

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

US Bank WA vs Robert Miller Estate

NO. 10-15 ED NO. 13-73-13 JD

DATE/TIME OF SALE: MAY 13, 2015 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 3366,66

POUNDAGE - 2% OF BID \$ 67.33

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

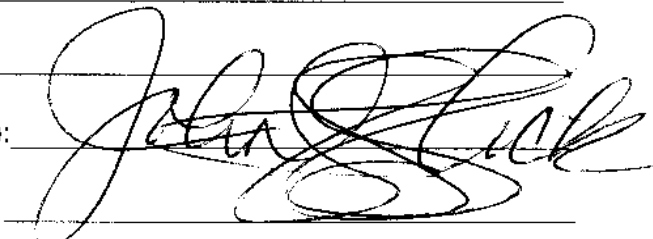
TOTAL AMOUNT NEEDED TO PURCHASE \$ 3433,99

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____



TOTAL DUE: \$ 3433,99

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2083,99

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
US BANK NATIONAL ASSOCIATION

vs.

Defendant
ROBERT S MILLER, ESTATE

Attorney for the Plaintiff:

POWERS, KIRN & JAVARDIAN LLC
1310 INDUSTRIAL BOULEVARD
SUITE 101
SOUTHAMPTON, PA 18966

Sheriff's Sale Date: Wednesday, May 13, 2015

Writ of Execution No. : 2013CV1373

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 2630 TOWER ROAD, BLOOMSBURG, PA 17815

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	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,134.51
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	\$150.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$110.00
Other	\$116.00

PHILADELPHIA CO

Total Sheriff Costs \$1,977.01

Municipal Costs

Sewer	\$1,322.65
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Total Municipal Costs \$1,322.65

Distribution Costs

Recording Fees	PHILADELPHIA CO	\$67.00
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Total Distribution Costs \$67.00

Grand Total: \$3,366.66

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

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

Printed by: Columbia County Sheriff's Office, Bloomsburg, PA

POWERS, KIRN & ASSOCIATES, LLC.

Eight Neshaminy Interplex,
Suite 215
Trevose, PA 19053

Jill Manuel-Coughlin

Phone: (215) 942-2090

Fax: (215) 942-9695

May 29, 2015

Sheriff of Columbia County
35 West Main Street
Bloomsburg, PA 17815
Real Estate Division

RE: U.S. Bank, National Association VS. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Robert S. Miller, Deceased

Premises: 2630 Tower Road, Bloomsburg, PA 17815
Sale held: 05/13/2015
Docket#: 2013-CV-1373

Dear Sir/Madam :

Enclosed please find items necessary to have sheriff's deed recorded.

Title should be transferred to: **Federal Home Loan Mortgage Corporation**
8200 Jones Branch Drive
McLean, VA 22102

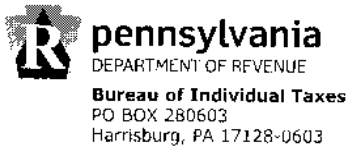
Additionally, 2 realty transfer tax statements of value are enclosed for your use. Kindly return a copy of the recorded sheriff's deed to my attention using the self-addressed, stamped envelope provided. Should you need anything further, please contact me. Thank you for your assistance in regards to this matter.

Very truly yours,



Danielle Rhoads for
Powers, Kirn & Associates, LLC
Danielle.Rhoads@pkjllc.com

/dr
Enclosures



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. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

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

Name POWERS, KIRN & ASSOCIATES, LLC		Telephone Number: (215) 942-2090	
Mailing Address EIGHT NESHAMINY INTERPLEX, SUITE 215	City TREVOSE	State PA	ZIP Code 19053

B. TRANSFER DATA

Date of Acceptance of Document 05 / 29 / 2015			
Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s) Federal Home Loan Mortgage Corp.	Telephone Number: (215) 942-2090
Mailing Address 35 West Main Street		Mailing Address 8200 Jones Branch Drive	
City Bloomsburg	State PA	ZIP Code 17815	City McLean
		State VA	ZIP Code 22102

C. REAL ESTATE LOCATION

Street Address 2630 Tower Road		City, Township, Borough Township of Scott
County Columbia	School District Central Columbia School District	Tax Parcel Number 31/04/023/01

D. VALUATION DATAWas transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration 3,433.99	2. Other Consideration + 0.00	3. Total Consideration = 3,433.99
4. County Assessed Value 36,956.00	5. Common Level Ratio Factor x 3.61	6. Fair Market Value = 133,411.16

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 133,411.16	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
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2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed.) TITLE TO BE TRANSFERRED TO A GOVERNMENT ENTITY

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

05/29/15

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

POWERS KIRN & ASSOCIATES, LLC
IOLTA ATTORNEY TRUST ACCOUNT
215-942-2090



Citizens Bank

3-7615/360

02/16/2016

PAY TO THE ORDER OF Sheriff of Columbia County

\$ **2,083.99

Two Thousand Eighty-Three and 99/100*****

DOLLARS

Sheriff of Columbia County

Shield

MEMO

11-0040/Miller/sheriff's settlement

⑈022175⑈ ⑆036076150⑆ ⑆236636358⑈

SHERIFF'S SALE COST SHEET

VS. _____
 NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>24.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>376.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ 1322.65 <u>1134.51</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1359.51</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>67.00</u>	
TOTAL *****		\$ <u>77.00</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	\$ <u>1322.65</u>	
WATER 20	\$	
TOTAL *****		\$ <u>1322.65</u>

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>	
MISC. <u>Phila.</u>	\$ <u>116.00</u>	
TOTAL *****		\$ <u>116.00</u>

TOTAL COSTS (OPENING BID) \$ 3366.66

STATE C
COUNT

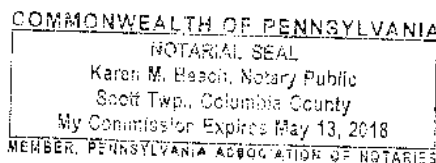
5

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice April 22, 29 and May 6, 2015 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....


Sworn and subscribed to before me this6th.....day of May.....2015.....

.....Karen M. Beach.....
(Notary Public)



And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

SCOTT TOWNSHIP AUTHORITY

350 Tenny Street
Bloomsburg, PA 17815
Phone ~ 570-784-6639 ~~ Fax ~ 570-784-6553

May 4, 2015

Columbia County Sheriff's Office
Attn: Tim Chamberlin
PO Box # 380
35 West Main Street
Bloomsburg, PA 17815

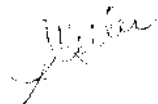
Reference Docket # 2013-CV-1373
2630 Tower Road, Bloomsburg, PA 17815

Dear Sheriff Chamberlin:

At this time, Scott Township Sewer Authority has an outstanding balance for the home owners – Robert Miller Estate, for the property located at 2630 Tower Road, Bloomsburg, PA 17815, Columbia County in the amount of \$1,322.65. Services dates for the fees in question are from December 18, 2013 – May 13, 2015.

If this sale were cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,



Sharon Keller
Administrative Assistant

cc P. Jeffrey Hill, Esquire
Scott Township Authority Board Members
File

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

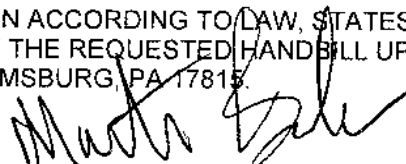


US BANK NATIONAL ASSOCIATION
vs.
ROBERT S MILLER, ESTATE

Case Number
2013CV1373

SHERIFF'S RETURN OF SERVICE

04/06/2015 03:10 PM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBELL UPON THE REAL ESTATE LOCATED AT 2630 TOWER ROAD, BLOOMSBURG, PA 17815.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

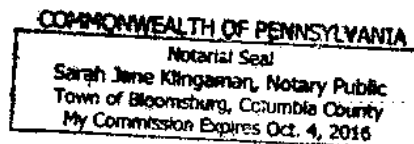

TIMOTHY T. CHAMBERLAIN, SHERIFF

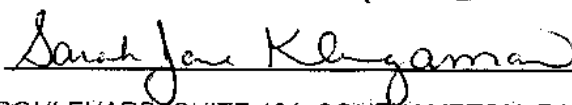
April 06, 2015

NOTARY

Affirmed and subscribed to before me this

6TH day of APRIL, 2015





Attorney: POWERS, KIRN & JAVARDIAN LLC, 1310 INDUSTRIAL BOULEVARD, SUITE 101, SOUTHAMPTON, PA 18

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



US BANK NATIONAL ASSOCIATION
vs.
ROBERT S MILLER, ESTATE

Case Number
2013CV1373

SERVICE COVER SHEET

Service Details:

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

Serve To:

Name:	(POSTING)
Primary Address:	2630 TOWER ROAD BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge <u>Posted</u> · Other		
Adult In Charge:	Brent Deor		
Relation:			
Date:	4-6-15	Time:	1510
Deputy:	8	Mileage:	

Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC	Phone:
---	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2013CV1373

2630 TOWER ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



US BANK NATIONAL ASSOCIATION
vs.
ROBERT S MILLER, ESTATE

Case Number
2013CV1373

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: ROBERT S MILLER, ESTATE
Primary Address: C/O CHARLES A.J. HALPIN III
100 S. BROAD STREET SUITE 2226
PHILADELPHIA, PA 17110-1021
Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Charles Halpin

Relation:

Date:

2/13/15

Time:

1245

Deputy:

Timothy Chamberlain

Mileage:

Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Notes / Special Instructions:

Now, February 02, 2015 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Philadelphia 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

TIMOTHY T. CHAMBERLAIN, SHERIFF

MILLER, ESTATE, ROBERT 2013CV1373 C/O CHARLES A.J. HALPIN III, 100 S. BROAD STREET SU NO EXPIRATION

SHERIFF'S OFFICE OF PHILADELPHIA COUNTY

Jewell Williams
Sheriff



Al Innaurato
Captain

Kevin Lamb
Chief Deputy

Robert Jackson
Chief of Staff

U.S. BANK, NATIONAL ASSOCIATION

vs.

CHARLES A.J. HALPIN, III ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE

Case Number

2013-CV-1373

AFFIDAVIT OF SERVICE

02/06/2015 RECEIVED SERVICES FOR CIVIL ENFORCEMENT UNIT

02/13/2015 12:45 PM - SERVED THE NOTICE OF SHERIFF SALE BY PERSONAL SERVICE UPON CHARLES A.J. HALPIN, III ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE AT 100 SOUTH BROAD STREET, SUITE 2226, PHILADELPHIA, PA 19110. SO ANSWERS: DEPUTY THOMAS MCKENNA, DEPUTY SHERIFF OF PHILADELPHIA COUNTY, PA.


THOMAS MCKENNA, DEPUTY

SHERIFF COST: \$116.00

SO ANSWERS,

February 13, 2015


JEWELL WILLIAMS, SHERIFF

NOTARY

Affirmed and subscribed to before me this

_____ day of _____, _____

SHERIFF'S OFFICE OF PHILADELPHIA COUNTY

Jewell Williams
Sheriff



Al Innaurato
Captain

Kevin Lamb
Chief Deputy

Robert Jackson
Chief of Staff

U.S. BANK, NATIONAL ASSOCIATION

vs.

CHARLES A.J. HALPIN, III ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE

Case Number

2013-CV-1373

204145

DEPOSIT RECEIPT

Printed: 2/5/2015 2:50:38PM

Receipt No: 1969

Date: 02/05/2015

Type: Civil Action - Other Court

Paid By: COLUMBIA COUNTY SHERIFF OFFICE

<u>Check No:</u>	<u>Check Date:</u>	<u>Description:</u>	<u>Deposit Amount:</u>
6784	02/02/2015	Advance Fee	\$116.00

Mail To: COLUMBIA COUNTY SHERIFF OFFICE

Origin: Foreign County Columbia

Received by: VB

City of Philadelphia Sheriff, Philadelphia, Pennsylvania, 19110, (215) 686-3530, (215) 686-3979 (fax)

City of Philadelphia Sheriff's Office, Form 100-1, 2/01

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



71901140006000046265

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING
PHILADELPHIA PA 19107

POWERS, KIRN & ASSOCIATES, LLC
JILL MANUEL-COUGHILIN, ESQUIRE ID. NO. 63252
PAIGE M. BELLINO, ESQUIRE ID NO. 309091
HARRY B. REESE, ESQUIRE ID NO. 310501
KATHERINE LOPEZ, ESQUIRE ID NO. 311713
DANIEL C. FANASELLE, ESQUIRE ID. NO. 312292
1310 INDUSTRIAL BOULEVARD
2ND FLOOR, SUITE 202
SOUTHAMPTON, PA 18966
(215) 942-2090

U.S. Bank, National Association

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

Charles A.J. Halpin, III, Esquire, personal
representative of the estate of Robert S. Miller,
Deceased

No.: 2013-CV-1373

2015-ED-10

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: Charles A.J. Halpin, III, Esquire, personal representative of the estate of Robert S. Miller,
Deceased
100 S. Broad Street, Suite 2226
Philadelphia, PA 17110-1021**

Your house (real estate) at 2630 Tower Road, Bloomsburg, PA 17815, is scheduled to be sold at Sheriff's Sale on May 13 2015 at 9:00, in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of **\$156,992.96**, obtained by **U.S. Bank, National Association**, 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 cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **(215) 942-2090**.
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 notice on page two on how to obtain an attorney.)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



US BANK NATIONAL ASSOCIATION
vs.
ROBERT S MILLER, ESTATE

Case Number
2013CV1373

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone: 10

Warrant:

Serve To:

Name: OCCUPANT

Primary Address: 2630 TOWER ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: CCSO

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Brian Miller

Relation: Occupant

Date: 2/4/15 Time: 15:00

Deputy: 6 Mileage:

Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC

Phone:

Service Attempts:

Date:	2/2/15	2/2/15				
Time:	3:35	15:56				
Mileage:						
Deputy:	4	6				

Service Attempt Notes:

1. 2/2/15 4c #4
2. Will be in to pick up 2/3/15 (Brian Miller)
- 3.
- 4.
- 5.
- 6.

OCCUPANT

2013CV1373

2630 TOWER ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



US BANK NATIONAL ASSOCIATION
vs.
ROBERT S MILLER, ESTATE

Case Number
2013CV1373

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 10

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Co.

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: Karen Richendefu

Relation: Clerk

Date: 2/2/15 Time: 1:43

Deputy: 4 Mileage:

Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2013CV1373

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



US BANK NATIONAL ASSOCIATION
vs.
ROBERT S MILLER, ESTATE

Case Number
2013CV1373

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 10

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: Deb Miller

Relation: Clerk

Date: 2/2/15

Time: 1:40

Deputy: 4

Mileage:

Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2013CV1373

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

US BANK NATIONAL ASSOCIATION
vs.
ROBERT S MILLER, ESTATE

Case Number
2013CV1373

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone: 10

Warrant:

Expires:

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: Deb Miller

Relation: Clerk

Date: 2/2/15 Time: 1:40

Deputy: 4 Mileage:

Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2013CV1373

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

US BANK NATIONAL ASSOCIATION
vs.
ROBERT S MILLER, ESTATE

Case Number
2013CV1373

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone:

10

Warrant:

Serve To:

Name: H. James Hock

Primary Address: 2626 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-7823

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

James Hock

Relation:

Tax office

Date:

2/2/15

Time:

2:27

Deputy:

6

Mileage:

Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

HOCK, H. JAMES

2013CV1373

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 02/02/15

Account:

Name:
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**
Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Ad ID: 1023939
Description: **Robert Miller Sale**
Run Dates: **04/22/15 to 05/06/15**
Class: 2
Agate Lines: 207
Blind Box:

Total Ad Cost \$1,134.51
Amount Paid \$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	04/22/15	05/06/15	3	\$1,134.51

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV1373

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, MAY 13, 2015
AT 9:00 O'CLOCK A.M.**

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

All that contain piece, parcel and lot of land situate in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, being bounded and described as follows, to-wit:

Beginning at a point in the Southeast corner of land now or formerly of Lynwood C. O'Brecht and Charlotte M. O'Brecht, his wife, and in line of lands now or formerly of James B. Schutt and Fern Schutt, his wife; thence along lands now or formerly of said O'Brecht, et ux, North 8° 45' West 168.00 feet more or less to a point in the middle of State Highway Legislative Route # 19091; thence along the centerline of said State Highway, L.R. # 19091, North 81° 30' East 145 feet more or less to a point in the middle of the aforesaid State Highway L.R. # 19091, and in line of lands now or formerly of Richard W. Miller and Nancy E. Miller, his wife; thence along lands of said Miller, et ux, South 8° 45' East 168 feet more or less to a point in line of lands now or formerly of Theodore Sarnoski and Joanne Sarnoski, his wife; thence along lands now or formerly of said Sarnoski, et ux, and lands now or formerly of James B. Schutt, et ux, South 77° 45' West 145 feet more or less to the point and place of beginning.

BEING THE SAME PREMISES WHICH PATRICIA DILLON KNORR, TRUSTEE OF THE IRREVOCABLE DILLON-KNORR, FAMILY TRUST, BY DEED DATED 11/30/2006 AND RECORDED 12/1/2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR COLUMBIA COUNTY INSTRUMENT NO.: 200613119, GRANTED AND CONVEYED UNTO CHARLES A.J. HALPIN, JR., ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT S. MILLER, DECEASED.

IMPROVEMENTS: RESIDENTIAL DWELLING.
TAX PARCEL: 31-04-023-01

PROPERTY ADDRESS: 2630 TOWER ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-04-023-01

Seized and taken into execution to be sold as the property of ROBERT S. MILLER, ESTATE in suit of US BANK NATIONAL ASSOCIATION.

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 representative of the plaintiff.

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

Attorney for the Plaintiff:
POWERS, KIRN & JAVARDIAN LLC
SOUTHAMPTON, PA

REAL ESTATE OUTLINE

ED # 2015 ED10

DATE RECEIVED 2013 CV 1373
DOCKET AND INDEX Jan. 27 2015

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>20349</u>

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

SALE DATE May 13 TIME 9 00 am
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV1373

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, MAY 13, 2015
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.

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Beginning at a point in the Southeast corner of land now or formerly of Lynwood C. O'Brecht and Charlotte M. O'Brecht, his wife, and in line of lands now or formerly of James B. Schutt and Fern Schutt, his wife; thence along lands now or formerly of said O'Brecht, et ux, North 8° 45' West 168.00 feet more or less to a point in the middle of State Highway Legislative Route #19091; thence along the centerline of said State Highway, L.R. #19091, North 81° 30' East 145 feet more or less to a point in the middle of the aforesaid State Highway L.R. #19091, and in line of lands now or formerly of Richard W. Miller and Nancy E. Miller, his wife; thence along lands of said Miller, et ux, South 8° 45' East 168 feet more or less to a point in line of lands now or formerly of Theodore Sarnoski and Joanne Sarnoski, his wife; thence along lands now or formerly of said Sarnoski, et ux, and lands now or formerly of James B. Schutt, et ux, South 77° 45' West 145 feet more or less to the point and place of beginning.
BEING THE SAME PREMISES WHICH PATRICIA DILLION KNORR, TRUSTEE OF THE IRREVOCABLE DILLON-KNORR, FAMILY TRUST, BY DEED DATED 11/30/2005 AND RECORDED 12/1/2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR COLUMBIA COUNTY INSTRUMENT NO.: 200513119, GRANTED AND CONVEYED UNTO CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT S. MILLER, DECEASED
IMPROVEMENTS: RESIDENTIAL DWELLING.
TAX PARCEL: 31-04-023-01

PROPERTY ADDRESS: 2630 TOWER ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-04-023-01

Seized and taken into execution to be sold as the property of ROBERT S MILLER, ESTATE in suit of US BANK NATIONAL ASSOCIATION.

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:
POWERS, KIRN & JAVARDIAN LLC
SOUTHAMPTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

U.S. Bank, National Association

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

Charles A.J. Halpin, III, Esquire, personal
representative of the estate of Robert S.
Miller, Deceased

No.: 2013-CV-1373

2015-ED-10

PRAECIPE FOR WRIT OF EXECUTION
MORTGAGE FORECLOSURE

TO THE PROTHONOTARY:

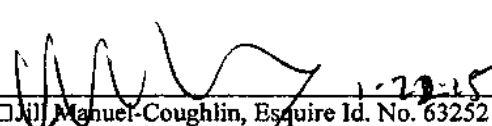
Kindly issue Writ of Execution in the above matter

Amount Due \$156,992.96

Interest from 1/24/2014 to _____ \$

Date of Sale @ \$25.81 per diem

Subtotal \$ _____
(Costs to be added)


☒ Manuel Coughlin, Esquire Id. No. 63252
☐ Paige M. Bellino, Esquire Id No. 309091
☒ Harry B. Reese, Esquire Id No. 310501
☐ Katherine Lopez, Esquire Id No. 311713
☐ Daniel C. Fanaselle, Esquire Id No. 312292
Attorneys for Plaintiff

COUNTY OF COLUMBIA, PA
CLERK OF COURTS OFFICE

2015 JAN 26 AM 11 54

PROTHONOTARY
FILED

All that certain piece, parcel and lot of land situate in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, being bounded and described as follows, to-wit:

Beginning at a point in the Southeast corner of land now or formerly of Lynwood C. O'Brecht and Charlotte M. O'Brecht, his wife, and in line of lands now or formerly of James B. Schutt and Fern Schutt, his wife; thence along lands now or formerly of said O'Brecht, et ux, North 8° 45' West 168.00 feet more or less to a point in the middle of State Highway Legislative Route #19091; thence along the centerline of said State Highway, L.R. #19091, North 81° 30' East 145 feet more or less to a point in the middle of the aforesaid State Highway L.R. #19091, and in line of lands now or formerly of Richard W. Miller and Nancy E. Miller, his wife; thence along lands of said Miller, et ux, South 8° 45' East 168 feet more or less to a point in line of lands now or formerly of Theodore Sarnoski and Joanne Sarnoski, his wife; thence along lands now or formerly of said Sarnoski, et ux, and lands now or formerly of James B. Schutt, et ux, South 77° 45' West 145 feet more or less to the point and place of beginning.

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IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 31-04-023-01

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

REAL ESTATE TAX CERTIFICATION

Date: 04/14/2015

Fee: \$5.00

Cert. NO: 20667

MILLER ROBERT S
220 DELAWARE AVE
WILLIAMSTOWN NJ 08094

District: SCOTT TWP
Deed: 20051 -3119
Location: 2630 TOWER RD
Parcel Id:31 -04 -023-01,000

Assessment: 36,956
Balances as of 04/14/2015

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

S/E

POWERS, KIRN & ASSOCIATES, LLC
JILL MANUEL-COUGHlin, ESQUIRE ID. NO. 63252
PAIGE M. BELLINO, ESQUIRE ID NO. 309091
HARRY B. REESE, ESQUIRE ID NO. 310501
KATHERINE LOPEZ, ESQUIRE ID NO. 311713
DANIEL C. FANASELLE, ESQUIRE ID. NO. 312292
1310 INDUSTRIAL BOULEVARD
2ND FLOOR, SUITE 202
SOUTHAMPTON, PA 18966
(215) 942-2090

Sheriff
31-04-02301
W DELU

U.S. Bank, National Association

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

Charles A.J. Halpin, III, Esquire, personal
representative of the estate of Robert S. Miller,
Deceased

No.: 2013-CV-1373

2015-ED-10

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: Charles A.J. Halpin, III, Esquire, personal representative of the estate of Robert S. Miller,
Deceased
100 S. Broad Street, Suite 2226
Philadelphia, PA 17110-1021**

Your house (real estate) at 2630 Tower Road, Bloomsburg, PA 17815, is scheduled to be sold at Sheriff's Sale on May 13 2015 at 9:00, in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of **\$156,992.96**, obtained by **U.S. Bank, National Association**, 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 cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **(215) 942-2090**.
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 notice on page two on how to obtain an attorney.)

POWERS, KIRN & ASSOCIATES, LLC
JILL MANUEL-COUGHLIN, ESQUIRE ID. NO. 63252
PAIGE M. BELLINO, ESQUIRE ID NO. 309091
HARRY B. REESE, ESQUIRE ID NO. 310501
KATHERINE LOPEZ, ESQUIRE ID NO. 311713
DANIEL C. FANASELLE, ESQUIRE ID. NO. 312292
1310 INDUSTRIAL BOULEVARD
2ND FLOOR, SUITE 202
SOUTHAMPTON, PA 18966
(215) 942-2090

Sheriff

U.S. Bank, National Association

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

Charles A.J. Halpin, III, Esquire, personal
representative of the estate of Robert S. Miller,
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No.: 2013-CV-1373

2015-ED-10

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U.S. Bank, National Association

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

Charles A.J. Halpin, III, Esquire, personal
representative of the estate of Robert S. Miller,
Deceased

No.: 2013-CV-1373

2015-ED-10

AFFIDAVIT PURSUANT TO RULE 3129.1

Plaintiff in the above action sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 2630 Tower Road, Bloomsburg, PA 17815:

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

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

Charles A.J. Halpin, III, Esquire, personal representative of the estate of Robert S. Miller, Deceased	100 S. Broad Street, Suite 2226 Philadelphia, PA 17110-1021
--	--

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

Charles A.J. Halpin, III, Esquire, personal representative of the estate of Robert S. Miller, Deceased	100 S. Broad Street, Suite 2226 Philadelphia, PA 17110-1021
--	--

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
None	

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
Plaintiff.	

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
None.	

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
Columbia County Domestic Relations	11 West Main Street P.O. Box 380 Bloomsburg, PA 17815
Columbia County Tax Claim Bureau	11 West Main Street Main Street County Annex P.O. Box 380 Bloomsburg, PA 17815
PA Department of Public Welfare Bureau of Child Support Enforcement	Health and Welfare Building – Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675
Pennsylvania Office of Attorney General	16 th Floor, Strawberry Square Harrisburg, PA 17120
Commonwealth of PA, Dept. of Revenue Bureau of Compliance, Clearance Support Section	Dept. 280948 Harrisburg, PA 17128-0948
Commonwealth of PA-Bureau of Individual Tax	Inheritance Tax Division, 6 th Floor, Strawberry Square, Dept 280601, Harrisburg, PA 17128
Department of Public Welfare-TPL Casualty Unit	Estate Recovery Program, P.O. Box 8486, Willow Oak Building, Harrisburg, PA 17105- 8486
Internal Revenue Service	WS Moorehead Building, 1000 Liberty Avenue, Room 112, Pittsburgh, PA 15222

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:

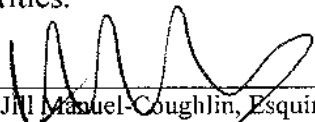
Name

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

Tenants/Occupants

2630 Tower Road
Bloomsburg, PA 17815

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



☐ Jill Manuel-Coughlin, Esquire Id. No. 63252
☐ Paige M. Bellino, Esquire Id No. 309091
☒ Harry B. Reese, Esquire Id No. 310501
☐ Katherine Lopez, Esquire Id No. 311713
☐ Daniel C. Fanaselle, Esquire Id No. 312292
Attorneys for Plaintiff

January ²⁷~~10~~, 2015

POWERS, KIRN & ASSOCIATES, LLC
JILL MANUEL-COUGHLIN, ESQUIRE ID. NO. 63252
PAIGE M. BELLINO, ESQUIRE ID NO. 309091
HARRY B. REESE, ESQUIRE ID NO. 310501
KATHERINE LOPEZ, ESQUIRE ID NO. 311713
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(215) 942-2090

U.S. Bank, National Association

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

Charles A.J. Halpin, III, Esquire, personal
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Miller, Deceased

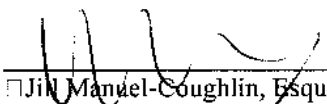
No.: 2013-CV-1373

2015-ED-10

CERTIFICATION TO SHERIFF OF COLUMBIA COUNTY
AS TO THE SALE OF REAL ESTATE

I hereby certify that I am the attorney for the Plaintiff in this Mortgage Foreclosure Action and further certify this Property is:

- ☐ FHA
- ☐ Tenant Occupied
- ☐ Vacant
- ☐ Commercial
- ☐ As a result of Complaint in Assumpsit
- ☒ (*) Act 6 and/or Act 91 complied with



☐ Jill Manuel-Coughlin, Esquire Id. No. 63252
☐ Paige M. Bellino, Esquire Id No. 309091
☒ Harry B. Reese, Esquire Id No. 310501
☐ Katherine Lopez, Esquire Id No. 311713
☐ Daniel C. Fanaselle, Esquire Id No. 312292
Attorneys for Plaintiff

U.S. Bank, National Association

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

Plaintiff

vs.

CIVIL ACTION – LAW

Charles A.J. Halpin, III, Esquire, personal
representative of the estate of Robert S.
Miller, Deceased

IN MORTGAGE FORECLOSURE

No.: 2013-CV-1373

Defendant(s)

2015-ED-10

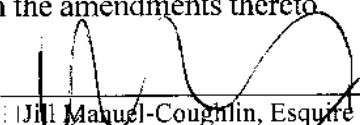
AFFIDAVIT OF NON-MILITARY SERVICE AND
CERTIFICATION OF LAST KNOWN ADDRESS
OF DEFENDANTS AND PLAINTIFF

The undersigned, being duly sworn according to law, deposes and says this affidavit is made on behalf of the above plaintiff, being authorized to do so, and it is averred that:

(a) Charles A.J. Halpin, III, Esquire, personal representative of the estate of Robert S. Miller, Deceased is over 21 years of age, resides at 100 S. Broad Street, Suite 2226, Philadelphia, PA 17110-1021;

(b) Plaintiff, U.S. Bank, National Association, is an institution conducting business under the Laws of the Commonwealth of Pennsylvania with an address of 4801 Frederica Street, Owensboro, KY 42301

Deponent further avers that none of the above is within the protection of the Soldiers' and Sailors' Civil Relief Act of 1940, together with the amendments thereto.


Jill Mahue-Coughlin, Esquire Id. No. 63252
Purge M. Bellino, Esquire Id No. 309091
Harry B. Reese, Esquire Id No. 310501
Katherine Lopez, Esquire Id No. 311713
Daniel C. Fanaselle, Esquire Id No. 312292
Attorneys for Plaintiff



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: MILLER

First Name: ROBERT

Middle Name:

Active Duty Status As Of: Jan-22-2015

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, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

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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 "defenselink.mil" URL: <http://www.defenselink.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.

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Certificate ID: 52MEA5E3K12DOE0



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: MILLER

First Name: ROBERT

Middle Name: S.

Active Duty Status As Of: Jan-22-2015

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
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Certificate ID: C2SAW593E129Q80



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: HALPIN, III

First Name: CHARLES

Middle Name: A.J.

Active Duty Status As Of: Jan-22-2015

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			

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Certificate ID: 6236W5E3Z1326B0

All that certain piece, parcel and lot of land situate in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, being bounded and described as follows, to-wit:

Beginning at a point in the Southeast corner of land now or formerly of Lynwood C. O'Brecht and Charlotte M. O'Brecht, his wife, and in line of lands now or formerly of James B. Schutt and Fern Schutt, his wife; thence along lands now or formerly of said O'Brecht, et ux, North 8° 45' West 168.00 feet more or less to a point in the middle of State Highway Legislative Route #19091; thence along the centerline of said State Highway, L.R. #19091, North 81° 30' East 145 feet more or less to a point in the middle of the aforesaid State Highway L.R. #19091, and in line of lands now or formerly of Richard W. Miller and Nancy E. Miller, his wife; thence along lands of said Miller, et ux, South 8° 45' East 168 feet more or less to a point in line of lands now or formerly of Theodore Sarnoski and Joanne Sarnoski, his wife; thence along lands now or formerly of said Sarnoski, et ux, and lands now or formerly of James B. Schutt, et ux, South 77° 45' West 145 feet more or less to the point and place of beginning.

BEING THE SAME PREMISES WHICH PATRICIA DILLION KNORR, TRUSTEE OF THE IRREVOCABLE DILLON-KNORR, FAMILY TRUST, BY DEED DATED 11/30/2005 AND RECORDED 12/1/2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR COLUMBIA COUNTY INSTRUMENT NO.: 200513119, GRANTED AND CONVEYED UNTO CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT S. MILLER, DECEASED

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 31-04-023-01

SHORT DESCRIPTION

DOCKET NO: 2013-CV-1373 2015-ED-10

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF SCOTT, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL NO: 31-04-023-01

PROPERTY ADDRESS 2630 Tower Road
Bloomsburg, PA 17815

IMPROVEMENTS: a Residential Dwelling

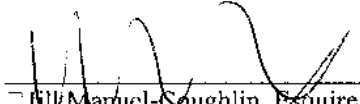
SOLD AS THE PROPERTY OF: Charles A.J. Halpin, III, Esquire, personal representative of the estate of Robert S. Miller, Deceased

ATTORNEY'S NAME: Powers, Kirm & Associates, LLC

SHERIFF'S NAME: Timothy T. Chamberlain

WAIVER OF WATCHMAN

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

 1-22-06

Jill Manuel-Coughlin, Esquire Id. No. 63252
Paige M. Bellino, Esquire Id No. 309091
Harry B. Reese, Esquire Id No. 310501
Katherine Lopez, Esquire Id No. 311713
Daniel C. Fanaselle, Esquire Id No. 312292
Attorneys for Plaintiff

**SHERIFF'S RETURN OF SERVICE
COLUMBIA COUNTY**

PLAINTIFF
U.S. Bank, National Association

COURT NO.: 2013-CV-1373

2015-ED-10

DEFENDANT
Charles A.J. Halpin, III, Esquire, personal representative
of the estate of Robert S. Miller, Deceased

TYPE OF ACTION

XX Handbill

SERVE AT:
2630 Tower Road
Bloomsburg, PA 17815

SALE DATE:

PLEASE POST PROPERTY WITH THE HANDBILL.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 2014,
at _____, o'clock __. M., at _____, Commonwealth of Pennsylvania, in the
manner described below:

- ☐ Defendant personally served.
☐ Adult family member with whom Defendant(s) reside(s).
Relationship is _____.
☐ Adult in charge of Defendant's residence who refused to give name or relationship.
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
☐ Agent or person in charge of Defendant's office or usual place of business.
☐ _____ an officer of said Defendant's company.
☐ Other: _____

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

SHERIFF

By: _____ Deputy Sheriff

On the ____ day of _____, 2014, at ____ o'clock __. M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

DEPUTIZED SERVICE

Now, this _____ day of _____, 2014, I, Sheriff of Columbia County, Pennsylvania, do hereby
deputize the Sheriff of _____ County to serve this Notice of Sheriff's Sale and make return
thereof and according to law.

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF
POWERS, KIRN & ASSOCIATES, LLC
Eight Neshaminy Interplex, Suite 215
Trevose, PA 19053
(215)942-2090

PK

**&A Powers, Kirn &
Associates, LLC**

728 Marne Highway
Suite 200
Moorestown, NJ 08057

Eight Neshaminy
Interplex Suite 215
Trevose, PA 19053

Telephone: 215-942-2090
Fax: 215-942-9695
www.pkjllc.com

January 19, 2015

Sarah E. Powers*
William M.E. Powers, Jr.**
William M.E. Powers, III*
Edward W. Kirn, III*

* Member of NJ and PA Bar
** Member of NJ Bar
+ Member of PA Bar

Re: Sheriff's Service

Dear Sir/Madam:

Please be advised that we will be handling service of the NOS on the defendant.

Very truly yours,

Erin Dormer for
Powers, Kirn & Associates, LLC

Document Receipt

Trans #	4627	Carrier / service:	USPS Server	First-Class Mail®	2/2/2015 12:00:00 AM
Ship to:					
TECHNICAL SUPPORT GROUP		INTERNAL REVENUE SERVICE			
600 ARCH STREET ROOM 3259		Tracking #:	71901140006000046272		
		Doc Ref #:	2015ED10		
		Postage	5.3400		
PHILADELPHIA PA 19106					

/D

Document Receipt

Trans #	4626	Carrier / service:	USPS Server	First-Class Mail®	2/2/2015 12:00:00 AM
Ship to:					
PHILADELPHIA DISTRICT OFFICE		US SMALL BUSINESS ADMINISTRATION			
900 MARKET STREET 5TH FLOOR		Tracking #:	71901140006000046265		
ROBERT N.C. NIX FEDERAL BUILDING		Doc Ref #:	2015ED10		
		Postage	5.3400		
PHILADELPHIA PA 19107					

Document Receipt

Trans #	4625	Carrier / service:	USPS Server	First-Class Mail®	2/2/2015 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000046258

Doc Ref #: 2015ED10

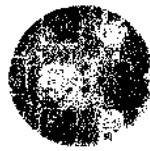
Postage 5.3400

HARRISBURG PA 17105

Document Receipt

Trans #	4624	Carrier / service:	USPS Server	First-Class Mail®	2/2/2015 12:00:00 AM
Ship to:					
DEPARTMENT OF REVENUE		COMMONWEALTH OF PA			
DEPARTMENT 281230		Tracking #:	71901140006000046241		
		Doc Ref #:	2015ED10		
		Postage	5.3400		
HARRISBURG	PA	17128			

POWERS KIRN & ASSOCIATES, LLC
IOLTA ATTORNEY TRUST ACCOUNT
 215-942-2090



3-7615/360

Citizens Bank

01/19/2015

 PAY TO THE
 ORDER OF

Sheriff of Columbia County

\$ **1,350.00

One Thousand Three Hundred Fifty and 00/100*****

Sheriff of Columbia County

DOLLARS

MEMO

11-0040/Sheriff deposit retainer

Shield

⑈020349⑈ ⑆036076150⑆ 6236636358⑈

POWERS KIRN & ASSOCIATES, LLC / IOLTA ATTORNEY TRUST ACCOUNT

2034

Sheriff of Columbia County

Date	Type	Reference	Original Amt.	Balance Due	01/19/2015 Discount	Payment
01/19/2015	Bill	11-0040/ED	1,350.00	1,350.00		1,350.00
					Check Amount	1,350.00

130*Trust Account - 11-0040/Sheriff deposit retainer

1,350.00