

16	United States of America c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton, PA 18503 and Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754																		
17	United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001																		
18	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																		
Total Number of Pieces Listed by Sender 18		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)		The full declaration of value is required on all domestic and international registered mail. The maximum insurable value payable for the reconstruction of nonnegotiable documents under Express Mail document registration insurance is \$500 per piece subject to the general limitations for multiple pieces lost or damaged in a single catastrophic occurrence. The maximum indemnity payable on Express Mail mail with registered insurance is \$500, but optional Express Mail Service merchandise is available for up to \$3,000 to some, but not all countries. The maximum insurable value payable is \$25,000 for registered mail. See <i>Domestic Mail Manual</i> (R009, S913, and S923) for limitations of coverage on insured and COD mail. See <i>International Mail Manual</i> for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.													

COURT OF COMMON PLEAS OF PENNSYLVANIA, COLUMBIA COUNTY

EVERBANK,

Plaintiff(s),
vs.

TROY L. SCHOFFLER, et al.,

Defendant(s).

Index No.: 2013-CV 1552
Sale Date: 06/11/2014

AFFIDAVIT OF SERVICE



205808

STATE OF NC
County of Buncombe

ss:

Barbara Green, the undersigned being duly sworn, deposes and says that I was at the time of service over the age of eighteen and not a party to this action.

On 4/8/14 at 9:30 AM / PM, I served the within NOTICE OF SHERIFF'S SALE OF REAL PROPERTY on TRACI M. MILLICH at 554 PENLAND STREET, CLYDE, NC 28721, in the manner indicated below:

☐ **PERSONAL SERVICE:** By delivering thereat a true copy of the aforementioned documents to said recipient personally; deponent knew the person so served to be the person described herein by deponent asking if he or she is the named Recipient and the person responding that he or she is in fact the person named in this action as the Recipient.

☒ **SUITABLE AGE SERVICE:** By delivering thereat a true copy of the aforementioned documents to a person of suitable age and discretion at the above address which is TRACI M. MILLICH's usual place of residence/place of abode/place of business, with:

Recipient's Name: Ben Coleman
Relationship: HUSBAND, a family member or other person at said address.

☐ **PREVIOUS ATTEMPTS:** I previously attempted to serve the above named defendant on _____, at _____ AM / PM, on _____, at _____ AM / PM, and on _____, at _____ AM / PM.

Additional Comments: _____

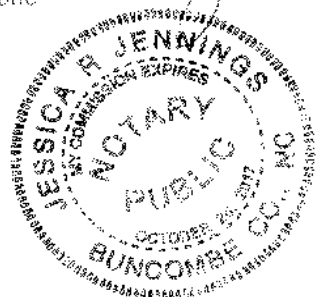
Description of person process was left with:

Sex: male Skin/Race: white Approx. Age: 55 Hair Color: gray Height: 5'10
Weight: 165 Other: _____

Is defendant in the military? YES ☐ NO ☒

Signed and sworn to before me on this 8th day of April, 2014.

Jessica R. Jennings
Notary Public



Barbara Green
(Print Name)

ClientRef#: 295-0845PA
LawFirmRef#: 295-0845PA
McCabe, Weisberg & Conway, P.C. CID #28
123 S. Broad Street
Philadelphia, PA 19109

Sheriff's Copy of Affidavit(s)

Attention Sheriff of the County of Columbia

From: Nick Bylott

Date: 4 / 15 / 2014

Re: Copy of Affidavit(s)

Dear Sir or Madam:

Please find attached copy of affidavits of service for your court records.

Should you have any questions feel free to contact me at: 516 284 5848 or
Nbylott@aoss.us

Thank you in advance for your cooperation.

Truly yours,

Nick Bylott

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF COMPLIANCE
P.O. BOX 281230
HARRISBURG, PA 17128-1230

**PRIORITY CLAIM
FOR
SHERIFFS SALE**
Please Print or Type

EXECUTION NUMBER	SECOND EXECUTION NUMBER
2013CV1552 (06/11/14)	
DATE OF SALE	
06/11/2014	
AMOUNT	
\$2,157.78	
CORPORATION TAX FILE (BOX) NUMBER	
EMPLOYER EIN	\$0.00
SALES TAX LICENSE NUMBER	\$0.00
SOCIAL SECURITY NUMBER	\$0.00
INHERITANCE TAX FILE NUMBER	\$0.00
OTHER TAX NUMBER	\$2,157.78
2009-5631-19	

MR TIMOTHY T CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY
BOX 380

BLOOMSBURG PA 17815

DEFENDANT TROY L SCHOFFLER & TRACI M MILLICH

This statement is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes. This statement is made in accordance with 42 Pa. C.S.A. § 8151 and 72 P.S. § 1402 (Fiscal Code § 1402).

A. For the following taxes a priority in the distribution of the proceeds of the judicial sale should be made in accordance with the applicable provisions of the Tax Reform Code of 1971, 72 P.S. § 7101, et seq. Tax liens were filed with the Prothonotary of Columbia County.

- ☐ Sales and Use Tax, 72 P.S. § 7242
☐ Employer Withholding Tax, 72 P.S. § 7345
☐ Pennsylvania Personal Income Tax, 72 P.S. § 7345

B. A Corporation tax lien is a first lien and is required to be paid out of the proceeds of the judicial sale before any pre-existing judgement, mortgage, or any other claim or lien against the corporation in accordance with 72 P.S. § 1401 (Fiscal Code § 1401).

- ☐ Corporation Taxes, 72 P.S. § 1401

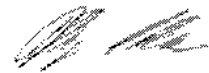
STATEMENT OF ACCOUNT

Type of Tax	Settlement or Lien Date	Lien Number or Filing Period	Amount or Balance
Realty Transfer Tax	10/13/2010	10CV-1859	\$2,157.78
TOTAL:			\$2,157.78

I certify that the above Statement of Account is a true and correct statement of all liened taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity.

WITNESS my hand and the seal of the Department of
Revenue 10 day of, April 2014

DIRECTOR, BUREAU OF COMPLIANCE
Mary Hubler
SECRETARY OF REVENUE
Daniel Meuser



McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
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

Attorneys for Plaintiff

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 NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF PHILADELPHIA:

The undersigned, being duly sworn according to law, deposes and says that the Defendants, Troy L. Schoffler and Traci M. Millich, are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, 50 U.S.C. App. §501, *et seq.*; and that the Defendants, Troy L. Schoffler and Traci M. Millich, are over eighteen (18) years of age, and reside as follows:

Troy L. Schoffler
104 Main Street
Aristes, PA 17920

Traci M. Millich
554 Penland Street
Clyde, NC 28721

McCABE, WEISBERG AND CONWAY, P.C.

SWORN AND SUBSCRIBED

BEFORE ME THIS 4th DAY

OF April, 2014

NOTARY PUBLIC

BY: 

[] Terrence J. McCabe, Esq.

[] Edward D. Conway, Esq.

[] Andrew L. Markowitz, Esq.

[] Marisa J. Cohen, Esq.

[] Brian T. LaManna, Esq.

[] Joseph F. Riga, Esq.

[] Celine P. DerKrikorian, Esq.

[] Lena Kravets, Esquire

[] Marc S. Weisberg, Esq.

[] Margaret Gairo, Esq.

[] Heidi R. Spivak, Esq.

[] Christine L. Graham, Esq.

[] Ann E. Swartz, Esq.

[] Joseph I. Foley, Esq.

[x] Jennifer L. Wunder, Esquire

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
VICTORIA V. SHEGAL, Notary Public
City of Philadelphia, Phila. County
My Commission Expires October 15, 2016

Attorneys for Plaintiff



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: SCHOFFLER

First Name: TROY

Middle Name: L.

Active Duty Status As Of: Apr-04-2014

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenseink.mil" URL: <http://www.defenseink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: 78EC561AV069K70



Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: MILLICH

First Name: TRACI

Middle Name: M.

Active Duty Status As Of: Apr-04-2014

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

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Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

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WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: K8REN64AU0693B0

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

49

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: Domestic Relations Office of Columbia Col

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Stephanie Stroup

Relation: In bk clerk

Date: 3-24-14 Time: 11:52

Deputy: 3 Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2013CV1552

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 04/21/2014

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: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Sherry Evans

Relation: Clerk

Date: 3-24-14

Time: 11:50

Deputy: 3

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2013CV1552

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 04/21/2014

Document Receipt

Trans #	2370	Carrier / service:	USPS Server	First-Class Mail®	3/22/2014 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking # 71901140006000023686

Doc Ref # 4SED2014

Postage 5.3400

PHILADELPHIA PA 19106

Document Receipt

Trans #	2369	Carrier / service:	USPS Server	First-Class Mail®	3/22/2014 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #: 71901140006000023679

Doc Ref #: 49ED2014

Postage 5 3400

PHILADELPHIA PA 19107

Document Receipt

Trans #	2368	Carrier / service:	USPS Server	First Class Mail®	3/22/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking # 71901140006000023662

Doc Ref #: 49ED2C14

Postage 5.3400

HARRISBURG PA 17105

Document Receipt

Trans #	2367	Carrier / service	USPS Server	First-Class Mail®	3/22/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking # 71901140006000023655

Doc Ref #: 49ED2C14

Postage 5.3400

HARRISBURG PA 17128

Document Receipt

Trans #	2366	Carrier / service:	USPS Server	First-Class Mail®	3/22/2014 12:00:00 AM
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Ship to:

UNITED STATES OF AMERICA

ATTY GEN

950 PENNSYLVANIA AVE NW

Tracking #: 71901140006000023646

Doc Ref #: 49ED2014

Postage: 5.3400

WASHINGTON DC 20530

Document Receipt

Trans #	2365	Carrier / service:	USPS Server	First-Class Mail®	3/22/2014 12:00:00 AM
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Ship to:

UNITED STATES OF AMERICA

ATTY FOR MIDDLE DISTRICT

235 NORTH WASHINGTON AVE

Tracking #: 71901140006000023631

Doc Ref #: 49ED2014

Postage: 5.3400

SCRANTON PA 18503

Document Receipt

Trans #	2364	Carrier / service	USPS Server	First-Class Mail®	3/22/2014 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

DEPT 280946

Tracking #: 7190114000600023624

Doc Ref #: 49ED2014

Postage: 5.3400

HARRISBURG PA 17128

Document Receipt

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Ship to:

PA DEPT OF REVEUE

PO BOX 280948

Tracking #: 719C1140C0600C23617

Doc Ref #: 49ED2014

Postage 5 3400

HARRISBURG PA 17128

Document Receipt

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Ship to:

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking # 71801140006000023600

Doc Ref # 49ED2014

Postage 5.3400

HARRISBURG PA 17105

Document Receipt

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Ship to:

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 71901140006000023594

Doc Ref #: 49ED2014

Postage: 5.3400

HARRISBURG PA 17128

Document Receipt

Trans #	2360	Carrier / service:	USPS Server	First-Class Mail®	3/22/2014 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

110 NORTH 8TH STREET

Tracking # 71901140006000023587

Doc Ref # 49ED2014

Postage 5.3400

PHILADELPHIA PA 19107

Document Receipt

Trans #	2359	Carrier / service	USPS Server	First-Class Mail®	3/22/2014 12:00:00 AM
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Ship to

COMMONWEALTH OF PA

PO BOX 2675

Tracking # 71901140006C00023570

Doc Ref # 49ED2014

Postage 5.3400

HARRISBURG PA 17105

Document Receipt

Trans #	2358	Carrier / service	USPS Server	First-Class Mail®	3/22/2014 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

PO BOX 280603

Tracking #: 71901140006000023563

Doc Ref #: 49ED2014

Postage: 5.3400

HARRISBURG PA 17128

Document Receipt

Trans #	2357	Carrier / service:	USPS Server	First-Class Mail®	3/22/2014 12:00:00 AM
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Ship to

DISCOVER BANK

C/O EDWIN ABRAHAMSEN &
ASSOC.

120 NORTH KEYSER AVENUE

Tracking #: 71901140005000023556

Doc Ref #: 49ED2014

Postage: 5.3400

SCRANTON, PA 18504

Document Receipt

Trans #	2356	Carrier / service:	USPS Server	First-Class Mail®	3/22/2014 12:00:00 AM
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Ship to:

CAPITAL ONE BANK
213 E. MAIN STREET

C/O GREGG MORRIS, ESQ

Tracking #: 71901140006000023549
Doc Ref #: 49ED2014
Postage 5.3400

CARNEGIE PA 15106

Document Receipt

Trans #	2355	Carrier / service:	USPS Server	First-Class Mail®	3/22/2014 12:00:00 AM
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Ship to:

TRACI MILLICH

664 PENLAND STREET

Tracking #: 71901140006000023532

Doc Ref #: 49ED2014

Postage 5.3400

CLYDE NC 28726

Document Receipt

Trans #	2371	Carrier / service:	USPS Server	First-Class Mail®	3/22/2014 12:00:00 AM
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Ship to

TRACI M'LLICH

554 PENLAND STREET

Tracking #: 71901140006000023693

Doc Ref #: 49ED2014

Postage: 5.3400

CLYDE NC 28721

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV1552

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, JUNE 11, 2014
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.

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 Susan 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.

PROPERTY ADDRESS: 104 MAIN STREET, ARISTES, PA 17920

UPI / TAX PARCEL NUMBER: 14-10B-030-10; 14-10-b-030-02

Seized and taken into execution to be sold as the property of TROY L. SCHOFFLER, TRACI SHOFFLER in suit of EVERBANK.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED# 49-14

DATE RECEIVED 3-21-14
DOCKET AND INDEX 3-22-14

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>
NON-MILITARY AFFIDAVIT	<input type="checkbox"/>
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>
CHECK FOR \$1,350.00 OR	<input type="checkbox"/> CK# <u>89511</u>

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

SALE DATE June 11, 14 TIME 2:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

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 2806
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (855) 845-2584

March 17, 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 3 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, 104 Main Street, Aristes, PA 17920

Please be advised that we will be utilizing a process server to attempt service upon Traci M. Millich as he/she/they may reside(s) out-of-state. After the service attempt is complete, we will file an Affidavit of Service and provide a copy to your office.

Very truly yours,

Kimberly McDevitt, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/kmt
Enclosures

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March 17, 2014

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Kimberly McDevitt, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/kmt
Enclosures

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March 17, 2014

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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

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Very truly yours,

Kimberly McDevitt, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/kmt
Enclosures

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 N. Silvestri
Prothonotary, Common Pleas Court of
Columbia County Penna.

By: Kelly P. Brewer Deputy

Kelly P. Brewer
Notary Public for the Commonwealth of Pennsylvania
My Comm. Expires 12/31/2016

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

12/28/11 \$115.00 pd
1/15/12 \$15.00 pd
2/15/12 \$25.00 pd
3/15/12 \$10.00 pd

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
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

NO: 2013-cv-1552

2014-ED-49

AFFIDAVIT PURSUANT TO RULE 3129

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 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 Gregg L. Morris, Esquire	213 E. Main Street Carnegie, Pennsylvania 15106
---	--

Discover Bank c/o Edwin A. Abrahamsen & Assoc.	120 North Keyser Avenue 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 Individual Taxes	PO BOX 280603 Harrisburg, Pennsylvania 17128-0603
--	--

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 Aristes, Pennsylvania 17920
-------------------	--

Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
Domestic Relations of Columbia County	700 Sawmill Road Bloomsburg, PA 17815
Tax Claim Bureau	Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815
Commonwealth of PA Department of Revenue	Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Sales
United States of America	c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton, PA 18503

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

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

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

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

8. Name and address of Attorney of record:

Name

Address

None

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S.

Section 4904 relating to unsworn falsification to authorities.

3-19-14
DATE

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.
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<input type="checkbox"/> Lena Kravets, Esq.	<input type="checkbox"/> Carol A. DiPrinzio, Esq.

Attorneys for Plaintiff

Everbank
vs.
Troy L. Schoffler and Traai M. Millich

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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
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

NO: 2013-cv-1552

2014-ED-49

AFFIDAVIT PURSUANT TO RULE 3129

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 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 Gregg L. Morris, Esquire	213 E. Main Street Carnegie, Pennsylvania 15106
---	--

Discover Bank c/o Edwin A. Abrahamsen & Assoc.	120 North Keyser Avenue 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 Individual Taxes	PO BOx 280603 Harrisburg, Pennsylvania 17128-0603
--	--

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 Aristes, Pennsylvania 17920
-------------------	--

Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
X PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
X Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
X United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
Domestic Relations of Columbia County	700 Sawmill Road Bloomsburg, PA 17815
Tax Claim Bureau	Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815
Commonwealth of PA Department of Revenue	Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Sales
United States of America	c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton, PA 18503

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

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

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

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

8. Name and address of Attorney of record:

Name

Address

None

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

3-19-14
DATE

McCABE, WEISBERG & CONWAY, P.C.

BY: Marc S. Weisberg

<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

Everbank

vs.

Troy L. Schoffler and Traci M. Millich

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

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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
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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 _____ at _____ 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

LEGAL DESCRIPTION

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

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

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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
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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

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

2014-ED-49

SIR OR MADAM:

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

INSTRUCTIONS

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

104 Main Street, Aristes, Pennsylvania 17920

(more fully described as attached)

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

Troy L. Schoffler
 104 Main Street
 Aristes, Pennsylvania 17920

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

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the Sheriff to any Plaintiff herein for any loss, destruction, or removal of any such property before sheriff's sale thereof.

3/19/14

DATE

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.
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<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

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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Everbank

Plaintiff

v.

Troy L. Schoffler and Traci M. Millich
 Defendants

COURT OF COMMON PLEAS
 COLUMBIA COUNTY

Number 2013-cv-1552

2014-ED-49

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

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

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104 Main Street, Aristes, Pennsylvania 17920

(more fully described as attached)

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

Troy L. Schoffler
 104 Main Street

Aristes, Pennsylvania 17920

Traci M. Millich

554 Penland Street

Clyde, North Carolina 28721

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the Sheriff to any Plaintiff herein for any loss, destruction, or removal of any such property before sheriff's sale thereof.

3-19-14

DATE

McCABE, WEISBERG & CONWAY, P.C.

BY:

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 [] Andrew L. Markowitz, Esq. [] Heidi R. Spivak, Esq.
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 [] Lena Kravets, Esq. [] Carol A. DiPrinzio, Esq.

Attorneys for Plaintiff

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Attorneys for Plaintiff

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Plaintiff

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<input type="checkbox"/> Lena Kravets, Esq.	<input type="checkbox"/> Carol A. DiPrinzio, Esq.

Attorneys for Plaintiff

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate Township of Conyngham, Columbia County, Pennsylvania, and being known as 104 Main Street, Aristes, Pennsylvania 17920.

TAX MAP AND PARCEL NUMBER:14-10B-030-10 and 14-10-B-030-02

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$135,906.54

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Troy L. Schoffler and Traci M. Millich

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

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 AT LAW

123 S. BROAD STREET, SUITE 1400
PHILADELPHIA, PA 19109
(215) 790-1010

89511

NO. 89511

3-50/310

PAY: One thousand three hundred fifty and NO/100

DATE 03/20/2014

AMOUNT \$1,350.00

TO THE
ORDER
OF

Sheriff of Columbia County

PA

SLIGHT

Listing Prop for Sheriff Sale(295-0845) - Schoffler, Troy

⑈089511⑈ ⑆031000503⑆ ⑆00001243002⑆⑈

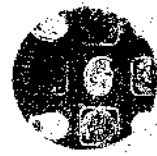
MCCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 1400
PHILADELPHIA, PA 19109
(215) 790-1010

89511

NO. 89511



3-50/310

PAY: One thousand three hundred fifty and NO/100

DATE

03/20/2014

AMOUNT

\$1,350.00

TO THE
ORDER
OF
PA
Sheriff of Columbia County

VOID

Handwritten signature: Charles E. Conway
ESCROW TRUST
VOID AFTER 90 DAYS

Listing Prop for Sheriff Sale(295-0845) - Schoffler, Troy

⑈089511⑈ ⑈031000503⑈ 200001243002⑈