

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Everbank VS Trey Snoffles + Traci Mulliken

NO. 49-14 ED NO. 1552-13 JD

DATE/TIME OF SALE: Aug, 13 2000

BID PRICE (INCLUDES COST) \$ 2484.74

POUNDAGE - 2% OF BID \$ 49.70

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2534.44

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

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

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

PURCHASER(S) SIGNATURE(S): John Snoffles

TOTAL DUE: \$ 2534.44

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 1184.44

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
EVERBANK

vs.

**Defendant**  
TROY L. SCHOFFLER  
TRACI MILLICH  
TROY SHOFFLER

**Attorney for the Plaintiff:**

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

**Sheriff's Sale Date:** Wednesday, August 13, 2014

**Writ of Execution No. :** 2013CV1552

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 104 MAIN STREET, ARISTES, PA 17920

## Sheriff Costs

|                                 |            |
|---------------------------------|------------|
| Advertising Sale (Newspaper)    | \$15.00    |
| Advertising Sale Bills & Copies | \$17.50    |
| Crying Sale                     | \$10.00    |
| Docketing                       | \$15.00    |
| Levy                            | \$15.00    |
| Mailing Costs                   | \$102.00   |
| Posting Handbill                | \$15.00    |
| Press Enterprise Inc.           | \$1,372.74 |
| Prothonotary, Acknowledge Deed  | \$10.00    |
| Sheriff Automation Fund         | \$50.00    |
| Sheriff's Deed                  | \$35.00    |
| Solicitor Services              | \$75.00    |
| Transfer Tax Form               | \$25.00    |
| Web Posting                     | \$100.00   |
| Service                         | \$285.00   |
| Service Mileage                 | \$20.00    |
| Distribution Form               | \$25.00    |
| Copies                          | \$9.50     |
| Notary Fee                      | \$15.00    |
| Tax Claim Search                | \$5.00     |
| Surcharge                       | \$200.00   |

**Total Sheriff Costs** **\$2,416.74**

## Distribution Costs

|                |         |
|----------------|---------|
| Recording Fees | \$68.00 |
|----------------|---------|

**Total Distribution Costs** **\$68.00**

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**Grand Total:** **\$2,484.74**

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) CountySucc Sheriff, Telegraph, Inc

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

**ATTORNEYS AT LAW**

123 S. BROAD STREET SUITE 1400

PHILADELPHIA, PA 19109

(215) 790-1010



95561

NO. 95561

3-50/310

**PAY:** One thousand one hundred eighty-four and forty-four/100

DATE

10/01/2014

AMOUNT \$1,184.44

TO THE Sheriff of Columbia County

ORDER

PA

OF

ESCROW TRUST  
VOID AFTER 90 DAYS

Shield

Balance Due Sheriff(295-0845) - Schoffler, Troy {FNMA Ejectment P140B40}

⑈095561⑈ ⑆031000503⑆ 2000012430022⑈

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

SUITE 210  
145 HUGUENOT STREET  
NEW ROCHELLE, NY 10801  
(914) 636-8900  
FAX (914) 636-8901

SUITE 201  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020

SUITE 130  
DELAWARE CORPORATE CENTER I  
ONE RIGHTER PARKWAY  
WILMINGTON, DE 19803  
(302) 409-3520  
FAX 855-425-1980

SUITE 1400  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

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

SUITE 203  
722 E. MARKET STREET  
LEESBURG, VA 20176  
(571) 449-9350  
FAX: (855) 845-2585

SUITE 2S06  
1 HUNTINGTON QUADRANGLE  
MELVILLE, NY 11747  
(631) 812-4084  
FAX: (855) 845-2584

September 27, 2014

Timothy T. Chamberlain  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

Re: EverBank vs. Troy L. Schoffler and Traci M. Millich  
Columbia County, Court of Common Pleas, No. 2013-cv-1552  
Action in Mortgage Foreclosure  
Premises: 104 Main Street, Aristes, Pennsylvania 17920  
Date of Sheriff's Sale: August 13, 2014

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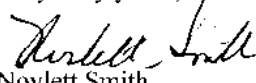
Dear Sheriff:

Enclosed please find check in the amount of \$1,184.44 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, 14221 Dallas Parkway, Suite 1000 , Dallas, TX 75254** 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,

  
Novlett Smith  
Legal Assistant

/ns  
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 inquiries 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 1400

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

14221 Dallas Parkway, Suite 1000

City

Dallas

State

TX

Zip Code

75254

### D. REAL ESTATE LOCATION

Street Address

104 Main Street

City, Township, Borough

Township of Conyngham

County

Columbia

School District

North Schuylkill School District

Tax Parcel Number

14-10B-030-10 and 14-10-B-030-02

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

1. Actual Cash Consideration

\$2,534.44

2. Other consideration

+ 0.00

3. Total Consideration

= \$2,534.44

4. County Assessed Value

\$51,083.00

5. Common Level Ratio Factor

x 3.61

6. Fair Market Value

= \$184,409.63

### 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 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 article.)
- ☒ Other (Please explain exemption claimed.) Transfer to government instrumentality under a mortgage foreclosure action. 61

Pa. Code § 91.193(b)(1)(v); 12 U.S.C. § 1723a(c)(2).

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

Signature of Correspondent or Responsible Party

Date

*Altina Z...*

10/3/2014

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



ORIGINAL CHECK HAS A GREEN BACKGROUND, MICRO-PRINT BORDER, AND A TRUE WATERMARK



**SHERIFF OF SCHUYLKILL CO.**

SCHUYLKILL CO. COURT HOUSE  
POTTSVILLE, PA 17901

No. 072906

MINERSVILLE SAFE DEPOSIT BANK  
AND TRUST COMPANY 60-598/313

| CHECK NO. | DATE     | AMOUNT  |
|-----------|----------|---------|
| 72906     | 06/17/14 | \$82.20 |

PAY EIGHTY TWO DOLLARS AND TWENTY CENTS

TO THE  
ORDER OF

COLUMBIA COUNTY SHERIFFS DEPT.  
P.O. BOX 380  
35 WEST MAIN STREET  
BLOOMSBURG, PA 17815

*Joseph J. Brady*  
*B K TOL*

⑈072906⑈ ⑆031305981⑆ 18 435 6⑈

51

SHERIFF'S DEPARTMENT  
OF SCHUYLKILL COUNTY  
SCHUYLKILL COUNTY COURT HOUSE  
POTTSVILLE, PENNSYLVANIA 17901  
(570) 622-5570

\* \* A F F I D A V I T O F R E T U R N \* \*

DEPUTIZED FROM COLUMBIA COUNTY

PLAINTIFF: EVERBANK  
V S  
DEFENDANT: SCHOFFLER, TROY L

COURT NUMBER : 2013CV1552  
FILED BY : COLUMBIA COUNTY SHERIFFS DEPT.  
TYPE OF PAPER : NOTICE OF REAL ESTATE SALE  
SERVING NUMBER : 76823  
PRO FILE DATE :  
EXPIRATION : 07/12/2014  
SHP RECEIVED : 05/22/2014  
DEP RETURNED : 06/16/2014

PEOPLE:

( P E O P L E T O B E S E R V E D )

|             | NAME              | ADDRESS 1     | ADDRESS 2 | CITY    | ST | ZIP   | DEPUTY       |
|-------------|-------------------|---------------|-----------|---------|----|-------|--------------|
| Service for | SCHOFFLER, TROY L | 301 GEORGE ST |           | ASHLAND | PA | 17921 | SZCZYGLAK, B |

( A T T E M P T S A T S E R V I C E )

| SEQ   | DATE       | TIME  | SERVED TO   | ADDRESS 1     | ADDRESS 2  | CITY    | ST | ZIP   | FEE | COST  |
|---|------------|-------|-------------|---------------|------------|---------|----|-------|-----|-------|
| 1   | 05/28/2014 | 11:38 | [NOT FOUND] | 301 GEORGE ST | BUTLER TWP | ASHLAND | PA | 17921 | 40  | 22.40 |
| 2   | 06/13/2014 | 11:19 | [NOT FOUND] | 301 GEORGE ST | BUTLER TWP | ASHLAND | PA | 17921 | 40  | 22.40 |
| * REMARKS : DEFT DOES NOT LIVE AT THIS ADDRESS/HE   |            |       |             |               |            |         |    |       |     |       |
| * REMARKS : POSSIBLY IS LIVING AT LILLY RD, ARISTES |            |       |             |               |            |         |    |       |     |       |
| * REMARKS : COLUMBIA CO                             |            |       |             |               |            |         |    |       |     |       |

Total : 44.80

Total Fee Charge for all Services : 44.80

SHERIFF'S DEPARTMENT  
OF SCHUYLKILL COUNTY  
SCHUYLKILL COUNTY COURT HOUSE  
POTTSVILLE, PENNSYLVANIA 17901  
(570) 622-5570

\* \* A F F I D A V I T O F R E T U R N \* \*

I hereby CERTIFY and RETURN a NOT FOUND because unable to locate the individual, company, corporation, etc, named above.

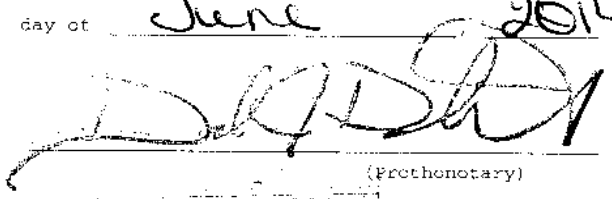
SWORN and subscribed before me this

16<sup>th</sup>

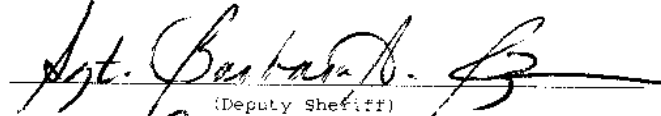

day of

June

2014

  
(Prothonotary)

SO ANSWERS

  
(Deputy Sheriff)  
  
(Sheriff of Schuylkill County)

End - of - Return (X-18)-2014)



SHERIFF'S DEPARTMENT  
OF SCHUYLKILL COUNTY  
SCHUYLKILL COUNTY COURT HOUSE  
POTTSVILLE, PENNSYLVANIA 17901  
(570) 622-5570

\* \* A F F I D A V I T O F R E T U R N \* \*

C O S T S I N F O R M A T I O N

| DESCRIPTION             | PAYMENTS | CHARGES | BALANCE |
|-------------------------|----------|---------|---------|
| ADVANCE COSTS - SERVICE | 150.00   |         | 150.00  |
| R D & R                 |          | 9.00    | 141.00  |
| SERVICE                 |          | 9.00    | 132.00  |
| ADD SERVICE             |          | 0.00    | 132.00  |
| POSTAGE/MAILING FEE     |          | 2.50    | 129.50  |
| SERVICE FEE             |          | 11.80   | 84.70   |
| PROTHY FEE FOR SERVICE  |          | 2.50    | 82.20   |
| REFUND                  |          | 82.20   | 0.00    |

|                   |        |
|-------------------|--------|
| Advance Payment : | 150.00 |
| Cost of Service : | 67.80  |
| Refund Paid :     | 82.20  |

End - of - Return (2013CV1552)

ACCOUNT STATEMENT  
OFFICE OF THE SHERIFF  
OF SCHUYLKILL COUNTY

DATE : 06/16/2014

Case Ref : 2013CV1552

Service ID: 76823

Type : NOTICE OF REAL ESTATE SALE

Filed By: COLUMBIA COUNTY SHERIFFS DEPT.

Address 1 : P.O. BOX 380

Address 2 : 35 WEST MAIN STREET

City : BLOOMSBURG

Advance Payment : 150.00

Cost of Service : 67.80

Refund : 82.20

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

EVERBANK  
vs.  
TROY L. SCHOFFLER (et al.)

Case Number  
2013CV1552

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 04/21/2014

Warrant:

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

### Serve To:

Name: TROY SHOFFLER

Primary Address: 301 GEORGE STREET  
ASHLAND, PA 17921

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:

### Notes / Special Instructions:

Now, May 19, 2014 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Schuylkill County to execute service of the documents herewith and make return thereof according to law.

### Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

SHOFFLER, TROY

2013CV1552

301 GEORGE STREET, ASHLAND, PA 17921

EXP: 04/21/2014

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

**Attorneys for Plaintiff**

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  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
JENNIFER L. WUNDER, ESQUIRE - ID # 315954  
LENA KRAVETS, ESQUIRE - ID # 316421  
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

**CIVIL ACTION LAW**

Everbank

v.

Troy L. Schoffler and Traci M. Millich

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2013-cv-1552

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

Troy L. Schoffler  
PO Box 203  
Aristes, Pennsylvania 17920

Troy L. Schoffler  
301 George Street  
Ashland, Pennsylvania 17921

Your house (real estate) at **104 Main Street, Aristes, Pennsylvania 17920** is scheduled to be sold at Sheriff's Sale on **August 13, 2014 at 9:00 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$135,906.54 obtained by Everbank 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 Everbank 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**

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

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
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MARGARET GAIRO, ESQUIRE - ID # 34419  
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JENNIFER L. WUNDER, ESQUIRE - ID # 315954  
LENA KRAVETS, ESQUIRE - ID # 316421  
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

EverBank

Plaintiff

v.

Troy L. Schoffler and Traci M. Millich  
Defendants

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

No. 2013-cv-1552

**Notice of the Date of Continued Sheriff's Sale**

The Sheriff's Sale scheduled for **June 11, 2014** at 09:00 A.M. in the above-captioned matter has been continued until **August 13, 2014** at 09:00 A.M.

**Certificate of Filing**

On this date, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing with the Prothonotary of COLUMBIA County.

**Certification of Service**

On this date, a Notice of the Date of Continued Sheriff's Sale was served by first-class mail, postage prepaid upon the following:

Troy L. Schoffler  
Traci M. Millich  
104 Main Street  
Aristes, Pennsylvania, 17920

Date: 5/14/14**McCABE, WEISBERG & CONWAY, P.C.**

BY:

|  |  |
|--|--|
| <input type="checkbox"/> Terrence J. McCabe, Esq.        | <input type="checkbox"/> Marc S. Weisberg, Esq.      |
| <input type="checkbox"/> Edward D. Conway, Esq.          | <input type="checkbox"/> Margaret Gairo, Esq.        |
| <input type="checkbox"/> Andrew L. Markowitz, Esq.       | <input type="checkbox"/> Heidi R. Spivak, Esq.       |
| <input type="checkbox"/> Marisa J. Cohen, Esq.           | <input type="checkbox"/> Christine L. Graham, Esq.   |
| <input type="checkbox"/> Brian T. LaManna, Esq.          | <input type="checkbox"/> Ann E. Swartz, Esq.         |
| <input checked="" type="checkbox"/> Joseph F. Riga, Esq. | <input type="checkbox"/> Joseph I. Foley, Esq.       |
| <input type="checkbox"/> Celine P. DerKrikorian, Esq.    | <input type="checkbox"/> Jennifer L. Wunder, Esq.    |
| <input type="checkbox"/> Lena Kravets, Esquire           | <input type="checkbox"/> Carol A. DiPrinzio, Esquire |

Attorneys for Plaintiff

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

SUITE 210  
145 HUGUENOT STREET  
NEW ROCHELLE, NY 10601  
(914) 636-8900  
FAX (914) 636-8901

SUITE 201  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020

SUITE 130  
DELAWARE CORPORATE CENTER I  
ONE RIGHTER PARKWAY  
WILMINGTON, DE 19803  
(302) 409-3520  
FAX 855-425-1980

SUITE 1400  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

May 14, 2014

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

SUITE 203  
722 E. MARKET STREET  
LEESBURG, VA 20176  
(571) 449-9350  
FAX: (855) 845-2585

SUITE 2S06  
1 HUNTINGTON QUADRANGLE  
MELVILLE, NY 11747  
(631) 812-4384  
FAX: (855) 845-2584

Timothy T. Chamberlain  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

Re: EverBank vs. Troy L. Schoffler and Traci M. Millich  
Columbia County; C.C.P; No. 2013-cv-1552  
Premises: 104 Main Street, Aristes, Pennsylvania 17920

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **June 11, 2014** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **August 13, 2014** Sheriff's Sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,



Elizabeth Cline, Legal Assistant

/EC

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625  
SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

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

**Attorneys for Plaintiff**

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  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
JENNIFER L. WUNDER, ESQUIRE - ID # 315954  
LENA KRAVETS, ESQUIRE - ID # 316421  
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

EverBank

Plaintiff

v.

Troy L. Schoffler and Traci M. Millich  
Defendants

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

No. 2013-cv-1552

**Notice of the Date of Continued Sheriff's Sale**

The Sheriff's Sale scheduled for June 11, 2014 at 09:00 A.M. in the above-captioned matter has been continued until August 13, 2014 at 09:00 A.M.

**Certificate of Filing**

On this date, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing with the Prothonotary of COLUMBIA County.

**Certification of Service**

On this date, a Notice of the Date of Continued Sheriff's Sale was served by first-class mail, postage prepaid upon the following:

Troy L. Schoffler  
Traci M. Millich  
104 Main Street  
Aristes, Pennsylvania, 17920

Date: 5/14/14

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

BY:

[ ] Terrence J. McCabe, Esq. [ ] Marc S. Weisberg, Esq.  
[ ] Edward D. Conway, Esq. [ ] Margaret Gairo, Esq.  
[ ] Andrew L. Markowitz, Esq. [ ] Heidi R. Spivak, Esq.  
[ ] Marisa J. Cohen, Esq. [ ] Christine L. Graham, Esq.  
[ ] Brian T. LaManna, Esq. [ ] Ann E. Swartz, Esq.  
[x] Joseph F. Riga, Esq. [ ] Joseph I. Foley, Esq.  
[ ] Celine P. DerKrikorian, Esq. [ ] Jennifer L. Wunder, Esq.  
[ ] Lena Kravets, Esquire [ ] Carol A. DiPrinzio, Esquire  
Attorneys for Plaintiff



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

SUITE 210  
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ONE RIGHTER PARKWAY  
WILMINGTON, DE 19803  
(302) 409-3520  
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SUITE 1400  
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PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

May 14, 2014

SUITE 800  
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11 HUNTINGTON QUADRANGLE  
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(631) 812-4084  
FAX: (855) 845-2584

Timothy T. Chamberlain  
Columbia County Courthouse  
35 West Main Street  
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Re: EverBank vs. Troy L. Schoffler and Traci M. Millich  
Columbia County; C.C.P; No. 2013-cv-1552  
Premises: 104 Main Street, Aristes, Pennsylvania 17920

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Very truly yours,



Elizabeth Cline, Legal Assistant

/EC

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625  
SHERIFF'S OFFICE-RECEIVED BY:

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

EVERBANK  
vs.  
TROY L. SCHOFFLER (et al.)

Case Number  
2013CV1552

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice  
**Manner:** < Not Specified > **Expires:** 04/21/2014  
**Notes:** PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Zone:**  
**Warrant:**

### Serve To:

**Name:** TROY L. SCHOFFLER  
**Primary Address:** 104 MAIN STREET  
ARISTES, PA 17920

**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:

|                 |        |        |         |        |        |         |
|-----------------|--------|--------|---------|--------|--------|---------|
| <b>Date:</b>    | 4-3-14 | 4-4-14 | 4-21-14 | 5-1-14 | 5-5-14 | 6-26-14 |
| <b>Time:</b>    | 13:50  | 12:30  | 14:30   | 10:25  |        | 13:40   |
| <b>Mileage:</b> |        |        |         |        |        |         |
| <b>Deputy:</b>  | 3      | 8      | 3       | 3      | 3      | 3       |

### Service Attempt Notes:

1. 41C
  2. Card still on door 1212 One Home
  3. Card gone - no one home.
  4. " taped card to door securely, to ensure it
  5. would not fall off in the rain or wind
  6. Card still on window
- G.N.M. - 1272
- Card gone. put new card up.

SEE BACK

SCHOFFLER, TROY L.

2013CV1552

104 MAIN STREET, ARISTES, PA 17920

EXP: 04/21/2014

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

Everbank

Plaintiff

v.

Troy L. Schoffler and Traci M. Millich

Defendants

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

No. 2014 Term 49 E.D.

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

No. 2013-cv-1552 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: 104 Main Street, Aristes, Pennsylvania 17920

Amount Due \$135,906.54

Interest from February 18, 2014 to DATE OF SALE \$ \_\_\_\_\_

plus \$22.34 per diem thereafter

(Costs to be added)

Total \$ \_\_\_\_\_

Dated: 3-21-14  
(SEAL)

Barbara D. Silvestri  
Prothonotary, Common Pleas Court of  
Columbia County Penna.

By: Kelly P. Brewer Deputy

Kelly P. Brewer, Clerk  
Columbia County, Pennsylvania  
Notary Public - Notary Number 2016

No. 2014 Term 49 E.D.

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

No. 2013-cv-1552 Term \_\_\_\_\_ J.D.

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

Everbank

v.

Troy L. Schoffler and Traci M. Millich

---

**WRIT OF EXECUTION  
(Mortgage Foreclosure)**

---

**Costs**

Pro. Pd.

Judg. Fee

Cr.

Sat.

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

BY: 

|   |  |
|---|--|
| <input type="checkbox"/> Terrence J. McCabe, Esq.     | <input checked="" type="checkbox"/> Marc S. Weisberg, Esq. |
| <input type="checkbox"/> Edward D. Conway, Esq.       | <input type="checkbox"/> Margaret Gairo, Esq.              |
| <input type="checkbox"/> Andrew L. Markowitz, Esq.    | <input type="checkbox"/> Heidi R. Spivak, Esq.             |
| <input type="checkbox"/> Marisa J. Cohen, Esq.        | <input type="checkbox"/> Christine L. Graham, Esq.         |
| <input type="checkbox"/> Brian T. LaManna, Esq.       | <input type="checkbox"/> Ann E. Swartz, Esq.               |
| <input type="checkbox"/> Joseph F. Riga, Esq.         | <input type="checkbox"/> Joseph I. Foley, Esq.             |
| <input type="checkbox"/> Celine P. DerKrikorian, Esq. | <input type="checkbox"/> Jennifer L. Wunder, Esq.          |
| <input type="checkbox"/> Lena Kravets, Esq.           | <input type="checkbox"/> Carol A. DiPrinzio, Esq.          |

Attorneys for Plaintiff

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

## LEGAL DESCRIPTION

### PARCEL NO. 1

**ALL THE SURFACE ONLY OF ALL THAT CERTAIN** piece, parcel and lot of land situate in the Township of Conyngham, Columbia County, Pennsylvania, bounded and described as follows:

**BEGINNING** at a point in the eastern line of a forty foot roadway and at the southwest corner of Lot No. 2; thence by the southern line of Lot No. 2, North 83 degrees 40 minutes East, 158.17 feet to a point on the southwest corner of Lot No. 3; thence along the western line of Lot No. 5, South 0 degrees 17 minutes East, 115 feet to a point in line of lands of Michael Yuschock, being the northeast corner of Lot No. 6; thence along the northern line of Lot No. 6, South 83 degrees 40 minutes West, 132 feet to a point in the eastern line of the aforementioned forty foot roadway; thence by the same, North 17 degrees 30 minutes West, 120 feet to the place of **BEGINNING**.

**BEING** known and designated as Lot No. 4 in South Aristes, as laid out by Helker Construction Company by survey dated January 31, 1973.

### PARCEL NO. 2

**ALL THAT CERTAIN** piece, parcel and lot of land situate in the Township of Conyngham, Columbia County, Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a stake in the eastern side of a 40 foot roadway and at the northwest corner of Lot No. 6; thence by other lands of Francis J. Maczka and Susann Maczka and along the southern side of Lots No. 4 and 5, North 83 degrees 40 minutes East, 264 feet to a stake on the western side of Pennsylvania Highway Route No. 42; thence by the same, South 00 degrees 17 minutes West, 130.87 feet to a stake in the line of lands of Helker Construction Company; thence by the same, South 83 degrees 40 minutes West, 229.55 feet to a stake on the western side of the aforementioned 40 foot roadway; thence by the same, North 17 degrees 30 minutes West, 130 feet to the place of **BEGINNING**.

**BEING** known and designated as Lots No. 6 and 7 in South Aristes as laid out by survey dated January 31, 1973.

**THIS DEED IS MADE UNDER AND SUBJECT** to the right of the owners of Lots No. 6 and 7 to enter upon the within described premises, to obtain water from a well located on Lot No. 4 and to go upon the same to maintain said water supply, and further to maintain the existing power supply from a point located on Lot No. 4 and to go upon the same for the purposes of repair and maintenance.

**BEING KNOWN AS:** 104 MAIN STREET, ARISTES, PENNSYLVANIA 17920

**TAX I.D. #:** 14-10B-030-10 and 14-10-B-030-02

**THE IMPROVEMENTS THEREON ARE:** RESIDENTIAL DWELLING

**BEING THE SAME PREMISES WHICH**

Michael J. Yuschock, Jr. Administrator of the Estate of Michael J. Yuschock, Sr., Deceased, by deed dated September 6, 2001 and recorded September 17, 2001 in Instrument Number 200109270, granted and conveyed unto Troy L. Schoffler and Traci M. Millich.

**REAL DEBT:** \$135,906.54

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:**  
**TROY L. SCHOFFLER AND TRACI M. MILLICH**

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

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

**Attorneys for Plaintiff**

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  
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CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
JENNIFER L. WUNDER, ESQUIRE - ID # 315954  
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CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

**CIVIL ACTION LAW**

Everbank

v.

Troy L. Schoffler and Traci M. Millich

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2013-cv-1552 *2014-ED-49*

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

To: Troy L. Schoffler  
104 Main Street  
Aristes, Pennsylvania 17920

Traci M. Millich  
554 Penland Street  
Clyde, North Carolina 28721

Your house (real estate) at **104 Main Street, Aristes, Pennsylvania 17920** is scheduled to be sold at Sheriff's Sale on June 11 at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$135,906.54 obtained by Everbank 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 Everbank 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

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**REAL DEBT:** \$135,906.54

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**TROY L. SCHOFFLER AND TRACI M. MILLICH**

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109



# SHERIFF'S SALE COST SHEET

VS.  
NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

|                                 |                  |
|---------------------------------|------------------|
| DOCKET/RETURN                   | \$15.00          |
| SERVICE PER DEF.                | \$ <u>285.00</u> |
| LEVY (PER PARCEL                | \$15.00          |
| MAILING COSTS                   | \$ <u>102.00</u> |
| ADVERTISING SALE BILLS & COPIES | \$17.50          |
| ADVERTISING SALE (NEWSPAPER)    | \$15.00          |
| MILEAGE                         | \$ <u>20.00</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>91.50</u>  |
| NOTARY                          | \$ <u>15.00</u>  |
| TOTAL ***** \$ <u>604.00</u>    |                  |

|                               |                   |
|-------------------------------|-------------------|
| WEB POSTING                   | \$150.00          |
| PRESS ENTERPRISE INC.         | \$ <u>1372.74</u> |
| SOLICITOR'S SERVICES          | \$75.00           |
| TOTAL ***** \$ <u>1597.74</u> |                   |

|                             |                 |
|-----------------------------|-----------------|
| PROTHONOTARY (NOTARY)       | \$10.00         |
| RECORDER OF DEEDS           | \$ <u>56.00</u> |
| TOTAL ***** \$ <u>66.00</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                   | \$ _____ |
| TOTAL ***** \$ <u>0.00</u> |          |

|                              |                  |
|------------------------------|------------------|
| SURCHARGE FEE (DSTE)         | \$ <u>200.00</u> |
| MISC. _____                  | \$ _____         |
| _____                        | \$ _____         |
| TOTAL ***** \$ <u>200.00</u> |                  |

TOTAL COSTS (OPENING BID) \$ 2472.74

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

SUITE 210  
145 HUGUENOT STREET  
NEW ROCHELLE, NY 10801  
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FAX (914) 636-8901

SUITE 201  
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WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020

SUITE 130  
DELAWARE CORPORATE CENTER I  
ONE RIGHTER PARKWAY  
WILMINGTON, DE 19803  
(302) 409-3520  
FAX 855-425-1980

SUITE 1400  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

May 27, 2014

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

SUITE 203  
722 E. MARKET STREET  
LEESBURG, VA 20176  
(571) 449-9350  
FAX: (855) 845-2585

SUITE 2506  
1 HUNTINGTON QUADRANGLE  
MELVILLE, NY 11747  
(631) 812-4084  
FAX: (855) 845-2584

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

RE: EverBank v. Troy L. Schoffler and Traci M. Millich  
Columbia County; County CCP Number; Number 2013-cv-1552

Dear Sir/Madam:

Enclosed please find a copy of the Affidavit of Service of the Notice of Sheriff's Sale upon Defendant regarding the above-referenced case. Sheriff's Sale is currently scheduled for August 13, 2014.

If you have any questions, please feel free to contact me.

Very truly yours,



Brittany R. Fleming, Legal Assistant  
McCabe, Weisberg and Conway, P.C.

/brf  
Enclosure

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

**Attorneys for Plaintiff**

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  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
JENNIFER L. WUNDER, ESQUIRE - ID # 315954  
LENA KRAVETS, ESQUIRE - ID # 316421  
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

EverBank

Plaintiff

v.

Troy L. Schoffler and Traci M. Millich

Defendants

Columbia County  
Court of Common Pleas

Number 2013-cv-1552

**AFFIDAVIT OF SERVICE**

COMMONWEALTH OF PENNSYLVANIA :

:SS.

COUNTY OF PHILADELPHIA :

1. The undersigned, hereby certifies that he is the attorney for the Plaintiff for the within matter, being duly sworn according to law, deposes and says that a true and correct copy of the Notice of Sheriff's Sale was served upon the Defendant, Troy L. Schoffler, by regular mail, certificate of mailing, and certified mail, return receipt requested, dated May 15, 2014 and addressed to P.O. Box 203 Aristes, Pennsylvania 17290, regular mail was never returned, and the certified mail was delivered on May 22, 2014 and signed for by Agent. A true and correct



signed green card are attached hereto, made part hereof, and marked as Exhibit "A".

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

BY: *Terrence J. McCabe*

|  |  |
|--|--|
| <input checked="" type="checkbox"/> Terrence J. McCabe, Esq. | <input type="checkbox"/> Marc S. Weisberg, Esq.      |
| <input type="checkbox"/> Edward D. Conway, Esq.              | <input type="checkbox"/> Margaret Gairo, Esq.        |
| <input type="checkbox"/> Andrew L. Markowitz, Esq.           | <input type="checkbox"/> Heidi R. Spivak, Esq.       |
| <input type="checkbox"/> Marisa J. Cohen, Esq.               | <input type="checkbox"/> Christine L. Graham, Esq.   |
| <input type="checkbox"/> Brian T. LaManna, Esq.              | <input type="checkbox"/> Ann E. Swartz, Esq.         |
| <input type="checkbox"/> Joseph F. Riga, Esq.                | <input type="checkbox"/> Joseph I. Foley, Esq.       |
| <input type="checkbox"/> Celine P. DerKrikorian, Esq.        | <input type="checkbox"/> Jennifer L. Wunder, Esquire |
| <input type="checkbox"/> Lena Kravets, Esquire               | <input type="checkbox"/> Carol A. DiPrinzio, Esquire |

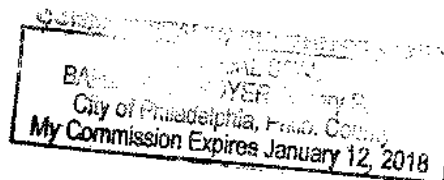
Attorneys for Plaintiff

SWORN AND SUBSCRIBED

BEFORE ME THIS *27th* DAY

OF *May*, 2014

*Barbara J. Mayes*  
NOTARY PUBLIC



# **EXHIBIT A**

7013 1090 0000 6330 060T ET02

844E 00E9 0000 060T ET02

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

|  |         |               |
|--|---------|---------------|
| Postage  | \$ .48  | Postmark Here |
| Certified Fee                                  | 3.30    |               |
| Return Receipt Fee (Endorsement Required)      | 2.70    |               |
| Restricted Delivery Fee (Endorsement Required) |         |               |
| Total Postage & Fees                           | \$ 6.48 |               |

Sent To: Troy L. Schoffler

Street, Apt. No., or PO Box No.: P.O. Box 203

City, State, ZIP+4: Arissas, PA 17920

PS Form 3800, August 2006 See Reverse for Instructions

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

|  |         |               |
|--|---------|---------------|
| Postage  | \$ .48  | Postmark Here |
| Certified Fee                                  | 3.30    |               |
| Return Receipt Fee (Endorsement Required)      | 2.70    |               |
| Restricted Delivery Fee (Endorsement Required) |         |               |
| Total Postage & Fees                           | \$ 6.48 |               |

Sent To: Troy L. Schoffler

Street, Apt. No., or PO Box No.: 301 George Street

City, State, ZIP+4: Ashland, PA 17921

PS Form 3800, August 2006 See Reverse for Instructions

Name and Address of Sender  
McCabe, Weisberg and Conway, P.C.  
123 S. Broad St., Suite 1400  
Philadelphia, PA 19109  
ATTN: B. Fleming-

76244

Check type of mail or service:  
☐ Certified ☐ Registered Delivery (Domestic)  
☐ CDD ☐ Registered  
☐ Delivery Confirmation ☐ Return Receipt for Merchandise  
☐ Express Mail ☐ Signature Confirmation  
☐ Insure



U.S. POSTAGE >>> PINEYBOWES

ZIP 19109 \$ 002.40<sup>0</sup>  
02 17  
0001377494 MAY 15 2014

| Lot   | Article Number  | Package   |
|---|---|---|
| 1   | Everbank<br>v.<br>Troy L. Schoffler and Traci M. Millich<br>7013109000063303530 | Troy L. Schoffler<br>PO Box 203<br>Aristes, Pennsylvania 17920        |
| 2   | 7013109000063303448   | Troy L. Schoffler<br>301 George Street<br>Ashland, Pennsylvania 17921 |
| Total Number of Pieces<br>Listed by Sender<br>2 |   | Total Number of Pieces<br>Received at Post Office                     |



## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits. 76244

1. Article Addressed to:

TROY L. SCHOFFLER  
P.O. BOX 203  
ARISTES, PA 17920

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

x

☐ Agent  
☐ Addressee

B. Received by (Printed Name)

Troy Schoffler

C. Date of Delivery

5-22-14

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Certified Mail® ☐ Priority Mail Express™  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7013 1090 0000 6330 3530

PS Form 3811, July 2013

Domestic Return Receipt

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

REAL ESTATE TAX CERTIFICATION

Date: 05/19/2014

Fee: \$5.00

Cert. NO: 18351

SCHOFFLER TROY L  
PO BOX 203  
ARISTES PA 17920

District: CONYNGHAM TWP  
Deed: 20090 -7926  
Location: LOTS 6-7  
Parcel Id:14 -10B-030-10,000

Assessment: 51,083  
Balances as of 05/19/2014

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

By: Columbia County Sheriff Per: DS

**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**

**2014 - REAL ESTATE**


**As of Date: 05/19/2014 11:53:33 AM**

**Owner: SCHOFFLER TROY L**  
**PO BOX 203**  
**ARISTES PA 17920**

**Municipality: CONYNGHAM TOWNSHIP**  
**Parcel #: 14 -10B-030-10,000**  
**Property Desc:**

| <u>Bill #</u> |   | <u>Discount:</u> |                 | <u>Face:</u>  |                 | <u>Penalty:</u> |                 |
|---------------|---|------------------|-----------------|---------------|-----------------|-----------------|-----------------|
|               |   | <u>Amount</u>    | <u>Due Date</u> | <u>Amount</u> | <u>Due Date</u> | <u>Amount</u>   | <u>Due Date</u> |
| 016737        | G | \$457.87         | 04/30/2014      | \$467.21      | 06/30/2014      | \$513.93        | 08/31/2014      |
|               |   | Discount Payment |                 | 05/01/2014    |                 | \$457.87        |                 |
| 016737        | S | \$67.34          | 04/30/2014      | \$68.71       | 06/30/2014      | \$75.58         | 08/31/2014      |
|               |   | Discount Payment |                 | 05/01/2014    |                 | \$67.34         |                 |
| 016737        | R | \$350.43         | 04/30/2014      | \$357.58      | 06/30/2014      | \$393.34        | 08/31/2014      |
|               |   | Discount Payment |                 | 05/01/2014    |                 | \$350.43        |                 |

|                            |                 |
|----------------------------|-----------------|
| <b>Total Paid To Date:</b> | <b>\$875.64</b> |
|----------------------------|-----------------|

  
\_\_\_\_\_  
Signature

5/19/14  
\_\_\_\_\_  
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.

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

SUITE 210  
145 HUGUENOT STREET  
NEW ROCHELLE, NY 10801  
(914) 636-8900  
FAX (914) 636-8901

SUITE 201  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020

SUITE 130  
DELAWARE CORPORATE CENTER I  
ONE RIGHTER PARKWAY  
WILMINGTON, DE 19803  
(302) 409-3520  
FAX 855-425-1980

SUITE 1400  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

May 14, 2014

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

SUITE 203  
722 E. MARKET STREET  
LEESBURG, VA 20176  
(571) 449-9350  
FAX: (855) 845-2585

SUITE 2S06  
1 HUNTINGTON QUADRANGLE  
MELVILLE, NY 11747  
(631) 812-4084  
FAX (855) 845-2584

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

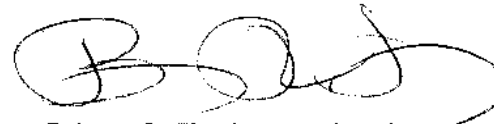
RE: EverBank v. Troy L. Schoffler and Traci M. Millich  
Columbia County; County CCP Number; Number 2013-cv-1552

Dear Sir/Madam:

Enclosed please find a copy of the Affidavit of Service of the Notice of Sheriff's Sale upon Defendant regarding the above-referenced case. Sheriff's Sale is currently scheduled for August 13, 2014.

If you have an questions, please feel free to contact me.

Very truly yours,



Brittany R. Fleming, Legal Assistant  
McCabe, Weisberg and Conway, P.C.

/brf  
Enclosure

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

**Attorneys for Plaintiff**

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  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
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LENA KRAVETS, ESQUIRE - ID # 316421  
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

EverBank

Plaintiff

v.

Troy L. Schoffler and Traci M. Millich

Defendants

Columbia County  
Court of Common Pleas

Number 2013-cv-1552

**AFFIDAVIT OF SERVICE**

COMMONWEALTH OF PENNSYLVANIA :  
:SS.  
COUNTY OF PHILADELPHIA :

1. The undersigned, hereby certifies that he is the attorney for the Plaintiff for the within matter, being duly sworn according to law, deposes and says that a true and correct copy of the Notice of Sheriff's Sale was served upon the Defendant, Traci M. Millich A/K/A Traci Coleman, by regular mail, certificate of mailing, and certified mail, return receipt requested, dated April 28, 2014 and addressed to 554 Penland Street Clyde North Carolina, 28721, regular mail was never returned, and the certified mail was delivered on May 8, 2014 and signed for by

Agent. A true and correct copy of the letter, certificate of mailing, certified receipt number 7013  
1090 0001 5976 7505 and signed green card are attached hereto, made part hereof, and marked  
as Exhibit

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

BY: *[Signature]*

|   |  |
|---|--|
| <input type="checkbox"/> Terrence J. McCabe, Esq.     | <input checked="" type="checkbox"/> Marc S. Weisberg, Esq. |
| <input type="checkbox"/> Edward D. Conway, Esq.       | <input type="checkbox"/> Margaret Gairo, Esq.              |
| <input type="checkbox"/> Andrew L. Markowitz, Esq.    | <input type="checkbox"/> Heidi R. Spivak, Esq.             |
| <input type="checkbox"/> Marisa J. Cohen, Esq.        | <input type="checkbox"/> Christine L. Graham, Esq.         |
| <input type="checkbox"/> Brian T. LaManna, Esq.       | <input type="checkbox"/> Ann E. Swartz, Esq.               |
| <input type="checkbox"/> Joseph F. Riga, Esq.         | <input type="checkbox"/> Joseph I. Foley, Esq.             |
| <input type="checkbox"/> Celine P. DerKrikorian, Esq. | <input type="checkbox"/> Jennifer L. Wunder, Esquire       |
| <input type="checkbox"/> Lena Kravets, Esquire        | <input type="checkbox"/> Carol A. DiPrinzio, Esquire       |

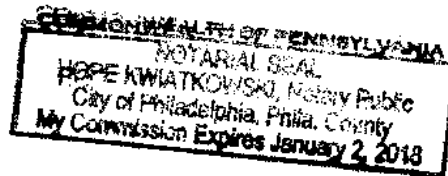
Attorneys for Plaintiff

SWORN AND SUBSCRIBED

BEFORE ME THIS 15 DAY

OF May, 2014

*[Signature]*  
NOTARY PUBLIC

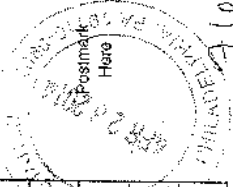


# **EXHIBIT A**

**U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

|   |        |
|---|--------|
| Postage   | \$ 48  |
| Certified Fee                                     | 330    |
| Return Receipt Fee<br>(Endorsement Required)      | 270    |
| Restricted Delivery Fee<br>(Endorsement Required) |        |
| Total Postage & Fees                              | \$ 648 |



Sent To

TACI W. MILLER

Street, Apt. No.:

554 PENNSAID STREET

or PO Box No.

City, State, ZIP+4

CLIDE, NJ 08731

PS Form 3800, August 2003

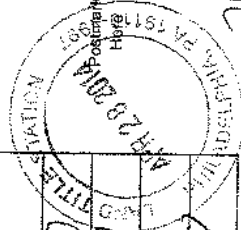
See reverse for instructions

2013 1090 0001 5976 7505

**U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

|   |        |
|---|--------|
| Postage   | \$ 48  |
| Certified Fee                                     | 330    |
| Return Receipt Fee<br>(Endorsement Required)      | 270    |
| Restricted Delivery Fee<br>(Endorsement Required) |        |
| Total Postage & Fees                              | \$ 648 |



Sent To

TUDY L. SCHOFFER

Street, Apt. No.:

104 PENNSAID STREET

or PO Box No.

City, State, ZIP+4

ARISTES, PA 17920

PS Form 3800, August 2003

See reverse for instructions

2013 1090 0001 5976 7512



Name and Address of Sender  
McCabe, Weisberg and Conway, P.C.  
123 S. Broad St., Suite 1400  
Philadelphia, PA 19109  
ATTN: B. Fleming-

76244

Check type of mail or service:  
☐ Certified ☐ Registered Delivery (International)  
☐ CDS ☐ Registered  
☐ Delivery Confirmation ☐ Return Receipt for Merchandise  
☐ Express Mail ☐ Signature Confirmation  
☐ Insured



U.S. POSTAGE PITNEY BOWES  
ZIP 19109 \$ 002.40<sup>0</sup>  
02 1W  
0001377434 APR 28 2014

| Item  | Article Number   | Postage   |
|---|--|---|
| 1   | Everbank<br>v.<br>Troy L. Schoffler and Traci M. Millich<br>70131090000159767512 | Troy L. Schoffler<br>104 Main Street<br>Aristes, Pennsylvania 17920   |
| 2   | 70131090000159767505   | Traci M. Millich<br>554 Penland Street<br>Clyde, North Carolina 28721 |
| Total Number of Pieces<br>Entered by Sender |  | Total Number of Pieces<br>Received at Post Office                     |

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Traci M. Millich  
554 Penland Street  
Clyde, NC 28701

2. Article Number  
(Transfer from service label)

7013 1090 0001 5976 7505

PS Form 3811, July 2013

Domestic Return Receipt

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X Traci Coleman

☐ Agent☐ Addressee

## B. Received by (Printed Name)

Traci Coleman

## C. Date of Delivery

5/8/14

## D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

## 3. Service Type

☒ Certified Mail®☐ Priority Mail Express™☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ Collect on Delivery

## 4. Restricted Delivery? (Extra Fee)

☐ Yes

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

SUITE 210  
145 HUGUENOT STREET  
NEW ROCHELLE, NY 10801  
(914) 636-8900  
FAX (914) 636-8901

SUITE 201  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020

SUITE 130  
DELAWARE CORPORATE CENTER I  
ONE RIGHTER PARKWAY  
WILMINGTON, DE 19803  
(302) 409-3520  
FAX 855-425-1980

SUITE 1400  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

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

SUITE 203  
722 E. MARKET STREET  
LEESBURG, VA 20176  
(571) 449 9350  
FAX: (855) 845-2585

SUITE 2S06  
1 HUNTINGTON QUADRANGLE  
MELVILLE, NY 11747  
(631) 812-4084  
FAX: (855) 845-2584

May 14, 2014

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

Re: Everbank vs. Troy L. Schoffler and Traci M. Millich  
Columbia County, Number 2013-cv-1552  
Premises: 104 Main Street, Aristes, Pennsylvania 17920

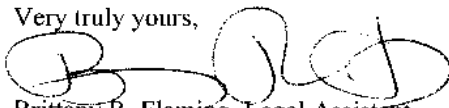
Dear Sir or Madam:

Enclosed please find 2 copy/ies of Notice of Sheriff's Sale of Real Estate Pursuant to P.A.R.C.P. 3129 relative to the above matter. Please note that our office may have more than one address for a particular Defendant at which we would like to make service attempts, and those addresses and directions as such are listed below.

I would appreciate your serving the Notice upon the Defendants as follows:

- Troy L. Schoffler, 301 George Street, Ashland, PA 17921

Very truly yours,

  
Brittany R. Fleming, Legal Assistant  
McCabe, Weisberg and Conway, P.C.

/brf  
Enclosures

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

**Attorneys for Plaintiff**

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  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
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JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
JENNIFER L. WUNDER, ESQUIRE - ID # 315954  
LENA KRAVETS, ESQUIRE - ID # 316421  
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

**CIVIL ACTION LAW**

Everbank

v.

Troy L. Schoffler and Traci M. Millich

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2013-cv-1552

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

Troy L. Schoffler  
PO Box 203  
Aristes, Pennsylvania 17920

Troy L. Schoffler  
301 George Street  
Ashland, Pennsylvania 17921

Your house (real estate) at **104 Main Street, Aristes, Pennsylvania 17920** is scheduled to be sold at Sheriff's Sale on **August 13, 2014 at 9:00 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$135,906.54 obtained by Everbank 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 Everbank 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**

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

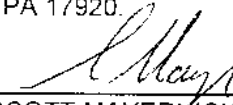


EVERBANK  
vs.  
TROY L. SCHOFFLER (et al.)

Case Number  
2013CV1552

## SHERIFF'S RETURN OF SERVICE

05/05/2014 11:45 AM - DEPUTY SCOTT MAYERNICK, 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 104 MAIN STREET, ARISTES, PA 17920.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS.

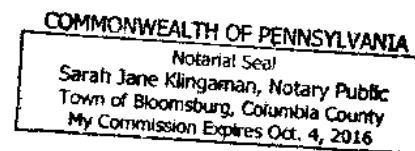
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

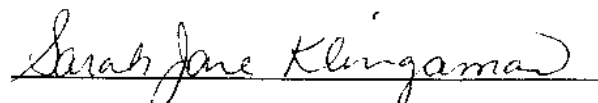
May 06, 2014

NOTARY

Affirmed and subscribed to before me this

6TH day of MAY, 2014





Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19101

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

EVERBANK  
vs.  
TROY L. SCHOFFLER (et al.)

Case Number  
2013CV1552

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Posting - Sale Bill

**Zone:**

**Manner:** < Not Specified >

**Expires:** 04/21/2014

**Warrant:**

**Notes:** SHERIFF'S SALE BILL

### Serve To:

**Name:** (POSTING)

**Primary Address:** 104 MAIN STREET  
ARISTES, PA 17920

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

### Final Service:

**Served:** Personally · Adult In Charge · ☒ Posted · Other

**Adult In Charge:**

**Relation:**

**Date:** 5-5-14 **Time:** 1145

**Deputy:** 3 **Mileage:**

### Attorney / Originator:

**Name:** MCCABE, WEISBERG & CONWAY PC

**Phone:** 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. \_\_\_\_\_

(POSTING)

2013CV1552

104 MAIN STREET, ARISTES, PA 17920

EXP: 04/21/2014

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

SUITE 210  
145 HUGUENOT STREET  
NEW ROCHELLE, NY 10801  
(914) 636-8900  
FAX (914) 636-8901

SUITE 201  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020

SUITE 130  
DELAWARE CORPORATE CENTER I  
ONE RIGHTER PARKWAY  
WILMINGTON, DE 19803  
(302) 409-3520  
FAX 855-425-1980

SUITE 1400  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

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

SUITE 203  
722 E. MARKET STREET  
LEESBURG, VA 20176  
(571) 449-9350  
FAX: (855) 845-2585

SUITE 2506  
1 HUNTINGTON QUADRANGLE  
MELVILLE, NY 11747  
(631) 812-4084  
FAX: (855) 845-2584

April 15, 2014

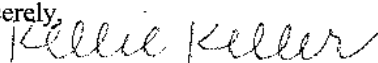
Prothonotary's Office  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

Re: Everbank vs. Troy L. Schoffler and Traci M. Millich  
Columbia County, No. 2013-cv-1552  
Premises: 104 Main Street, Aristes, Pennsylvania 17920

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service Pursuant to Rule 3129.1 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 June 11, 2014.

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

Sincerely,  
  
Kellie Keller, Legal Assistant  
McCabe, Weisberg and Conway, P.C.

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



**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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JENNIFER L. WUNDER, ESQUIRE - ID # 315954  
LENA KRAVETS, ESQUIRE - ID # 316421  
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

Everbank

Plaintiff

v.

Troy L. Schoffler and Traci M. Millich  
Defendant

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

Number 2013-cv-1552

**AFFIDAVIT OF SERVICE**

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 15th day of April, 2014, 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 3129.1 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 16 DAY

OF April, 2014

NOTARY PUBLIC

BARBARA J. NOTER, Notary Public  
City of Philadelphia, Phila. County  
My Commission Expires January 12, 2018

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

BY:

|   |  |
|---|--|
| <input checked="" type="checkbox"/> Terrence J. McCabe, Esquire     | <input checked="" type="checkbox"/> Marc S. Weisberg, Esquire    |
| <input checked="" type="checkbox"/> Edward D. Conway, Esquire       | <input checked="" type="checkbox"/> Margaret Gairo, Esquire      |
| <input checked="" type="checkbox"/> Andrew L. Markowitz, Esquire    | <input checked="" type="checkbox"/> Heidi R. Spivak, Esquire     |
| <input checked="" type="checkbox"/> Marisa J. Cohen, Esquire        | <input checked="" type="checkbox"/> Christine L. Graham, Esquire |
| <input checked="" type="checkbox"/> Brian T. LaManna, Esquire       | <input checked="" type="checkbox"/> Ann E. Swartz, Esquire       |
| <input checked="" type="checkbox"/> Joseph F. Riga, Esquire         | <input checked="" type="checkbox"/> Joseph I. Foley, Esquire     |
| <input checked="" type="checkbox"/> Celine P. Derkrikorian, Esquire | <input checked="" type="checkbox"/> Jennifer L. Wunder, Esquire  |
| <input checked="" type="checkbox"/> Lena Kravets, Esquire           | <input checked="" type="checkbox"/> Carol A. DiPrinzio, Esquire  |

Attorneys for Plaintiff

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

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
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JENNIFER L. WUNDER, ESQUIRE - ID # 315954  
LENA KRAVETS, ESQUIRE - ID # 316421  
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

Everbank

Plaintiff

v.

Troy L. Schoffler and Traci M. Millich

Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

NO: 2013-cv-1552

**AFFIDAVIT PURSUANT TO RULE 3129.1**

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 104 Main Street, Aristes, Pennsylvania 17920, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name

Address

Troy L. Schoffler

104 Main Street  
Aristes, Pennsylvania 17920

Traci M. Millich

554 Penland Street  
Clyde, North Carolina 28721

2. Name and address of Defendants in the judgment:

Name

Address

Troy L. Schoffler

104 Main Street  
Aristes, Pennsylvania 17920

- Traci M. Millich  
554 Penland Street  
Clyde, North Carolina 28721
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  |   |
| Capital One Bank, USA, N.A. c/o<br>Gregg L. Morris, Esquire | 213 E. Main Street<br>Carnegie, Pennsylvania 15106      |
| Discover Bank c/o Edwin A.<br>Abrahamsen & Assoc.           | 120 North Keyser Avenue<br>Scranton, Pennsylvania 18504 |
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  |
|--|--|
| Commonwealth of PA Bureau of<br>Individual Taxes | PO Box 280603<br>Harrisburg,, Pennsylvania 17128 |
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 | 104 Main Street<br>Aristes, Pennsylvania 17920 |

---

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

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

---

|  |   |
|--|---|
| Commonwealth of Pennsylvania<br>Bureau of Individual Tax<br>Inheritance Tax Division | 6th Floor, Strawberry Square<br>Department #280601<br>Harrisburg, PA 17128  |
| Department of Public Welfare<br>TPL Casualty Unit Estate<br>Recovery Program         | Willow Oak Building<br>P.O. Box 8486<br>Harrisburg, PA 17105-8486   |
| PA Department of Revenue   | Bureau of Compliance<br>P.O. Box 281230<br>Harrisburg, PA 17128-1230  |
| PA Department of Revenue<br>Bureau of Compliance<br>Lien Section                     | PO BOX 280948<br>Harrisburg PA 17128-0948   |
| Commonwealth of Pennsylvania<br>Department of Revenue Bureau of<br>Compliance        | Clearance Support Department 281230<br>Harrisburg, PA 17128-1230<br>ATTN: Sheriff's Sales   |
| United States of America   | Internal Revenue Service<br>Technical Support Group<br>William Green Federal Building<br>Room 3259<br>600 Arch Street<br>Philadelphia, PA 19106   |
| Domestic Relations of Columbia<br>County   | 700 Sawmill Road<br>Bloomsburg, PA 17815  |
| Tax Claim Bureau   | Columbia County Courthouse<br>35 West Main Street<br>Basement Level<br>Bloomsburg, PA 17815   |
| Commonwealth of PA<br>Department of Revenue  | Bureau of Compliance<br>Department 280946<br>Harrisburg, PA 17128-0946<br>Attn: Sheriff's Sales   |
| United States of America   | c/o United States Attorney for the<br>Middle District of PA<br><del>William J. Nealon Federal Bldg.</del><br>235 North Washington Avenue, Ste. 311<br>Scranton, PA 18503<br>and<br>Harrisburg Federal Building & Courthouse<br>228 Walnut Street, Ste. 220<br>Harrisburg, PA 17108-1754 |
| United States of America c/o<br>Atty General of the United States                    | U.S. Dept of Justice, Room 5111<br>950 Pennsylvania Avenue NW<br><del>Washington, DC 20530-0001</del>   |

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.

4.16.14  
DATE

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

BY:

|   |  |
|---|--|
| <input type="checkbox"/> Terrence J. McCabe, Esq.             | <input type="checkbox"/> Marc S. Weisberg, Esq.    |
| <input type="checkbox"/> Edward D. Conway, Esq.               | <input type="checkbox"/> Margaret Gairo, Esq.      |
| <input checked="" type="checkbox"/> Andrew L. Markowitz, Esq. | <input type="checkbox"/> Heidi R. Spivak, Esq.     |
| <input type="checkbox"/> Marisa J. Cohen, Esq.                | <input type="checkbox"/> Christine L. Graham, Esq. |
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| <input type="checkbox"/> Joseph F. Riga, Esq.                 | <input type="checkbox"/> Joseph I. Foley, Esq.     |
| <input type="checkbox"/> Celine P. DerKrikorian, Esq.         | <input type="checkbox"/> Jennifer L. Wunder, Esq.  |
| <input type="checkbox"/> Lena Kravets, Esq.                   | <input type="checkbox"/> Carol A. DiPrinzio, Esq.  |

Attorneys for Plaintiff

Re: Everbank v. Troy L. Schoffler. et al.  
Columbia County; Number: 2013-cv-1552

**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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ANN E. SWARTZ, ESQUIRE - ID # 201926  
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CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

Everbank

Plaintiff

v.

Troy L. Schoffler and Traci M. Millich  
Defendants

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2013-cv-1552

DATE: April 15, 2014

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

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

OWNERS: Troy L. Schoffler and Traci M. Millich

PROPERTY: 104 Main Street, Aristes, Pennsylvania 17920

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$135,906.54

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on **June 11, 2014 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.

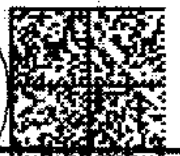
A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY** as **WE ARE NOT PERMITTED TO GIVE YOU LEGAL ADVICE.**

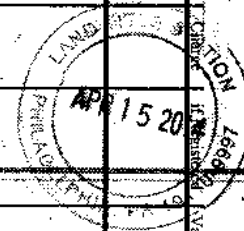
Name and Address of Sender  
 McCabe, Weisberg and Conway, P.C.  
 123 S. Broad St., Suite 1400  
 Philadelphia, PA 19109  
 Attn: KELLIE KELLER

- Check type of mail or service:
- ☐ Certified ☐ Recorded Delivery (International)
  - ☐ COD ☐ Registered
  - ☐ Delivery Confirmation ☐ Return Receipt for Merchandise
  - ☐ Express Mail ☐ Signature Confirmation
  - ☐ Insured

Affix  
 (if issued  
 certificate  
 or for ad-  
 copies of  
 Postma  
 Date of



U.S. POSTAGE  
 ZIP 19109 \$021.60  
 02 1W  
 0001377494 APR 15 2014



| Line | Article Number                                     | Addressee Name, Street and PO Address  | Postage | Fee | Value | if COD | Fee | Fee | RD | RR |
|------|--|--|---------|-----|-------|--------|-----|-----|----|----|
|      | Everbank v. Troy L. Schoffler and Traci M. Millich |  |         |     |       |        |     |     |    |    |
| 1    |  | Capital One Bank, USA, N.A. c/o Gregg L. Morris, Esquire<br>213 E. Main Street<br>Carnegie, Pennsylvania 15106   |         |     |       |        |     |     |    |    |
| 2    |  | Discover Bank c/o Edwin A. Abrahamsen & Assoc.<br>120 North Keyser Avenue<br>Scranton, Pennsylvania 18504  |         |     |       |        |     |     |    |    |
| 3    |  | Commonwealth of PA Bureau of Individual Taxes<br>PO Box 280603<br>Harrisburg, Pennsylvania 17128   |         |     |       |        |     |     |    |    |
| 4    |  | Tenants<br>104 Main Street<br>Aristes, Pennsylvania 17920  |         |     |       |        |     |     |    |    |
| 5    |  | Commonwealth of Pennsylvania<br>Department of Public Welfare<br>Bureau of Child Support Enforcement<br>P.O. Box 2675<br>Harrisburg, PA 17105<br>ATTN: Dan Richard    |         |     |       |        |     |     |    |    |
| 6    |  | Commonwealth of Pennsylvania<br>Inheritance Tax Office<br>110 North 8 <sup>th</sup> Street<br>Suite #204<br>Philadelphia, PA 19107                                   |         |     |       |        |     |     |    |    |
| 7    |  | Commonwealth of Pennsylvania<br>Bureau of Individual Tax<br>Inheritance Tax Division<br>6th Floor, Strawberry Square<br>Departmental #280601<br>Harrisburg, PA 17128 |         |     |       |        |     |     |    |    |