

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



Plaintiff

PNC BANK

vs.

Defendant

MICHAEL E MILLER

Attorney for the Plaintiff:

VITTI AND VITTI AND ASSOCIATES, P.C.
215 4TH AVENUE
PITTSBURGH, PA 15222

Sheriff's Sale Date: Wednesday, August 3, 2011

Writ of Execution No. : 2011CV578

Advance Sheriff Costs: 1,350.00

Location of the real estate: 2450 2ND STREET, BLOOMSBURG, PA 17815

Sheriff Costs

Docketing		15.00
Levy		15.00
Posting Handbill		15.00
Service Mileage	RECORDING	8.00
Crying Sale		10.00
Service	RECORDING	210.00
Prothonotary, Acknowledge Deed		10.00
Advertising Sale Bills & Copies		17.50
Sheriff's Deed		35.00
Distribution Form		25.00
Surcharge		150.00
Advertising Sale (Newspaper)		15.00
Press Enterprise Inc.		1,055.94
Web Posting		100.00
Notary Fee		10.00
Transfer Tax Form		25.00
Mailing Costs		36.00
Copies		7.00
Solicitor Services		75.00
Sheriff Automation Fund		50.00
Other	RECORDING	55.00

Total Sheriff Costs 1,939.44

Municipal Costs

Delinquent Taxes	RECORDING	5.00
Sewer		440.47

Total Municipal Costs 445.47

Grand Total: 2,384.91

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)

(c) Copyright 2006 Sheriff's Technology, Inc.

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

PNC Bank VS Michael Miller

NO. 73-11 ED NO. 578-2011 JD

DATE/TIME OF SALE: Aug 1 2010

BID PRICE (INCLUDES COST) \$ 2384.91

POUNDAGE - 2% OF BID \$ 47.70

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2432.61

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

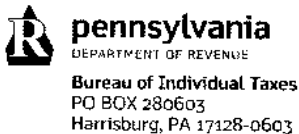
PURCHASER(S) SIGNATURE(S): John Miller

TOTAL DUE: \$ 2432.61

LESS DEPOSIT: \$ 1200.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1232.61



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: Vitti & Vitti & Associates, PC Telephone Number: (412) 281-1725
Mailing Address: 215 Fourth Avenue City: Pittsburgh State: PA ZIP Code: 15222

B. TRANSFER DATA

Grantor(s)/Lessor(s)
Sheriff of Columbia County
Mailing Address
PO Box 380
City: Bloomsburg State: PA ZIP Code: 17815

C. Date of Acceptance of Document 8-3-11

Grantee(s)/Lessee(s)
PNC Bank, National Association
Mailing Address
3232 Newmark Drive
City: Miamisburg State: OH ZIP Code: 45342

D. REAL ESTATE LOCATION

Street Address: 2450 2nd Street City, Township, Borough: Township of Scott
County: Columbia School District: Tax Parcel Number: 31-3C2-093

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

1. Actual Cash Consideration 1.00	2. Other Consideration + 0.00	3. Total Consideration = 1.00
4. County Assessed Value 20,104.00	5. Common Level Ratio Factor x 3.78	6. Fair Market Value = 75,993.12

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	---	---

Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach 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 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.) _____

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 _____ Date: 08/04/11

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



Vitti & Vitti
P.C.

Louis Vitti
Rodney Pernigiani
Lois Vitti*

*Admitted in PA, NY & NJ

Attorneys at Law
1000 Liberty Avenue, Suite 1000
Pittsburgh, PA 15222
Tel: 412.464.1000 Fax: 412.464.1001
www.vittivitti.com



Today is Thursday
August 4, 2011

Sheriff of Columbia County
PO Box 380
Bloomsburg, PA 17815

RE: Name: Michael E. Miller
Property address: 2450 2nd Street, Bloomsburg, PA 17815
Court number: 2011-CV-578

Dear Sir/ Madam:

Please name as grantee in the above captioned matter:

PNC Bank, National Association

Very Truly Yours,
Louis P. Vitti
Louis P. Vitti

LPV/mz

CERTIFICATE OF RESIDENCE: 3232 Newmark Drive, Miamisburg, OH 45342

RETURN PREPARED DEED TO: VITTI & VITTI & ASSOCIATES, P.C.
215 FOURTH AVENUE
PITTSBURGH, PA 15222

PLEASE LIST GRANTEE EXACTLY HOW IT APPEARS ABOVE. THANK YOU.

VITTI AND VITTI AND ASSOCIATES, P.C.

216 4TH AVENUE
PITTSBURGH, PA 15222

22450

DATE 8-4-11 8-9-130 168

PAY
TO THE
ORDER OF

Sheriff of Columbia County \$ 1,232.61

One thousand two hundred thirty-two and 61/100 DOLLARS



PNC BANK

PNC Bank, N.A.
Pittsburgh, Pa.

FOR Miller-621605 (B-11)

⑈022450⑈ ⑆043000096⑆ 1136510063⑈

July 28, 2011

Sheriff of Columbia County
Attention: Timothy T. Chamberlain
Court House – PO Box 380
Bloomsburg, PA 17815

Reference: Tax Parcel # 31-3C2-093
Property Address: 2450 2nd Street (Espy),
Bloomsburg, PA 17815

Dear Tim:

At this time, Scott Township Sewer Authority has User Fees for Mr. Michael E Miller, for the property located at 2450 2nd Street, Bloomsburg, PA, Columbia in the amount of \$440.47. Services dates for the fees in question are from October 26, 2010 to August 3, 2011.

The paperwork provided by your office, states the sale is to take place on August 3, 2011. If this sale is cancelled, Scott Township Authority would like to be notified at soon as possible.

Thank you,



Sharon Keller
Administrative Assistant

cc: File

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV578

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, AUGUST 03, 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 message and piece, parcel and lot of land situate on the South side of Second Street in the Village of Espy in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit: Beginning at the corner of Lot now or formerly of Earnest Mood, and running thence by said Lot southwardly one hundred seventy-three and one-fourth (173 1/4) feet to an Alley, thence by said Alley eastwardly sixty (60) feet to lot now or late of Sadie Hummel; thence by said Lot northwardly one hundred seventy-three and one-fourth (173 1/4) feet to Second Street, aforesaid, and thence along Second Street westwardly sixty (60) feet to the place of BEGINNING.

Whereon are erected a two and one-half story dwelling house and outbuildings. Having erected thereon a dwelling known as 2450 2nd Street, Bloomsburg, PA 17815. Being Tax Parcel # 31-3C2-93. Being the same premises which Ronald H. Knoebel and Debra G. Knoebel by their deed dated 12/12/02 and recorded 12/13/02 in the Recorder's Office of Columbia County, Commonwealth of Pennsylvania in Instrument #200214424 granted and conveyed unto Michael E. Miller.

PROPERTY ADDRESS: 2450 2ND STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-3C2-093

Seized and taken into execution to be sold as the property of MICHAEL E MILLER in suit of PNC BANK.

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:
VITTI AND VITTI AND ASSOCIATES, P.C.
PITTSBURGH, PA

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

law deposes and says that Press Enterprise is
pal office and place of business at 3185
olumbia and State of Pennsylvania, and was
is been published daily, continuously in said
attached notice July 13, 20, 27, 2011 as
e officers or publisher or designated agent of
h legal advertisement was published; that
ed in the subject matter of said notice and
foregoing statement as to time, place, and

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC Bank, National Association,

CIVIL DIVISION

NO. 2011-CV-578

Plaintiff,

AFFIDAVIT OF SERVICE

vs.

Code MORTGAGE FORECLOSURE

Filed on behalf of
Plaintiff

Michael E. Miller

Counsel of record for this
party:

Defendants.

Lois M. Vitti, Esquire
ID # 209865

Vitti & Vitti & Assoc., P.C.
215 Fourth Avenue
Pittsburgh, PA 15222

(412) 281-1725

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

PNC Bank, National Association,

Plaintiff,

vs.

Michael E. Miller,

Defendant.

) NO: 2011-CV-578
)
)
)
)

AFFIDAVIT OF SERVICE

I, Lois M. Vitti, do hereby certify that a Notice of Sale has been served upon the Defendant on June 20, 2011 by the Sheriff of Columbia County and all Lien Holders by Certified/Returned Receipt Mail and all Lien Holders, by Certificate of Mailing, for service in the above-captioned case on June 1, 2011 advising them of the Sheriff's sale of the property at 2450 2nd Street, Bloomsburg, PA 17815 on August 3, 2011.

VITTI & VITTI & ASSOCIATES, P.C.

BY

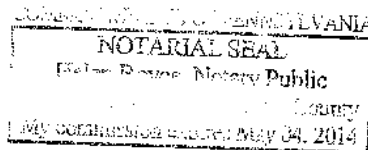

Lois M. Vitti

SWORN to and subscribed

before me this 12th day

of July, 2011.


Notary Public



U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From: <u>Vitti & Vitti & Associates, P.C.</u> <u>215 Fourth Avenue, Pittsburgh, PA 15222</u>	
One piece of ordinary mail addressed to: Commonwealth of PA -DPW P.O. Box 8016 Harrisburg, PA 17105	

PS Form 3817, January 2001

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.

\$1.150
US POSTAGE
FIRST-CLASS
062S0007061721
15222

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From: <u>Vitti & Vitti & Associates, P.C.</u> <u>215 Fourth Avenue, Pittsburgh, PA 15222</u>	
One piece of ordinary mail addressed to: Clerk of Courts/ Criminal Civil Division P.O. Box 380 Bloomsburg, PA 17815	

PS Form 3817, January 2001

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.

\$1.150
US POSTAGE
FIRST-CLASS
062S0007061721
15222

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From: <u>Vitti & Vitti & Associates, P.C.</u> <u>215 Fourth Avenue, Pittsburgh, PA 15222</u>	
One piece of ordinary mail addressed to: Tax Claim Bureau of Columbia County 35 West Main Street Bloomsburg, PA 17815	

PS Form 3817, January 2001

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.

\$1.150
US POSTAGE
FIRST-CLASS
062S0007061721
15222

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From: <u>Vitti & Vitti & Associates, P.C.</u> <u>215 Fourth Avenue, Pittsburgh, PA 15222</u>	
One piece of ordinary mail addressed to: Court of Common Pleas of Columbia County Domestic Relations Division PO Box 380 Bloomsburg, PA 17815	

PS Form 3817, January 2001

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.

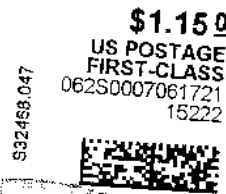
\$1.150
US POSTAGE
FIRST-CLASS
062S0007061721
15222

AL Miller, Michael Aug 3, 2011

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Vitti & Vitti & Associates, P.C.</u> <u>215 Fourth Avenue, Pittsburgh, PA 15222</u>	
One piece of ordinary mail addressed to:	
PA Department of Sheriff Sales Bureau of Compliance Depart# 281230 Harrisburg, PA 17128-1230	

PS Form 3817, January 2001

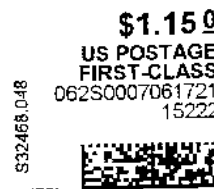
Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.



U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Vitti & Vitti & Associates, P.C.</u> <u>215 Fourth Avenue, Pittsburgh, PA 15222</u>	
One piece of ordinary mail addressed to:	
Tenant/Occupant 2450 2nd Street Bloomsburg, PA 17815	

PS Form 3817, January 2001

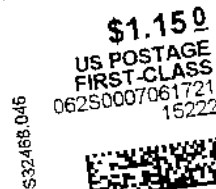
Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.



U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Vitti & Vitti & Associates, P.C.</u> <u>215 Fourth Avenue, Pittsburgh, PA 15222</u>	
One piece of ordinary mail addressed to:	
Pennsylvania Department of Revenue Inheritance Tax Dept. Office of Chief Counsel P.O. Box 281061 Harrisburg, PA 17128	

PS Form 3817, January 2001

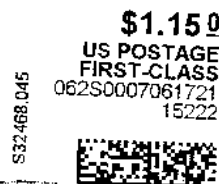
Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.



U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Vitti & Vitti & Associates, P.C.</u> <u>215 Fourth Avenue, Pittsburgh, PA 15222</u>	
One piece of ordinary mail addressed to:	
Scott Township Authority 350 Tenny Street Bloomsburg, PA 17815	

PS Form 3817, January 2001

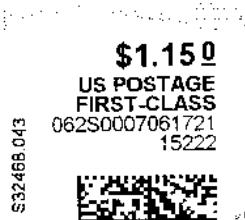
Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.



U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Vitti & Vitti & Associates, P.C.</u> <u>215 Fourth Avenue, Pittsburgh, PA 15222</u>	
One piece of ordinary mail addressed to:	
United Water of PA 90 Irondale Ave Bloomsburg, PA 17815	

PS Form 3817, January 2001

Affix fee here in stamps
or meter postage and
post mark. Inquire of
Postmaster for current
fee.



U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Vitti & Vitti & Associates, P.C.</u> <u>215 Fourth Avenue, Pittsburgh, PA 15222</u>	
One piece of ordinary mail addressed to:	
Tax Collector of Scott Township 2626 Old Burwick Road Bloomsburg, PA 17815	

PS Form 3817, January 2001

Affix fee here in stamps
or meter postage and
post mark. Inquire of
Postmaster for current
fee.





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.

PNC BANK

VS.

MICHAEL MILLER


WRIT OF EXECUTION #73 OF 2011 ED

POSTING OF PROPERTY

JUNE 28, 2011 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF MICHAEL MILLER AT 2450 2ND STREET BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF PAUL D'ANGELO.

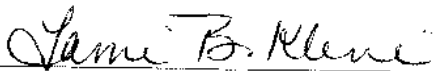
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 28TH DAY OF JUNE 2011



Notary Public & Clerk of the Court
My Com. Ex. 1st Monday in 2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



PNC BANK
vs.
MICHAEL E MILLER

Case Number
2011CV578

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	06/23/2011
Notes:	SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	2450 2ND STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	POSTED		
Relation:			
Date:	06 28 11	Time:	0950
Deputy:	DANGETO	Mileage:	

Attorney / Originator:

Name: VITTI AND VITTI AND ASSOCIATES, P.C.	Phone:
---	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

EXP: 06/23/2011

2450 2ND STREET, BLOOMSBURG, PA 17815

2011CV578

(POSTING)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



PNC BANK
vs.
MICHAEL E MILLER

Case Number
2011CV578

SHERIFF'S RETURN OF SERVICE

06/20/2011 03:15 PM - DEPUTY JEFFREY PRICE, 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 DANIEL MILLER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR MICHAEL E MILLER AT 2450 2ND STREET, BLOOMSBURG, PA 17815.


JEFFREY PRICE, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

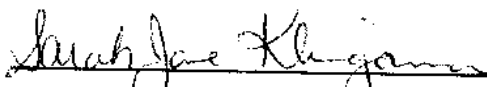
June 20, 2011

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

NOTARY

Affirmed and subscribed to before me this

20TH day of JUNE 2011



Plaintiff Attorney: VITTI AND VITTI AND ASSOCIATES, P.C., 215 4TH AVENUE, PITTSBURGH, PA 15222

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



PNC BANK
vs.
MICHAEL E MILLER

Case Number
2011CV578

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	06/23/2011
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	MICHAEL E MILLER
Primary Address:	2450 2ND STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	Nicole Miller
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Daniel Miller		
Relation:	Defendant's Son		
Date:	06/13/11	Time:	1515
Deputy:	6	Mileage:	

Attorney / Originator:

Name:	Phone:
VITTI AND VITTI AND ASSOCIATES, P.C.	

Service Attempts:

Date:	6/5/11	6/7/11	6/10/11			
Time:	1031	0830	1145			
Mileage:						
Deputy:	6	6	6			

Service Attempt Notes:

1. Spoke to daughter Nicole Miller. Miller should be home 6/6/2011
2. She does not live there
3. L/C
- 4.
- 5.
- 6.

EXP: 06/23/2011

2450 2ND STREET, BLOOMSBURG, PA 17815

2011CV578

MILLER, MICHAEL E

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



PNC BANK
vs.
MICHAEL E MILLER

Case Number
2011CV578

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	06/23/2011	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	H. JAMES HOCK	
Primary Address:	2626 OLD BERWICK ROAD BLOOMSBURG, PA 17815	
Phone:		DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	H. James Hock	
Relation:	OWNER	
Date:	05/31/11	Time:
Deputy:	6	Mileage:

Attorney / Originator:

Name:	VITTI AND VITTI AND ASSOCIATES, P.C.	Phone:
-------	--------------------------------------	--------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 06/23/2011
2011CV578
H. JAMES HOCK

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



PNC BANK
vs.
MICHAEL E MILLER

Case Number
2011CV578

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	06/23/2011
Warrant:			
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Heidi Geleske		
Relation:	Secretary		
Date:	05/31/11	Time:	0950
Deputy:	6	Mileage:	

Attorney / Originator:

Name:	VITTI AND VITTI AND ASSOCIATES, P.C.	Phone:	
-------	--------------------------------------	--------	--

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 06/23/2011

2011CV578

CENTRAL COLUMBIA SD

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



PNC BANK
vs.
MICHAEL E MILLER

Case Number
2011CV578

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/23/2011

Warrant:

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

Serve To:

Name: SCOTT TOWNSHIP SEWER AUTHORITY

Primary Address: TENNY STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Sharon Keller

Relation:

Admin Assistant

Date:

05/31/11

Time:

1030

Deputy:

6

Mileage:

Attorney / Originator:

Name: VITTI AND VITTI AND ASSOCIATES, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

EXP: 06/23/2011

TENNY STREET, BLOOMSBURG, PA 17815

2011CV578

SCOTT TOWNSHIP

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

REAL ESTATE TAX CERTIFICATION

Date: 05/31/2011

Fee: \$5.00

Cert. NO: 10300


MILLER MICHAEL E
3703 BYRDSTOWN HWY
MONROE TN 38573 5241

District: SCOTT TWP
Deed: 20021 -4424
Location: SECOND STREET ESPY
Parcel Id:31 -3C2-093-00,000

Assessment: 20,104
Balances as of 05/31/2011

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

By: Columbia Co. Sheriff

Per: Tim Chamberlain 

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



PNC BANK
vs.
MICHAEL E MILLER

Case Number
2011CV578

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	06/23/2011	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	UNITED WATER OF PA	
Primary Address:	90 IRONDALE AVENUE BLOOMSBURG, PA 17815	
Phone:		DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally - Adult In Charge - Posted - Other	
Adult In Charge:	Tim Schultz	
Relation:	Laborer	
Date:	05/20/11	Time: 0805
Deputy:	6	Mileage:

Attorney / Originator:

Name:	VITTI AND VITTI AND ASSOCIATES, P.C.	Phone:	
-------	--------------------------------------	--------	--

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

EXP: 06/23/2011

90 IRONDALE AVENUE, BLOOMSBURG, PA 17815

2011CV578

UNITED WATER OF PA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



PNC BANK
vs.
MICHAEL E MILLER

Case Number
2011CV578

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/23/2011

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia

Primary Address: 15 Perry Avenue
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Maureen Cole

Relation: Clerk

Date: 05/26/11 Time: 0900

Deputy: 0 Mileage:

Attorney / Originator:

Name: VITTI AND VITTI AND ASSOCIATES, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

EXP: 06/23/2011

15 PERRY AVENUE, BLOOMSBURG, PA 17815

2011CV578

DOMESTIC RELATIONS

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



PNC BANK
vs.
MICHAEL E MILLER

Case Number
2011CV578

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/23/2011

Warrant:

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

Serve To:

Name: Clerk of Courts of Columbia County

Primary Address: 35 West Main Street
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Tommy Kline

Relation: Clerk of Court

Date: 05/26/11 Time: 0810

Deputy: 6 Mileage:

Attorney / Originator:

Name: VITTI AND VITTI AND ASSOCIATES, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

EXP: 06/23/2011

35 WEST MAIN STREET, BLOOMSBURG, PA 17815

2011CV578

CLERK OF COURTS OF

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



PNC BANK
vs.
MICHAEL E MILLER

Case Number
2011CV578

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/23/2011

Warrant:

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

Serve To:

Name: COLUMBIA COUNTY TAX CLAIM

Primary Address: PO BOX 380
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Heather Hyatt

Relation: Clerk

Date: 05/26

Time: 0830

Deputy: 6

Mileage:

Attorney / Originator:

Name: VITTI AND VITTI AND ASSOCIATES, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

EXP: 06/23/2011

PO BOX 380, BLOOMSBURG, PA 17815

2011CV578

COLUMBIA COUNTY TAX

VITTI & VITTI & ASSOCIATES, P.C.916 Fifth Avenue
Pittsburgh, PA 15219

PHONE: (412) 281-1725

FAX: (412) 281-3810

FACSIMILE TRANSMITTAL

To: Sheriff of Columbia County

From: Anya

Company:

Date: 5/24/11

Pages: 3

Fax #: 570-389-5625

LPV#:

RE: Miller, Michael 2011-W-578

Loan#:

☐ Urgent ☐ For Review ☐ Please Reply ☐ Please Recycle ☐ Original will be mailedNOTES/MESSAGE:

Per our conversation, please see attached documents

NOTE: If you have difficulty receiving this transmittal, please call (412) 281-1725. Thank you.

THIS FACSIMILE CONTAINS PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED FOR THE USE OF THE ABOVE NAMED INDIVIDUAL OR COMPANY. IF THE READER IS NOT THE INTENDED RECIPIENT, EMPLOYEE, OR AGENT RESPONSIBLE FOR DELIVERING IT TO THE INTENDED PARTY, YOU ARE HEREBY NOTIFIED THAT DISSEMINATION OR COPYING OF THIS FACSIMILE IS PROHIBITED BY LAW. IF YOU RECEIVE THIS FACSIMILE IN ERROR, PLEASE NOTIFY THE ABOVE BY TELEPHONE OR RETURN THE ORIGINAL FACSIMILE BY THE U.S. POSTAL SERVICE. THANK YOU.

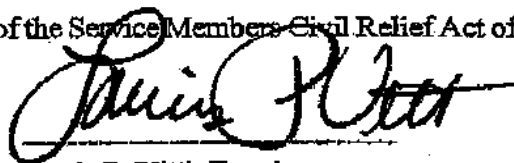
IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

COMMONWEALTH OF PENNSYLVANIA, SS:

COUNTY OF ALLEGHENY

BEFORE me, the undersigned authority, personally appeared Louis P. Vitti, Esquire, who, being duly sworn according to law, deposes and says that he is advised and believes that DEFENDANT(S) is/are not presently in the active military service of the United States of America and not members of the Army of the United States, United States Navy, the Marine Corps, or the Coast Guard, and not officers of the Public Health Service detailed by proper authority for duty with the Army or Navy; nor engaged in any active military service or duty with any military or naval units covered by the Service Members Civil Relief Act of 2004 and designated therein as military service, and to the best of this affiant's knowledge is/are not enlisted in military service covered by said act, and that the averments herein set forth, insofar as they are within his knowledge, are correct, and true; and insofar as they are based on information received from others, are true and correct as he verily believes. In the alternative, should the defendant(s) be currently serving in the military the Service Members Relief Act does not apply as the mortgage in question did not originate before the period of the Service Members military service and is secured by a mortgage pursuant to 50 U.S.C. App §533 formerly cited as 50 U.S.C. App §532 (a)(1)(2).

This Affidavit is made under the provisions of the Service Members Civil Relief Act of 2004.

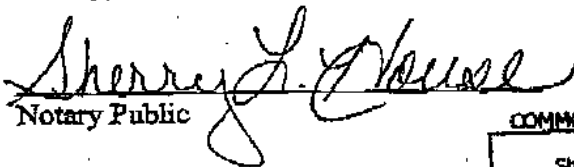


Louis P. Vitti, Esquire

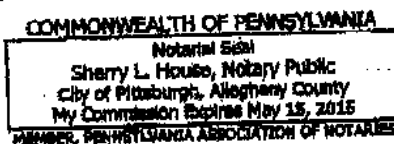
SWORN to and subscribed

before me this 18th day

of May, 2011.



Notary Public



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.

A handwritten signature in cursive script, appearing to read "Luni Webb", written over a horizontal line.

Attorney for Plaintiff

VITTI & VITTI & ASSOCIATES, P.C.916 Fifth Avenue
Pittsburgh, PA 15219

PHONE: (412) 281-1725

FAX: (412) 281-3810

FACSIMILE TRANSMITTAL

To: Sheriff of Columbia County

From: Anya

Company:

Date: 5/24/11

Pages: 3

Fax #: 570-389-5625

IPV#:

RE: Miller, Michael 2011-W-578

Loan #:

☐ Urgent☐ For Review☐ Please Reply☐ Please Recycle☐ Original will be mailedNOTES/MESSAGE:

Per our conversation, please see attached documents

NOTE: If you have difficulty receiving this transmittal, please call (412) 281-1725. Thank you.

THIS FACSIMILE CONTAINS PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED FOR THE USE OF THE ABOVE NAMED INDIVIDUAL OR COMPANY. IF THE READER IS NOT THE INTENDED RECIPIENT, EMPLOYEE, OR AGENT RESPONSIBLE FOR DELIVERING IT TO THE INTENDED PARTY, YOU ARE HEREBY NOTIFIED THAT DISSEMINATION OR COPYING OF THIS FACSIMILE IS PROHIBITED BY LAW. IF YOU RECEIVE THIS FACSIMILE IN ERROR, PLEASE NOTIFY THE ABOVE BY TELEPHONE OR RETURN THE ORIGINAL FACSIMILE BY THE U.S. POSTAL SERVICE. THANK YOU.

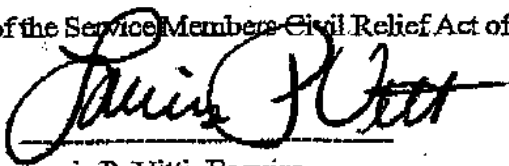
IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

COMMONWEALTH OF PENNSYLVANIA, SS:

COUNTY OF ALLEGHENY

BEFORE me, the undersigned authority, personally appeared Louis P. Vitti, Esquire, who, being duly sworn according to law, deposes and says that he is advised and believes that DEFENDANT(S) is/are not presently in the active military service of the United States of America and not members of the Army of the United States, United States Navy, the Marine Corps, or the Coast Guard, and not officers of the Public Health Service detailed by proper authority for duty with the Army or Navy; nor engaged in any active military service or duty with any military or naval units covered by the Service Members Civil Relief Act of 2004 and designated therein as military service, and to the best of this affiant's knowledge is/are not enlisted in military service covered by said act, and that the averments herein set forth, insofar as they are within his knowledge, are correct, and true; and insofar as they are based on information received from others, are true and correct as he verily believes. In the alternative, should the defendant(s) be currently serving in the military the Service Members Relief Act does not apply as the mortgage in question did not originate before the period of the Service Members military service and is secured by a mortgage pursuant to 50 U.S.C. App §533 formerly cited as 50 U.S.C. App §532 (a)(1)(2).

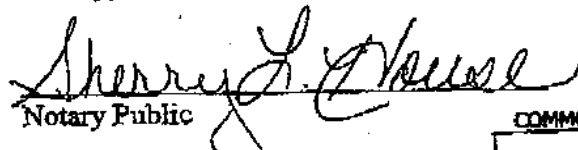
This Affidavit is made under the provisions of the Service Members Civil Relief Act of 2004.

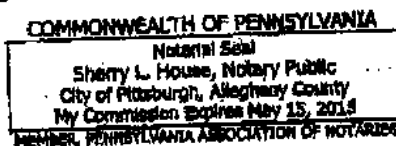

Louis P. Vitti, Esquire

SWORN to and subscribed

before me this 18th day

of May, 2011.


Notary Public



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.


Attorney for Plaintiff

Document Receipt

Trans # 25248 Carrier / service: POST 2PM 5/24/2011

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000009115

Doc Ref #: 73ED2011

PHILADELPHIA PA 19106

Document Receipt

Trans # 25247 Carrier / service: POST 2PM 5/24/2011

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000009108

Doc Ref #: 73ED2011

Document Receipt

Trans # 25246 Carrier / service: POST 2PM 5/24/2011

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000009092

Doc Ref #: 73ED2011

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 25245 Carrier / service: POST 2PM 5/24/2011

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000009085

DEPARTMENT 281230

Doc Ref #: 73ED2011

HARRISBURG PA 17128

Document Receipt

Trans # 25244 Carrier / service: POST 2PM 5/24/2011

Ship to: 25244

PA DEPT OF REVENUE

PO BOX 281061

Tracking #: 9171924291001000009078

Doc Ref #: 73ED2011

HARRISBURG PA 17128

Document Receipt

Trans # 25243 Carrier / service: POST 2PM 5/24/2011

Ship to: 25243

COMMONWEALTH OF PA-DPW

PO BOX 8016

Tracking #: 9171924291001000009061

Doc Ref #: 73ED2011

HARRISBURG PA 17105

REAL ESTATE OUTLINE

ED # 73-11

DATE RECEIVED 5-23-11
DOCKET AND INDEX 5-24-11

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 1,720.00 ✓ CK# 21607

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

SALE DATE Aug. 3, 11 TIME 0900
POSTING DATE June 28, 11
ADV. DATES FOR NEWSPAPER
1ST WEEK July 18
2ND WEEK July 25
3RD WEEK Aug 1

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

PNC Bank National Association

2011-ED-73
IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2011-W-548 Term 19 E.D.

No. Term 19 A.D.

No. Term 19 J.D.

vs

Michael E. Miller

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):

Amount Due

\$ 86,023.32

Interest from 5/19/11 -

\$

Total

\$ Plus costs

as endorsed.

Tami B Kline (KRB)

Prothonotary, Common Pleas Court of
Columbia County, Penna.

Dated 5-23-11
(SEAL)

By:

Deputy

No. 2011-CV-578 Term, 19.....E.D.
 No. Term, 19.....A.D.
 No. Term, 19.....J.D.

IN THE COURT OF COMMON PLEAS OF
 COLUMBIA COUNTY, PENNSYLVANIA

MNC Bank, N.A.

vs

Michael E. Miller

WRIT OF EXECUTION
 (Mortgage Foreclosure)

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

Quinn J. Hest

Attorney for Plaintiff

Address: 2450 2nd St, Bloomsburg, PA 17815

Where papers may be served.

\$115.00 pd
 \$15.00 pd
 \$25.00 pd
 \$10.00

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

PNC Bank, National Association,

Plaintiff,

vs.

Michael E. Miller,

Defendant.

) NO: 2011-CV-578

)

)

)

)

73

AFFIDAVIT PURSUANT TO RULE 3129.1

PNC Bank, National Association, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 2450 2nd Street, Bloomsburg, PA 17815.

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

Name:

Address (Please indicate if this
cannot be reasonably ascertained)

Michael E. Miller

2450 2nd Street
Bloomsburg, PA 17815

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

Name:

Address (Please indicate if this
cannot be reasonably ascertained)

Same as No. 1 above.

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 (Please indicate if this
cannot be reasonably ascertained)

None.

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

Name

Address (Please indicate if this
cannot be reasonably ascertained)

None.

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
------	--

None

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 (Please indicate if this cannot be reasonably ascertained)
------	--

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 (Please indicate if this cannot be reasonably ascertained)
------	--

Tax Collector of Scott Township	2626 Old Burwick Road Bloomsburg, PA 17815
---------------------------------	---

United Water of PA	90 Irondale Ave Bloomsburg, PA 17815
--------------------	---

Scott Township Authority	350 Tenny Street Bloomsburg, PA 17815
--------------------------	--

Commonwealth of PA -DPW	P.O. Box 8016 Harrisburg, PA 17105
-------------------------	---------------------------------------

Clerk of Courts Criminal/Civil Division	P.O. Box 380 Bloomsburg, PA 17815
--	--------------------------------------

Tax Claim Bureau of Columbia County	35 West Main Street Bloomsburg, PA 17815
-------------------------------------	---

Court of Common Pleas of Columbia County Domestic Relations Division	P.O. Box 380 Bloomsburg, PA 17815
--	--------------------------------------

PA Dept. of Sheriff Sales Bureau of Compliance	Dept. #281230 Harrisburg, PA 17128-1230
---	--

Pennsylvania Department of Revenue Office of Chief Counsel	Inheritance Tax Dept. P.O. Box 281061 Harrisburg, PA 17128
---	--

Tenant/Occupant

2450 2nd Street
Bloomsburg, PA 17815

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.

May 18, 2011

Date

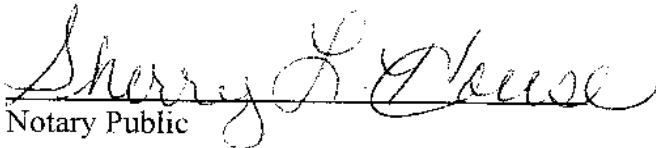
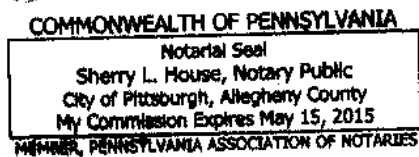


Louis P. Vitti, Esquire
Attorney for Plaintiff

SWORN TO and subscribed

before me this 18th day

of May, 2011.


Notary Public

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV578

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, AUGUST 03, 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 messuage and piece, parcel and lot of land situate on the South side of Second Street in the Village of Espy in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:
Beginning at the corner of Lot now or formerly of Earnest Mood, and running thence by said Lot southwardly one hundred seventy-three and one-fourth (173 1/4) feet to an Alley; thence by said Alley eastwardly sixty (60) feet to lot now or late of Sadie Hummel; thence by said Lot northwardly one hundred seventy-three and one-fourth (173 1/4) feet to Second Street, aforesaid, and thence along Second Street westwardly sixty (60) feet to the place of BEGINNING.
Whereon are erected a two and one-half story dwelling house and outbuildings.
Having erected thereon a dwelling known as 2450 2nd Street, Bloomsburg, PA 17815.
Being Tax Parcel # 31-3C2-93.
Being the same premises which Ronald H. Knoebel and Debra G. Knoebel by their deed dated 12/12/02 and recorded 12/13/02 in the Recorder's Office of Columbia County, Commonwealth of Pennsylvania in Instrument #200214424 granted and conveyed unto Michael E. Miller.

PROPERTY ADDRESS: 2450 2ND STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-3C2-093

Seized and taken into execution to be sold as the property of MICHAEL E MILLER in suit of PNC BANK.

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:
VITTI AND VITTI AND ASSOCIATES, P.C.
PITTSBURGH, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

PNC Bank, National Association,

Plaintiff,

vs.

Michael E. Miller,

Defendant.

) NO: 2011-CV-578
)
)
)
)

AFFIDAVIT

I, Louis P. Vitti, do hereby swear that, to the best of my knowledge, information and belief, the Defendant(s), is/are the owners of the real property on which the Plaintiff seeks to execute. That the Defendants' last known address is 2450 2nd Street, Bloomsburg, PA 17815.



Louis P. Vitti, Esquire

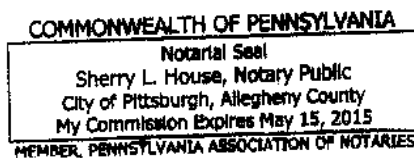
SWORN TO and subscribed

before me this 18th day of

May, 2011.



Notary Public



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

PNC Bank, National Association,

Plaintiff,

vs.

Michael E. Miller,

Defendant.

) NO: 2011-CV-578

)

)

)

)

LEGAL DESCRIPTION

All that certain messuage and piece, parcel and lot of land situate on the South side of Second Street in the Village of Espy in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

Beginning at the corner of Lot now or formerly of Earnest Mood, and running thence by said Lot southwardly one hundred seventy-three and one-fourth (173 1/4) feet to an Alley; thence by said Alley eastwardly sixty (60) feet to lot now or late of Sadie Hummel; thence by said Lot northwardly one hundred seventy-three and one-fourth (173 1/4) feet to Second Street, aforesaid, and thence along Second Street westwardly sixty (60) feet to the place of BEGINNING.

Whereon are erected a two and one-half story dwelling house and outbuildings.

Having erected thereon a dwelling known as 2450 2nd Street, Bloomsburg, PA 17815.

Being Tax Parcel # 31-3C2-93.

Being the same premises which Ronald H. Knoebel and Debra G. Knoebel by their deed dated 12/12/02 and recorded 12/13/02 in the Recorder's Office of Columbia County, Commonwealth of Pennsylvania in Instrument # 200214424 granted and conveyed unto Michael E. Miller.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

PNC Bank, National Association,

Plaintiff,

vs.

Michael E. Miller,

Defendant.

) NO: 2011-CV-578

)

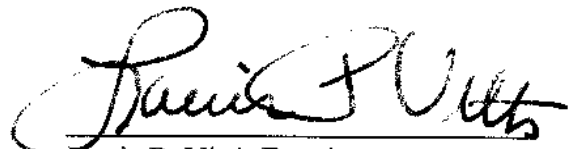
)

)

)

AFFIDAVIT

I, Louis P. Vitti, hereby certify that as representative of PNC Bank, et al, am familiar with the above-captioned case and various servicing activities related thereto and that the provisions of the laws of the Commonwealth of Pennsylvania and specifically, Act 91 of 1983, have been complied with in the above-captioned case.



Louis P. Vitti, Esquire
Attorney for Plaintiff

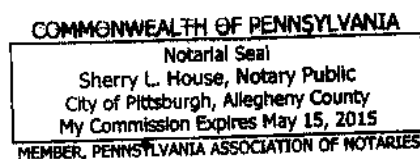
SWORN to and subscribed

before me this 18th day

of May, 2011.



Notary Public



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

PNC Bank, National Association,) NO: 2011-CV-578
Plaintiff,)
vs.)
Michael E. Miller,)
Defendant.)

AFFIDAVIT PURSUANT TO RULE 3129.1

PNC Bank, National Association, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 2450 2nd Street, Bloomsburg, PA 17815.

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

Name:	Address (Please indicate if this cannot be reasonably ascertained)
Michael E. Miller	2450 2nd Street Bloomsburg, PA 17815

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

Name:	Address (Please indicate if this cannot be reasonably ascertained)
-------	---

Same as No. 1 above.

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 (Please indicate if this cannot be reasonably ascertained)
None.	

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
None.	

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
------	--

None

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 (Please indicate if this cannot be reasonably ascertained)
------	--

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 (Please indicate if this cannot be reasonably ascertained)
------	--

Tax Collector of Scott Township	2626 Old Burwick Road Bloomsburg, PA 17815
---------------------------------	---

United Water of PA	90 Irondale Ave Bloomsburg, PA 17815
--------------------	---

Scott Township Authority	350 Tenny Street Bloomsburg, PA 17815
--------------------------	--

Commonwealth of PA -DPW	P.O. Box 8016 Harrisburg, PA 17105
-------------------------	---------------------------------------

Clerk of Courts Criminal/Civil Division	P.O. Box 380 Bloomsburg, PA 17815
--	--------------------------------------

Tax Claim Bureau of Columbia County	35 West Main Street Bloomsburg, PA 17815
-------------------------------------	---

Court of Common Pleas of Columbia County Domestic Relations Division	P.O. Box 380 Bloomsburg, PA 17815
--	--------------------------------------

PA Dept. of Sheriff Sales Bureau of Compliance	Dept. #281230 Harrisburg, PA 17128-1230
---	--


Pennsylvania Department of Revenue Office of Chief Counsel	Inheritance Tax Dept. P.O. Box 281061 Harrisburg, PA 17128
---	--

Tenant/Occupant

2450 2nd Street
Bloomsburg, PA 17815

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.

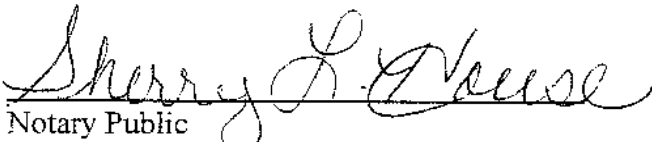
May 18, 2011
Date

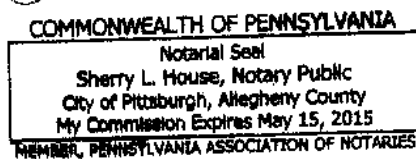

Louis P. Vitti, Esquire
Attorney for Plaintiff

SWORN TO and subscribed

before me this 18th day

of May, 2011.


Notary Public



SHERIFF'S DIRECTIONS

TO: SHERIFF OF COLUMBIA COUNTY:

RE: PNC Bank, et al, vs. Michael E. Miller

NO: 2011-CV-578

KINDLY: SERVE the Defendant(s), Michael E. Miller, or the Adult Member in charge at the time of service at the address listed below:

**2450 2nd Street
Bloomsburg, PA 17815**

ATTORNEY: Louis P. Vitti, Esquire
215 Fourth Avenue
Pittsburgh, PA 15222
(412) 281-1725

DATE: 05/18/2011

REPORT OF DEPUTY SHERIFF:

SERVICE UPON: _____

DATE OF SERVICE: _____

PLACE SERVED: _____

SERVICE NOT MADE DUE TO: _____

ATTEMPTS MADE: _____

DATE OF REPORT: _____

BY: _____

Deputy Sheriff

SHERIFF'S DIRECTIONS

TO: SHERIFF OF COLUMBIA COUNTY:

RE: PNC Bank, et al, vs. Michael E. Miller

NO: 2011-CV-578

KINDLY: PLEASE Post the Handbill at the address listed below:

**2450 2nd Street
Bloomsburg, PA 17815**

ATTORNEY: Louis P. Vitti, Esquire
215 Fourth Avenue
Pittsburgh, PA 15222
(412) 281-1725

DATE: 05/18/2011

REPORT OF DEPUTY SHERIFF:

SERVICE UPON: _____

DATE OF SERVICE: _____

PLACE SERVED: _____

SERVICE NOT MADE DUE TO: _____

ATTEMPTS MADE: _____

DATE OF REPORT: _____

BY: _____

Deputy Sheriff

**NOTICE OF SHERIFF'S SALE OF
REAL ESTATE PURSUANT TO
PENNSYLVANIA RULE OF CIVIL
PROCEDURE 3129.1**

TO: Michael E. Miller
2450 2nd Street
Bloomsburg, PA 17815

AND: ALL LIEN HOLDERS

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in Columbia County Courthouse on _____, 2011 at 9:00 A.M., the following described real estate, of which Michael E. Miller are owners or reputed owners:

The real estate, which is the subject matter of the Complaint, is situate in the Village of Espy, Township of Scott, County of Columbia and State of Pennsylvania. HET a dwg k/a 2450 2nd Street, Bloomsburg, PA 17815. Tax Parcel # 31-3C2-093.

The said Writ of Execution has issued on a judgment in the mortgage foreclosure action of PNC Bank, National Association, vs. Michael E. Miller at 2011-CV-578 in the amount of \$86,023.32.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before the sale date.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from sale date.

Exceptions to Distribution or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

The Writ of Execution 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.

YOU SHOULD TAKE THIS NOTICE AND THE WRIT OF EXECUTION 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 LEGAL ADVICE.

**SUSQUEHANNA LEGAL SERVICES
36 WEST MAIN STREET
BLOOMSBURG, PA 17815
(717) 784-8760**

You may have legal rights to prevent the Sheriff's Sale and the loss of your property. In order to exercise those rights, prompt action on your part is necessary. A lawyer may be able to help you.

You may have the right to prevent or delay the Sheriff's Sale by filing, before the sale occurs, a petition to open or strike the judgment or a petition to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened in you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the Plaintiff has a valid claim to foreclose the Mortgage.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right, you would have to file a petition to strike the judgment.

You may also have the right to petition the Court to stay or delay the execution and the Sheriff's Sale if you can show a defect in the Writ of Execution or service or demonstrate any other legal or equitable right.

You may also have the right to have the Sheriff's Sale set aside if the property is sold for a grossly inadequate price or if there are defects in the Sheriff's Sale. To exercise this right, you should file a petition with the Court after the sale and before the Sheriff has delivered his Deed to the property. The Sheriff will deliver the Deed if no petition to set aside the sale is filed within ten (10) days from the date when the Schedule of Distribution is filed in the Office of the Sheriff.



Louis P. Vitti, Esquire
Attorney for Plaintiff
215 Fourth Avenue
Pittsburgh, PA 15222
(412) 281-1725

**** THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC Bank, National Association,

CIVIL DIVISION

NO. 2011-CV-578

Plaintiff,

**PRAECIPE FOR WRIT OF
EXECUTION AND AFFIDAVIT OF
LAST KNOWN ADDRESS**

vs.

Code MORTGAGE FORECLOSURE

Michael E. Miller

Filed on behalf of
Plaintiff

Defendants.

Counsel of record for this
party:

Louis P. Vitti, Esquire
Supreme Court #01072

Vitti & Vitti & Assoc., P.C.
215 Fourth Avenue
Pittsburgh, PA 15222

(412) 281-1725

VITTI AND VITTI AND ASSOCIATES, P.C.

21607

218 4TH AVENUE
PITTSBURGH, PA 15222

DATE 5/18/11

8-9430
168

PAY
TO THE
ORDER OF

Shelf of Columbia County

Twelve hundred and 00/100 — \$ 1,200.00

DOLLARS

Security
Deposit
Box

PNC BANK

PNC Bank, N.A. (601)
Pittsburgh, PA

FOR

Miller 69665

⑆021607⑆ ⑆043000096⑆ 1136510063⑆

Theresa Miller