:</b>	Heidi Cefasie
<b>Relation:</b>	Servant
<b>Date:</b>	08/30
<b>Time:</b>	0900
<b>Deputy:</b>	6
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> MCCABE, WEISBERG & CONWAY PC	<b>Phone:</b> 215-790-1010
---	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

CENTRAL COLUMBIA SD

2011CV525

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

MET LIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A.  
vs.  
RICHARD C MILLER (et al.)

Case Number  
2011CV525

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Domestic Relations Office of Columbia
<b>Primary Address:</b>	15 Perry Avenue Bloomsburg, PA 17815
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · <u>Adult In Charge</u> · Posted · Other		
<b>Adult In Charge:</b>	Dit Frank		
<b>Relation:</b>	Receptionist		
<b>Date:</b>	08/30/11	<b>Time:</b>	0830
<b>Deputy:</b>	6	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> MCCABE, WEISBERG & CONWAY PC	<b>Phone:</b> 215-790-1010
---	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

DOMESTIC RELATIONS

2011CV525

15 PERRY AVENUE, BLOOMSBURG, PA 17815

NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 08/30/2011

Fee: \$5.00

Cert. NO: 10761

MILLER RICHARD C & CATHERINE  
235 S MERCER ST  
BERWICK PA 18603 4423

District: MIFFLIN TWP  
Deed: 0343 -0990  
Location: 1008 FAIR ST  
Parcel Id:23 -05F-027-01,000

Assessment: 10,480  
Balances as of 08/30/2011

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Columbia Co Sheriff

Per: Tim Chamberlain

484

# 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: 08/30/2011 11:18:18 AM

Owner: MILLER RICHARD C & CATHERINE

Municipality: MIFFLIN TWP

Parcel #: 23 -05F-027-01,000

1008 FAIR ST

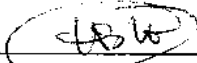
Property Desc:

MIFFLINVILLE PA 18631

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
023955	G	\$63.12	04/30/2011	\$64.41	06/30/2011	\$70.85	08/31/2011
		Discount Payment		05/04/2011		\$63.12	
023955	S	\$13.82	04/30/2011	\$14.10	06/30/2011	\$15.51	08/31/2011
		Discount Payment		05/04/2011		\$13.82	
023955	R	\$48.27	04/30/2011	\$49.26	06/30/2011	\$51.72	08/31/2011
		Discount Payment		05/04/2011		\$48.27	

Total Paid To Date:

\$125.21

  
Signature

8/30/11  
Date

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.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

MET LIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A.  
vs.  
RICHARD C MILLER (et al.)

Case Number  
2011CV525

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Columbia County Tax Office		
<b>Primary Address:</b>	PO Box 380 Bloomsburg, PA 17815		
<b>Phone:</b>	570-389-5649	<b>DOB:</b>	
<b>Alternate Address:</b>			
<b>Phone:</b>			

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Heather Hyatt		
<b>Relation:</b>	Chick		
<b>Date:</b>	08/30/11	<b>Time:</b>	08/10
<b>Deputy:</b>	6	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> MCCABE, WEISBERG & CONWAY PC	<b>Phone:</b> 215-790-1010
---	----------------------------

### Service Attempts:

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX

2011CV525

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

Document Receipt

---

Trans # 35287 Carrier / service: POST 2PM 8/26/2011

Ship to: 35287

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000010579

Doc Ref #: 124ED2011

HARRISBURG PA 17105

Document Receipt

---

Trans # 35288 Carrier / service: POST 2PM 8/26/2011

Ship to: 35288  
COMMONWEALTH OF PA  
110 NORTH 8TH STREET

Tracking #: 9171924291001000010586

Doc Ref #: 124ED2011

PHILADELPHIA PA 19107

Document Receipt

---

Trans # 35289 Carrier / service: POST 2PM 8/26/2011

Ship to: 35289

COMMONWEALTH OF PA

PO BOX 280601

Tracking #: 9171924291001000010593

Doc Ref #: 124ED2011

HARRISBURG PA 17128

Document Receipt

---

Trans # 35290 Carrier / service: POST 2PM 8/26/2011

Ship to: 35290

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000010609

Doc Ref #: 124ED2011

HARRISBURG PA 17105



Document Receipt

---

Trans # 35291 Carrier / service: POST 2PM 8/26/2011

Ship to: 35291

USA C/O ATTY FOR MIDDLE DISTRICT

235 NORTH WASHINGTON AVE

Tracking #: 9171924291001000010616

Doc Ref #: 124ED2011

SCRANTON PA 18503

Document Receipt

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Trans # 35292 Carrier / service: POST 2PM 8/26/2011

Ship to: 35292

UNITED STATES OF AMERICA

228 WALNUT STREET

Tracking #: 9171924291001000010623

Doc Ref #: 124ED2011

HARRISBURG PA 17108

Document Receipt

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Trans # 35293 Carrier / service: POST 2PM 8/26/2011

Ship to: 35293

USA C/O ATTY GENERAL

950 PENNSYLVANIA AVE NW

Tracking #: 9171924291001000010630

Doc Ref #: 124ED2011

WASHINGTON DC 20530

Document Receipt

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Trans # 35294 Carrier / service: POST 2PM 8/26/2011

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT  
OFFICE

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

Tracking #: 9171924291001000010647

Doc Ref #: 124ED2011

KING OR PA 19406  
PRUSSIA

Document Receipt

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Trans # 35295 Carrier / service: POST 2PM 8/26/2011

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016

Tracking #: 9171924291001000010654

Doc Ref #: 124ED2011

HARRISBURG PA 17105

Document Receipt

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Trans # 35296 Carrier / service: POST 2PM 8/26/2011

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230 Tracking #: 9171924291001000010661

Doc Ref #: 124ED2011

HARRISBURG PA 17128

Document Receipt

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Trans # 35297 Carrier / service: POST 2PM 8/26/2011

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000010678

Doc Ref #: 124ED2011

PHILADELPHIA PA 19106

# REAL ESTATE OUTLINE

ED # 124-11

DATE RECEIVED 8-26-11  
DOCKET AND INDEX 8-25-11

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR <del>\$1,350.00</del> OR <u>2000.00</u>	<u>✓</u>	CK# <u>59056</u>

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

SALE DATE	<u>Oct. 26, 11</u>	TIME <u>0900</u>
POSTING DATE	<u>Sept. 20, 11</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Oct. 5</u>	
	2 <sup>ND</sup> WEEK <u>12</u>	
	3 <sup>RD</sup> WEEK <u>19 11</u>	



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

Met life home Loans, a division of MetLife Bank , N.A,

Plaintiff

v.

Richard C. Miller Sr. and Catherine A. Miller

Defendants

**IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA**

No. 124 Term 2011 E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 2011-CV-525 Term \_\_\_\_\_ 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 costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

Being Known As: 1008 Fair Street, Mifflinville, Pennsylvania 18631

Amount Due	\$112,544.43
Interest from 5/3/2011 to DATE OF SALE plus \$18.50 per diem thereafter	\$ _____
(Costs to be added)	
Total	\$ _____

Dated: 8-25-11  
(SEAL)

Tami B. Kline  
Prothonotary, Common Pleas Court of  
Columbia County Penna.

By: Kelly P. Brewer Deputy

**Proth & Clerk of Sev Courts**  
**My Com. Ex. 1<sup>st</sup> Monday in 2011**

No. \_\_\_\_\_ Term \_\_\_\_\_ E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 2011-CV-525 Term \_\_\_\_\_ J.D.

**IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY PENNSYLVANIA**

Met life home Loans, a division of MetLife Bank , N.A,

v.

Richard C. Miller Sr. and Catherine A. Miller

---

**WRIT OF EXECUTION  
(Mortgage Foreclosure)**

---

**Costs**

Pro. Pd.

Judg. Fee

Cr.

Sat.

~~McCabe~~, Weisberg and Conway, P.C.

---

**TERRENCE J. McCABE, ESQUIRE  
MARC S. WEISBERG, ESQUIRE  
EDWARD D. CONWAY, ESQUIRE  
MARGARET GAIRO, ESQUIRE  
ANDREW L. MARKOWITZ, ESQUIRE  
HEIDI R. SPIVAK, ESQUIRE  
KEVIN T. McQUAIL, ESQUIRE  
CHRISTINE L. GRAHAM, ESQUIRE  
BRIAN T. LAMANNA, ESQUIRE  
Attorneys for Plaintiff**

Met life home Loans, a division of MetLife Bank , N.A,  
4000 Horizon Way, Suite 100  
Irving, Texas 75063

Plaintiff

v.

Richard C. Miller Sr. and Catherine A. Miller  
235 S. Mercer Street  
Berwick, Pennsylvania 18603

Defendants

**IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA**

No. 124 Term 2011 E.D.

No. \_\_\_\_\_ Term, \_\_\_\_\_ A.D.

No. 2011-CV-525 Term, \_\_\_\_\_ J.D.

**PRAECIPE FOR WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

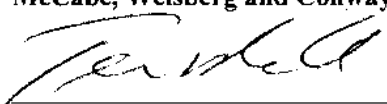
**TO THE PROTHONOTARY:**

Amount Due	\$112,544.43
Interest from 5/3/2011 to DATE OF SALE plus \$18.50 per diem thereafter	\$ _____
(Costs to be added)	
Total	\$ _____

FILED  
PROTHONOTARY  
JUL 25 2011 A 11:56  
CLERK OF COURTS OFFICE  
COLUMBIA COUNTY, PA

Dated: August 19, 2011

McCabe, Weisberg and Conway, P.C.

  
TERRENCE J. McCABE, ESQUIRE  
MARC S. WEISBERG, ESQUIRE  
EDWARD D. CONWAY, ESQUIRE  
MARGARET GAIRO, ESQUIRE  
ANDREW L. MARKOWITZ, ESQUIRE  
HEIDI R. SPIVAK, ESQUIRE  
KEVIN T. McQUAIL, ESQUIRE  
CHRISTINE L. GRAHAM, ESQUIRE  
BRIAN T. LAMANNA, ESQUIRE  
Attorneys for Plaintiff

NOTE: Please furnish description of Property

No. \_\_\_\_\_ Term \_\_\_\_\_ E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 2011-CV-525 Term \_\_\_\_\_ J.D.

**IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY PENNSYLVANIA**

Met life home Loans, a division of MetLife Bank , N.A,

v.

Richard C. Miller Sr. and Catherine A. Miller

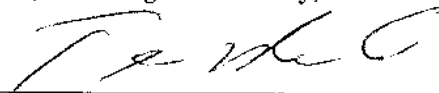
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**PRAECIPE FOR WRIT OF EXECUTION  
(Mortgage foreclosure)**

Filed:

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**McCabe, Weisberg and Conway, P.C.**



---

**TERRENCE J. McCABE, ESQUIRE  
MARC S. WEISBERG, ESQUIRE  
EDWARD D. CONWAY, ESQUIRE  
MARGARET GAIRO, ESQUIRE  
ANDREW L. MARKOWITZ, ESQUIRE  
HEIDI R. SPIVAK, ESQUIRE  
KEVIN T. McQUAIL, ESQUIRE  
CHRISTINE L. GRAHAM, ESQUIRE  
BRIAN T. LAMANNA, ESQUIRE  
Attorneys for Plaintiff**

Met life home Loans, a division of MetLife Bank , N.A.,  
4000 Horizon Way, Suite 100  
Irving, Texas 75063

Plaintiff

v.

Richard C. Miller Sr. and Catherine A. Miller  
235 S. Mercer Street  
Berwick, Pennsylvania 18603

Defendants

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 124 Term 2011 E.D.

No. \_\_\_\_\_ Term, \_\_\_\_\_ A.D.

No. 2011-CV-525 Term, \_\_\_\_\_ J.D.

PRAECIPE FOR WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

TO THE PROTHONOTARY:

Amount Due	\$112,544.43
Interest from 5/3/2011 to DATE OF SALE plus \$18.50 per diem thereafter	\$ _____
(Costs to be added)	
Total	\$ _____

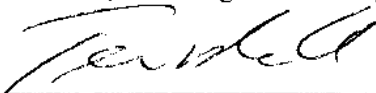
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

01 AUG 25 A 11:56

FILED  
PROTHONOTARY

Dated: August 19, 2011

McCabe, Weisberg and Conway, P.C.



TERRENCE J. McCABE, ESQUIRE  
MARC S. WEISBERG, ESQUIRE  
EDWARD D. CONWAY, ESQUIRE  
MARGARET GAIRO, ESQUIRE  
ANDREW L. MARKOWITZ, ESQUIRE  
HEIDI R. SPIVAK, ESQUIRE  
KEVIN T. McQUAIL, ESQUIRE  
CHRISTINE L. GRAHAM, ESQUIRE  
BRIAN T. LAMANNA, ESQUIRE  
Attorneys for Plaintiff

NOTE: Please furnish description of Property

No. \_\_\_\_\_ Term \_\_\_\_\_ E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 2011-CV-525 Term \_\_\_\_\_ J.D.

**IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY PENNSYLVANIA**

Met life home Loans, a division of MetLife Bank , N.A,

v.

Richard C. Miller Sr. and Catherine A. Miller

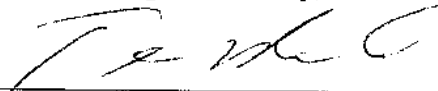
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**PRAECIPE FOR WRIT OF EXECUTION  
(Mortgage foreclosure)**

Filed:

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**McCabe, Weisberg and Conway, P.C.**



---

**TERRENCE J. McCABE, ESQUIRE  
MARC S. WEISBERG, ESQUIRE  
EDWARD D. CONWAY, ESQUIRE  
MARGARET GAIRO, ESQUIRE  
ANDREW L. MARKOWITZ, ESQUIRE  
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KEVIN T. McQUAIL, ESQUIRE  
CHRISTINE L. GRAHAM, ESQUIRE  
BRIAN T. LAMANNA, ESQUIRE  
Attorneys for Plaintiff**

**McCABE, WEISBERG AND CONWAY, P.C.**

**BY:   TERRENCE J. McCABE, ESQUIRE - ID # 16496**  
**MARC S. WEISBERG, ESQUIRE - ID # 17616**  
**EDWARD D. CONWAY, ESQUIRE - ID # 34687**  
**MARGARET GAIRO, ESQUIRE - ID # 34419**  
**ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009**  
**HEIDI R. SPIVAK, ESQUIRE - ID #74770**  
**MARISA J. COHEN, ESQUIRE - ID # 87830**  
**KEVIN T. McQUAIL, ESQUIRE - ID # 307169**  
**CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480**  
**BRIAN T. LaMANNA, ESQUIRE - ID # 310321**

**Attorneys for Plaintiff**

**123 South Broad Street, Suite 2080**  
**Philadelphia, Pennsylvania 19109**  
**(215) 790-1010**

Met life home Loans, a division of MetLife Bank ,  
N.A.,

Plaintiff

v.

Richard C. Miller Sr. and Catherine A. Miller

Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

NO: 2011-CV-525

**AFFIDAVIT PURSUANT TO RULE 3129**

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 1008 Fair Street, Mifflinville, Pennsylvania 18631, as of the date the Praecept for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1.      Name and address of Owners or Reputed Owners

Name	Address
Richard C. Miller Sr.	1008 Fair Street Mifflinville, Pennsylvania 18631
Catherine A. Miller	1008 Fair Street Mifflinville, Pennsylvania 18631

2.      Name and address of Defendants in the judgment:

Name	Address
Richard C. Miller Sr.	235 S. Mercer Street Berwick, Pennsylvania 18603
Catherine A. Miller	235 S. Mercer Street Berwick, Pennsylvania 18603

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

Name	Address
Plaintiff herein	

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

Name	Address
------	---------

Plaintiff herein

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

Name	Address
------	---------

None

6. Name and address of every other person who has any record interest in the property which may be affected by the sale:

Name	Address
------	---------

None

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:

Name	Address
------	---------

Tenants/Occupants	1008 Fair Street Mifflinville, Pennsylvania 18631
Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 <sup>th</sup> Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
Domestic Relations of Columbia County	700 Sawmill Road Bloomsburg, PA 17815



United States of America

c/o United States Attorney for the  
Middle District of PA  
William J. Nealon Federal Bldg.  
235 North Washington Avenue, Ste. 311  
Scranton, PA 18503  
and  
Harrisburg Federal Building & Courthouse  
228 Walnut Street, Ste. 220  
Harrisburg, PA 17108-1754

United States of America c/o  
Atty General of the United States

U.S. Dept of Justice, Room 5111  
950 Pennsylvania Avenue NW  
Washington, DC 20530-0001

United States of America c/o  
Atty General of the United States

U.S. Dept of Justice, Room 4400  
950 Pennsylvania Avenue NW  
Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

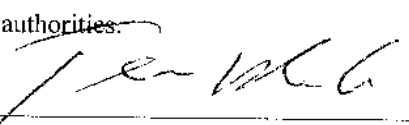
None

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.

August 19, 2011

DATE



TERRENCE J. McCABE, ESQUIRE  
MARC S. WEISBERG, ESQUIRE  
EDWARD D. CONWAY, ESQUIRE  
MARGARET GAIRO, ESQUIRE  
ANDREW L. MARKOWITZ, ESQUIRE  
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KEVIN T. McQUAIL, ESQUIRE  
CHRISTINE L. GRAHAM, ESQUIRE  
BRIAN T. LAMANNA, ESQUIRE  
Attorneys for Plaintiff

**McCABE, WEISBERG AND CONWAY, P.C.**

**BY:   TERRENCE J. McCABE, ESQUIRE - ID # 16496**  
**MARC S. WEISBERG, ESQUIRE - ID # 17616**  
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**CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480**  
**BRIAN T. LaMANNA, ESQUIRE - ID # 310321**

**Attorneys for Plaintiff**

**123 South Broad Street, Suite 2080**  
**Philadelphia, Pennsylvania 19109**  
**(215) 790-1010**

Met life home Loans, a division of MetLife Bank ,  
N.A,

Plaintiff

v.

Richard C. Miller Sr. and Catherine A. Miller

Defendants

**COLUMBIA COUNTY**  
**COURT OF COMMON PLEAS**

NO: 2011-CV-525

**AFFIDAVIT PURSUANT TO RULE 3129**

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 1008 Fair Street, Mifflinville, Pennsylvania 18631, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

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Name	Address
Plaintiff herein	

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Name	Address
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Plaintiff herein

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Name	Address
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None

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Tenants/Occupants	1008 Fair Street Mifflinville, Pennsylvania 18631
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Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
------------------------------	---

Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 <sup>th</sup> Street Suite #204 Philadelphia, PA 19107
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Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
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Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
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PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
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Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
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United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
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Domestic Relations of Columbia County	700 Sawmill Road Bloomsburg, PA 17815
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United States of America

c/o United States Attorney for the  
Middle District of PA  
William J. Nealon Federal Bldg.  
235 North Washington Avenue, Ste. 311  
Scranton, PA 18503  
and  
Harrisburg Federal Building & Courthouse  
228 Walnut Street, Ste. 220  
Harrisburg, PA 17108-1754

United States of America c/o  
Atty General of the United States

U.S. Dept of Justice, Room 5111  
950 Pennsylvania Avenue NW  
Washington, DC 20530-0001

United States of America c/o  
Atty General of the United States

U.S. Dept of Justice, Room 4400  
950 Pennsylvania Avenue NW  
Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

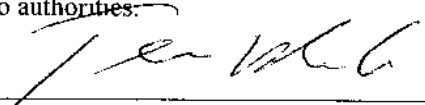
None

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.

August 19, 2011

DATE

  
\_\_\_\_\_  
**TERRENCE J. McCABE, ESQUIRE**  
**MARC S. WEISBERG, ESQUIRE**  
**EDWARD D. CONWAY, ESQUIRE**  
**MARGARET GAIRO, ESQUIRE**  
**ANDREW L. MARKOWITZ, ESQUIRE**  
**HEIDI R. SPIVAK, ESQUIRE**  
**KEVIN T. McQUAIL, ESQUIRE**  
**CHRISTINE L. GRAHAM, ESQUIRE**  
**BRIAN T. LAMANNA, ESQUIRE**  
**Attorneys for Plaintiff**

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2011CV525

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, OCTOBER 26, 2011  
AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

---

ALL THAT CERTAIN PIECE, parcel and tract of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described more fully as follows:

BEGINNING at a point on the westerly right-of-way line of Fair Street, said point being at the southeast corner of lands now or late of Llewlyn D. and Lorena Wagner; thence along the westerly right-of-way line of Fair Street South 23 degrees 45 minutes east 110.00 feet to a point; thence through Outlet No. 75 south 66 degrees 15 minutes west 197.82 feet to a point; thence through same north 23 degrees 45 minutes west 110.00 feet to a point on the southerly line of lands of the above mentioned Llewlyn D. Lorena Wagner; thence along the southerly line of said Wagner, north 66 degrees 15 minutes east 197.82 feet to the place of beginning. CONTAINING 21,760.00 square feet of land in all. WHEREON a mobile home is permanently affixed to above property.

BEING the northeast corner of Outlet No. 75 shown on Plan of the Town of Mifflinville dated August, 1794, and recorded in Miscellaneous Book Volume 21 at Page 509. Survey made and description by T. Bryce James, Registered Surveyor No. 4708-E. BEING KNOWN AS: 1008 FAIR STREET, MIFFLINVILLE, PENNSYLVANIA 18631

TAX J.D. #: 23-05F027-01

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH ROBERTA ANN BRONSON by deed dated May 26, 1989 and recorded May 31, 1989 in the office of the Recorder in and for Columbia County in Deed Book 429, Page 894, granted and conveyed to Richard C. Miller Sr. and Catherine A. Miller, husband and wife.

REAL DEBT: \$112,544.43

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RICHARD C. MILLER SR. AND CATHERINE A. MILLER McCabe, Wesiberg and Conway, P.C. 123 South Broad Street, Suite 2080 Philadelphia, P A 19109

PROPERTY ADDRESS: 1008 FAIR STREET, MIFFLINVILLE, PA 18631

UPI / TAX PARCEL NUMBER: 23-05F027-01

---

Seized and taken into execution to be sold as the property of RICHARD C MILLER, CATHERINE A MILLER in suit of MET LIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A..

---

**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 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 to either 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 the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. 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.

Attorney for the Plaintiff:

MCCABE, WEISBERG & CONWAY PC  
PHILADELPHIA, PA 215-790-1010

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

by Countywide Sheriff Telecourt, Inc.

**McCABE, WEISBERG AND CONWAY, P.C.**

**BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496**  
**MARC S. WEISBERG, ESQUIRE - ID # 17616**  
**EDWARD D. CONWAY, ESQUIRE - ID # 34687**  
**MARGARET GAIRO, ESQUIRE - ID # 34419**  
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**CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480**  
**BRIAN T. LaMANNA, ESQUIRE - ID # 310321**

**Attorneys for Plaintiff**

**123 South Broad Street, Suite 2080**  
**Philadelphia, Pennsylvania 19109**  
**(215) 790-1010**

Met life home Loans, a division of MetLife Bank ,  
N.A,

Plaintiff

v.

Richard C. Miller Sr. and Catherine A. Miller

Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

NO: 2011-CV-525

**AFFIDAVIT PURSUANT TO RULE 3129**

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 1008 Fair Street, Mifflinville, Pennsylvania 18631, as of the date the Praeipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owners or Reputed Owners

Name

Address

Richard C. Miller Sr.

1008 Fair Street  
Mifflinville, Pennsylvania 18631

Catherine A. Miller

1008 Fair Street  
Mifflinville, Pennsylvania 18631

2. Name and address of Defendants in the judgment:

Name

Address

Richard C. Miller Sr.

235 S. Mercer Street  
Berwick, Pennsylvania 18603

Catherine A. Miller

235 S. Mercer Street  
Berwick, Pennsylvania 18603

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

Name

Address

Plaintiff herein

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

Name	Address
------	---------

Plaintiff herein

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

Name	Address
------	---------

None

6. Name and address of every other person who has any record interest in the property which may be affected by the sale:

Name	Address
------	---------

None

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:

Name	Address
------	---------

Tenants/Occupants	1008 Fair Street Mifflinville, Pennsylvania 18631
-------------------	--

Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
------------------------------	---

Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 <sup>th</sup> Street Suite #204 Philadelphia, PA 19107
--	--

Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
--	--

Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
--	---

PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
--------------------------	--

Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
---	---

United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
--------------------------	---

Domestic Relations of Columbia County	700 Sawmill Road Bloomsburg, PA 17815
--	--

7

United States of America

c/o United States Attorney for the  
Middle District of PA  
William J. Nealon Federal Bldg.  
235 North Washington Avenue, Ste. 311  
Scranton, PA 18503  
and  
Harrisburg Federal Building & Courthouse  
228 Walnut Street, Ste. 220  
Harrisburg, PA 17108-1754

8

9

United States of America c/o  
Atty General of the United States

U.S. Dept of Justice, Room 5111  
950 Pennsylvania Avenue NW  
Washington, DC 20530-0001

United States of America c/o  
Atty General of the United States

U.S. Dept of Justice, Room 4400  
950 Pennsylvania Avenue NW  
Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name


Address

None

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.

August 19, 2011

DATE

  
\_\_\_\_\_  
**TERRENCE J. McCABE, ESQUIRE**  
**MARC S. WEISBERG, ESQUIRE**  
**EDWARD D. CONWAY, ESQUIRE**  
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**CHRISTINE L. GRAHAM, ESQUIRE**  
**BRIAN T. LAMANNA, ESQUIRE**  
**Attorneys for Plaintiff**



## LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, parcel and tract of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described more fully as follows:

BEGINNING at a point on the westerly right-of-way line of Fair Street, said point being at the southeast corner of lands now or late of Llewlyn D. and Lorena Wagner; thence along the westerly right-of-way line of Fair Street South 23 degrees 45 minutes east 110.00 feet to a point; thence through Outlet No. 75 south 66 degrees 15 minutes west 197.82 feet to a point; thence through same north 23 degrees 45 minutes west 110.00 feet to a point on the southerly line of lands of the above mentioned Llewlyn D. Lorena Wagner; thence along the southerly line of said Wagner, north 66 degrees 15 minutes east 197.82 feet to the place of beginning. CONTAINING 21,760.00 square feet of land in all. WHEREON a mobile home is permanently affixed to above property.

BEING the northeast corner of Outlet No. 75 shown on Plan of the Town of Mifflinville dated August, 1794, and recorded in Miscellaneous Book Volume 21 at Page 509. Survey made and description by T. Bryce James, Registered Surveyor No. 4708-E.

BEING KNOWN AS: 1008 FAIR STREET, MIFFLINVILLE, PENNSYLVANIA 18631

TAX I.D. #: 23-05F027-01

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH ROBERTA ANN BRONSON by deed dated May 26, 1989 and recorded May 31, 1989 in the office of the Recorder in and for Columbia County in Deed Book 429, Page 894, granted and conveyed to Richard C. Miller Sr. and Catherine A. Miller, husband and wife .

REAL DEBT: \$112,544.43

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RICHARD C. MILLER SR. AND CATHERINE A. MILLER

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

McCABE, WEISBERG AND CONWAY, P.C.

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**  
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**BRIAN T. LaMANNA, ESQUIRE - ID # 310321**

Attorneys for Plaintiff

123 South Broad Street, Suite 2080  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

Fannie Mae Mrs

Plaintiff

v.

Richard C. Miller Sr. and Catherine A. Miller

Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

Number 2011-CV-525

**AFFIDAVIT OF NON-MILITARY SERVICE**

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF PHILADELPHIA:

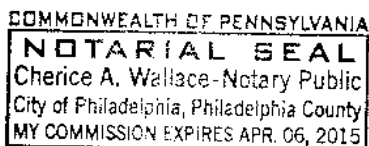
The undersigned, being duly sworn according to law, deposes and says that the Defendants, Richard C. Miller Sr. and Catherine A. Miller, are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940 as amended; and that the Defendants, Richard C. Miller Sr. and Catherine A. Miller, are over eighteen (18) years of age, and reside as follows:

Richard C. Miller Sr.  
235 S. Mercer Street  
Berwick, Pennsylvania 18603

Catherine A. Miller  
235 S. Mercer Street  
Berwick, Pennsylvania 18603

SWORN AND SUBSCRIBED  
BEFORE ME THIS 22 DAY  
OF August, 2011

Cherice A. Wallace  
NOTARY PUBLIC



**TERRENCE J. McCABE, ESQUIRE**  
**MARC S. WEISBERG, ESQUIRE**  
**EDWARD D. CONWAY, ESQUIRE**  
**MARGARET GAIRO, ESQUIRE**  
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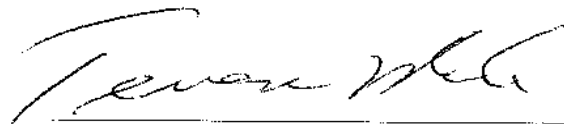
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NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA  
**NOTARIAL SEAL**  
Cherice A. Wallace-Notary Public  
City of Philadelphia, Philadelphia County  
MY COMMISSION EXPIRES APR. 06, 2015



**TERRENCE J. McCABE, ESQUIRE**  
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Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

Number 2011-CV-525

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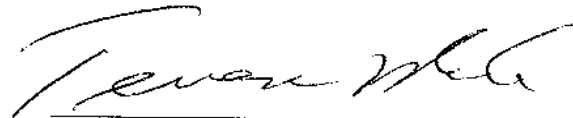
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Attorneys for Plaintiff

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Philadelphia, Pennsylvania 19109  
(215) 790-1010

Fannie Mae Mrs

Plaintiff

v.

Richard C. Miller Sr. and Catherine A. Miller

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2011-CV-525

**AFFIDAVIT OF LAST-KNOWN MAILING ADDRESS OF DEFENDANTS**

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF PHILADELPHIA:

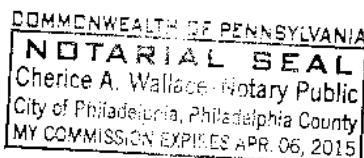
The undersigned, attorney for the Plaintiff in the within matter, being duly sworn according to law, hereby  
depose and say that the last-known mailing addresses of the Defendants are:

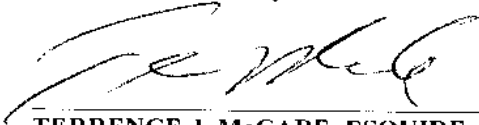
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Attorneys for Plaintiff

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Fannie Mae Mrs

Plaintiff

v.

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Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2011-CV-525

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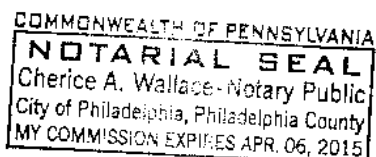
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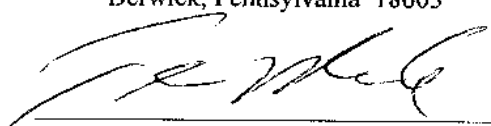
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Attorneys for Plaintiff

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Philadelphia, Pennsylvania 19109  
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Fannie Mae Mrs

Plaintiff

v.

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Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2011-CV-525

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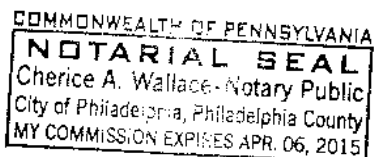
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Terrence J. McCabe  
**TERRENCE J. McCABE, ESQUIRE**  
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Attorneys for Plaintiff

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Met life home Loans, a division of MetLife Bank , N.A,  
Plaintiff

v.

Richard C. Miller Sr. and Catherine A. Miller

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2011-CV-525

TO: Sheriff of Columbia County  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

**INSTRUCTIONS**

You are hereby directed to post, levy upon, and sell the property described as follows:

**1008 Fair Street, Mifflinville, Pennsylvania 18631**

(more fully described as attached)

The parties to be served and their proper addresses are as follows:

Richard C. Miller Sr.  
235 S. Mercer Street  
Berwick, Pennsylvania 18603

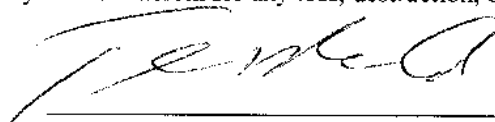
Catherine A. Miller  
235 S. Mercer Street  
Berwick, Pennsylvania 18603

**WAIVER OF WATCHMAN**

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying 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.

August 19, 2011

DATE



**TERRENCE J. McCABE, ESQUIRE**  
**MARC S. WEISBERG, ESQUIRE**  
**EDWARD D. CONWAY, ESQUIRE**  
**MARGARET GAIR, ESQUIRE**  
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**CHRISTINE L. GRAHAM, ESQUIRE**  
**BRIAN T. LAMANNA, ESQUIRE**  
Attorneys for Plaintiff

**PRAECIPE FOR WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**



McCABE, WEISBERG AND CONWAY, P.C.

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**  
**MARC S. WEISBERG, ESQUIRE - ID # 17616**  
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**CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480**  
**BRIAN T. LaMANNA, ESQUIRE - ID # 310321**

Attorneys for Plaintiff

123 South Broad Street, Suite 2080  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

Met life home Loans, a division of MetLife Bank , N.A,  
Plaintiff

v.

Richard C. Miller Sr. and Catherine A. Miller  
Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2011-CV-525

TO: Sheriff of Columbia County  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

**INSTRUCTIONS**

You are hereby directed to post, levy upon, and sell the property described as follows:

**1008 Fair Street, Mifflinville, Pennsylvania 18631**

(more fully described as attached)

The parties to be served and their proper addresses are as follows:

Richard C. Miller Sr.  
235 S. Mercer Street  
Berwick, Pennsylvania 18603

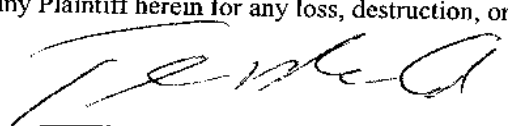
Catherine A. Miller  
235 S. Mercer Street  
Berwick, Pennsylvania 18603

**WAIVER OF WATCHMAN**

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying 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.

August 19, 2011

DATE

  
**TERRENCE J. McCABE, ESQUIRE**  
**MARC S. WEISBERG, ESQUIRE**  
**EDWARD D. CONWAY, ESQUIRE**  
**MARGARET GAIRO, ESQUIRE**  
**ANDREW L. MARKOWITZ, ESQUIRE**  
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**KEVIN T. McQUAIL, ESQUIRE**  
**CHRISTINE L. GRAHAM, ESQUIRE**  
**BRIAN T. LAMANNA, ESQUIRE**  
Attorneys for Plaintiff

**PRAECIPE FOR WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**

**McCABE, WEISBERG AND CONWAY, P.C.**

**BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496**  
**MARC S. WEISBERG, ESQUIRE - ID # 17616**  
**EDWARD D. CONWAY, ESQUIRE - ID # 34687**  
**MARGARET GAIR, ESQUIRE - ID # 34419**  
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**BRIAN T. LaMANNA, ESQUIRE - ID # 310321**

**Attorneys for Plaintiff**

**123 South Broad Street, Suite 2080**  
**Philadelphia, Pennsylvania 19109**  
**(215) 790-1010**

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Plaintiff

v.

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COURT OF COMMON PLEAS

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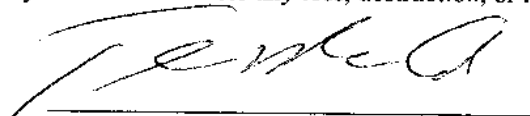
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DATE

  
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**Attorneys for Plaintiff**

**PRAECIPE FOR WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**

TERRENCE J. McCABE \*\*\*  
MARC S. WEISBERG \*\*  
EDWARD D. CONWAY \*\*  
MARGARET GAIRO \*\*  
LISA L. WALLACE †  
DEBORAH K. CURRAN \*\*  
LAURA H.G. O'SULLIVAN \*\*  
GAYL C. SPIVAK \*\*  
ANDREW L. MARKOWITZ \*\*  
HEIDI R. SPIVAK \*  
SCOTT T. TAGGART \*  
MARISA J. COHEN \*  
JASON BROOKS †  
ERIN M. BRADY \*\*  
KEVIN T. McQUAIL \*  
ALEXANDRA T. GARCIA \*  
CORRIN DEMENT \*\*  
ABBY K. MOYNIHAN \*\*  
CATHERINE WELKER \*\*  
ANTOINETTE N. MOORE \*\*  
CHRISTINE GRAHAM \*  
MELISSA A. SPOSATO \*  
HEATHER WEJNERT \*  
RICHARD J. SUZOR, JR. \*  
MAKENNA E. PORCH \*  
LAURA LATTI \*\*  
BRIAN T. LaMANN \*\*  
DIANA THEOLOGOU \*\*  
SHEERA G. ENGRISSEI \*\*  
SAMANTHA A. CLIFFORD \*\*  
JO-ANN T. LAMBERT-O'NEILL \*  
ANNE PEIGHTEL †  
MARK GOLAR †

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**

SUITE 2080  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA. 19109  
(215) 790-1010  
FAX (215) 790-1274

SUITE 303  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020

SUITE 499  
145 HUGUENOT STREET  
NEW ROCHELLE, NY 10801  
(914)-636-8900  
GENERAL FAX (914) 636-8901  
MEDICATION ONLY FAX (914) 819-5506  
Also servicing Connecticut

SUITE 311  
8101 SANDY SPRING ROAD  
FAIRFAX, MD 20707  
(301) 490-1508  
FAX (301) 490-1508  
Also servicing the District of Columbia

SUITE 201  
4021 UNIVERSITY DRIVE  
FAIRFAX, VA 22030  
(866) 656-0379

See [www.mwc-law.com](http://www.mwc-law.com) for licensing.

August 19, 2011

Sheriff's Office  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

Re: Met life home Loans, a division of MetLife Bank , N.A, vs. Richard C. Miller Sr. and Catherine A. Miller  
Columbia County, Number 2011-CV-525  
Premises: 1008 Fair Street, Mifflinville, Pennsylvania 18631

Dear Sir or Madam:

Enclosed please find 4 copies of Notice of Sheriff's Sale of Real Estate Pursuant to PA.R.C.P. 3129 relative to the above matter. I would appreciate your serving the Notice upon the Defendants as follows:


Richard C. Miller Sr.  
235 S. Mercer Street  
Berwick, Pennsylvania 18603

Catherine A. Miller  
235 S. Mercer Street  
Berwick, Pennsylvania 18603

Please be advised that our office will serve the above referenced defendants by regular and certified mail. Please post the 1008 Fair Street, Mifflinville, Pennsylvania 18631.

Please deputize the Columbia County Sheriff to serve the above referenced defendants. Our stamped self-addressed envelope and check for \$2,000.00 payable to the Sheriff of Columbia County are enclosed.

Very truly yours,

  
Cherice A. Wallace, Legal Assistant  
McCabe, Weisberg and Conway, P.C.

/cwe  
Enclosures

**McCABE, WEISBERG AND CONWAY, P.C.**

**BY:   TERRENCE J. McCABE, ESQUIRE - ID # 16496**  
**MARC S. WEISBERG, ESQUIRE - ID # 17616**  
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**Attorneys for Plaintiff**

**123 South Broad Street, Suite 2080**  
**Philadelphia, Pennsylvania 19109**  
**(215) 790-1010**

**CIVIL ACTION LAW**

Met life home Loans, a division of MetLife Bank ,  
N.A,

v.

Richard C. Miller Sr. and Catherine A. Miller

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2011-CV-525

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

To:   Richard C. Miller Sr.  
      235 S. Mercer Street  
      Berwick, Pennsylvania 18603

Catherine A. Miller  
235 S. Mercer Street  
Berwick, Pennsylvania 18603

Your house (real estate) at **1008 Fair Street, Mifflinville, Pennsylvania 18631** is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_ at \_\_\_\_\_ a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$112,544.43 obtained by Met life home Loans, a division of MetLife Bank , N.A, 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 canceled if you pay to Met life home Loans, a division of MetLife Bank , N.A, the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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. (See the following notice 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 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 McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
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 real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of 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 schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

**LAWYER REFERRAL SERVICE  
Columbia County Lawyer Referral Service  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, Pennsylvania 17815  
570-784-8760**

**ASSOCIATION DE LICENCIADOS  
Columbia County Lawyer Referral Service  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, Pennsylvania 17815  
570-784-8760**

59056

**McCABE, WEISBERG & CONWAY, P.C.**

**ATTORNEYS AT LAW**

123 S. BROAD STREET SUITE 2080

PHILADELPHIA, PA 19103

(215) 790-1010

3-50/310

NO.

no Thousand \*\*\*\*\* 00/100

DATE	AMOUNT
Aug/23/2011	\$2,000.00

00/100

ESCROW TRUST  
VOID AFTER 90 DAYS

Sheriff of Columbia County


## ORDER

Listing Property for Sheriff Sale 419-0001 Miller

**TRUE WATERMARK PAPER - HARD TO LIGHT TO VIEW**

**HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT**

059056 0310005031 20000 2430022

MP Summary - Oct. 1, 2010 (continued)  Details on tasks.