

SHERIFF'S REAL ESTATE FINAL COST SHEET

NO. 51-15 ED NO. 122-15 JD

TOTAL DUE IN 8 DAYS \$ 837.59

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
MIDFIRST BANK

vs.

Defendant
EDWARD MILLER
KIA NICOLE TORIO
OCCUPANTS

Attorney for the Plaintiff:
PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PA 17102

Sheriff's Sale Date: Wednesday, September 9, 201
Writ of Execution No. : 2015CV122
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 455 SCENIC AVENUE, 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	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,313.70
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	\$165.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$120.00
Total Sheriff Costs	\$2,077.70

Distribution Costs

Recording Fees	\$67.00
Total Distribution Costs	\$67.00

Grand Total: \$2,144.70

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

LAW OFFICES

PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2393

TELEPHONE (717) 234-4178
TELECOPIER (717) 236-6120

September 14, 2015

OFFICE OF THE SHERIFF
Columbia County Court House
35 West Main Street
Bloomsburg, PA 17815

Re: MIDFIRST BANK vs.
EDWARD W. MILLER & KIA N. TORIO
No. 2015-CV-122

Dear Sheriff:

Enclosed please find affidavits of value for the deed to be prepared and recorded as a result of the sale in this case.

THE GRANTEE SHOULD BE:

MIDFIRST BANK
999 NW GRAND BLVD.
Suite 100
OKLAHOMA CITY, OK 73118

Please have the Recorder return the recorded deed in the enclosed envelope, along with the recording receipt.

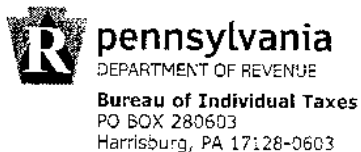
Thank you for your cooperation in this matter. Please call if you need anything further.

Very truly yours,

Leon P. Haller, Esquire

Leon P. Haller

LPH/tq
Enclosure



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 Leon P. Haller, Esquire		Telephone Number: (717) 234-4178	
Mailing Address 1719 North Front Street		City Harrisburg	State PA
		ZIP Code 17102	

B. TRANSFER DATA

Date of Acceptance of Document 9/9/15			
Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s) Midfirst Bank	Telephone Number: (717) 234-4178
Mailing Address 35 West Main Street		Mailing Address 999 N.W. Grand Blvd., Suite 100	
City Bloomsburg	State PA	ZIP Code 17815	City Oklahoma City
			State OK
			ZIP Code 73118

C. REAL ESTATE LOCATION

Street Address 455 Scenic Avenue		City, Township, Borough Main Township	
County COLUMBIA COUNTY	School District Bloomsburg Area	Tax Parcel Number 22-013-064	

D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration \$2,144.70	2. Other Consideration +0.00	3. Total Consideration = \$2,144.70
4. County Assessed Value \$31,538.00	5. Common Level Ratio Factor x 3.60	6. Computed Value = \$113,536.80

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

1a. Amount of Exemption Claimed \$113,536.80	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.) _____

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 Leon P. Haller, Esquire	Date 9-14-15
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Midfirst Bank vs Edward Miller

NO. 51-15 ED NO. 122-15 JD

DATE/TIME OF SALE: Sept 9, 2015 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ 2144.70

POUNDAGE - 2% OF BID \$ 42.89

TRANSFER TAX - 2% OF FAIR MKT \$

MISC. COSTS \$

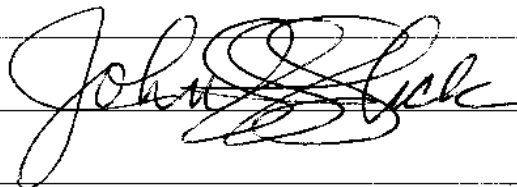
TOTAL AMOUNT NEEDED TO PURCHASE \$ 2187.59

PURCHASER(S):

ADDRESS:

NAMES(S) ON DEED:

PURCHASER(S) SIGNATURE(S):



TOTAL DUE: \$ 2187.59

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$ 837.59

Purcell, Krug & Haller

1719 North Front Street

Harrisburg, PA 17102

**METRO
BANK**

60-184/313

Metrolink® Check Fraud
Protection for Business

207668

CHECK NO.

207668

CHECK DATE

09/11/2015

PAY

Eight hundred thirty-seven and fifty-nine/100*****

CHECK AMOUNT

\$837.59

TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS



AUTHORIZED SIGNATURE

⑈207668⑈ ⑆031301846⑆ 513209312⑈

PURCELL, KRUG & HALLER

207668

Vendor COLUMBIA COUNTY SHERIFF

09/11/2015

207668

Reference #

RLG

M02090-42818

09/11/2015

837.59

837.59

MIDLAND MORTGAGE V. MILLER/TORIO - ADDITIONAL SHERIFF SALE COSTS DUE - NO. 20150CV-122

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
MIDFIRST BANK

vs.

Defendant
EDWARD MILLER
KIA NICOLE TORIO
OCCUPANTS

Attorney for the Plaintiff:
PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PA 17102

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Surcharge	\$120.00

Total Sheriff Costs **\$2,077.70**

Distribution Costs

Recording Fees	\$67.00
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Total Distribution Costs **\$67.00**

Grand Total: **\$2,144.70**

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LAW OFFICES
PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 234-1206
E-MAIL: MTG@PKIL.COM

JOHN W. PURCELL
HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
VALERIE A. GUNN
JILL M. WINEKA
BRIAN J. TYLER
NICOLE M. STALEY

JOSEPH NISSLEY (1910-1982)
ANTHONY DISANTO
OF COUNSEL

HERSHEY
1099 GOVERNOR ROAD
(717) 533-3836

August 14, 2015

Columbia County Sheriff
P.O. Box 380
Bloomsburg, PA 17815

Re: 2015-CV-122 MIDFIRST BANK vs. EDWARD W. MILLER KIA N. TORIO

Dear Sir/Madam:

Enclosed please find a copy of the Return of Service regarding the above-referenced case for your records, as well as one copy. Please time-stamp the enclosed copy and return to me in the self-addressed stamped envelope provided. Should you have any questions, please do not hesitate to contact our office.

Very truly yours,

Leon P. Haller, Esquire

LPH:rb

Enclosure

MIDFIRST BANK,
PLAINTIFF

VS.

EDWARD W. MILLER AND
KIA N. TORIO,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-122

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 5/22/2015, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:


EDWARD W. MILLER
82 NORTH IRON STREET
BLOOMSBURG, PA 17815

EDWARD W. MILLER
455 SCENIC AVENUE
BLOOMSBURG, PA 17815

KIA N. TORIO
455 SCENIC AVENUE
BLOOMSBURG, PA 17815

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
455 SCENIC AVENUE
BLOOMSBURG, PA 17815

By 
PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

MIDFIRST BANK,
PLAINTIFF

VS.

EDWARD W. MILLER AND
KIA N. TORIO,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-122

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BLOOMSBURG, PA 17815

EDWARD W. MILLER
455 SCENIC AVENUE
BLOOMSBURG, PA 17815

KIA N. TORIO
455 SCENIC AVENUE
BLOOMSBURG, PA 17815

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
455 SCENIC AVENUE
BLOOMSBURG, PA 17815

By 
PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

LAW OFFICES
Purcell, Krug & Haller

HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
JILL M. WINEKA
LISA A. RYNARD

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 233-1149

HERSHEY
(717) 533-3836

EDWARD W. MILLER
82 NORTH IRON STREET
BLOOMSBURG, PA 17815

EDWARD W. MILLER
455 SCENIC AVENUE
BLOOMSBURG, PA 17815

KIA N. TORIO
455 SCENIC AVENUE
BLOOMSBURG, PA 17815

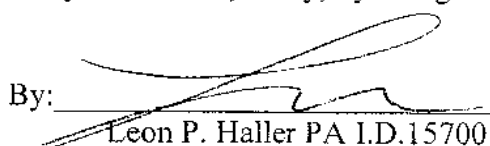
DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
455 SCENIC AVENUE
BLOOMSBURG, PA 17815

NOTICE IS HEREBY GIVEN to the Defendants in the within action and those parties who hold one or more mortgages, judgments or tax liens against the real estate which is the subject of the Notice of Sale pursuant to Pennsylvania Rule of Civil Procedure 3129.1 attached hereto.

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of the within county on the judgment of the Plaintiff named herein the said real estate will be exposed to public sale as set forth on the attached Notice of Sale.

YOU ARE FURTHER NOTIFIED that the lien you hold against the said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff's Sale.

By: 
Leon P. Haller PA I.D.15700
Attorney for Plaintiff

MIDFIRST BANK,
PLAINTIFF

VS.

EDWARD W. MILLER AND
KIA N. TORJO,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-122

IN MORTGAGE FORECLOSURE

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

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: Wednesday July 15, 2015

TIME: 9:00 a.m.

LOCATION: Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

**455 SCENIC AVENUE
BLOOMSBURG, PA 17815**

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 2015-CV-122

JUDGMENT AMOUNT \$102,739.68

THE NAMES OF THE OWNERS OR REPUTED OWNERS of this property is:

EDWARD W. MILLER AND KIA N. TORIO

A **SCHEDULE OF DISTRIBUTION**, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (**for example, to banks that hold mortgages and municipalities that are owed taxes**) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT - PROMPTLY.**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file an petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

ALL THAT CERTAIN lot, piece and parcel of land situate in Wonderview Development, Main Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of Scenic Avenue and in line of Lot No. 109; thence along Lot No. 109, North 13 degrees 01 minute 05 seconds West, 136.03 feet to a point in line of Lot No. 135; thence along line of Lot No. 135, North 77 degrees 20 minutes East 106.59 feet to a point in line of Lot No. 107; thence along line of Lot No. 107, South 13 degrees 46 minutes 05 seconds East, 134.23 feet to a point in the northerly side of Scenic Avenue aforesaid; thence along the northerly side of said Scenic Avenue, South 76 degrees 13 minutes 55 seconds West, 88.76 feet to a point in line of said Scenic Avenue; thence along Scenic Avenue, South 76 degrees 58 minutes 55 seconds West, 19.59 feet to the point and place of BEGINNING.

CONTAINING 14,533.2 square feet of land. It being Lot No. 108 in a draft of lots of Wonderview, Incorporated prepared by T. Bryce James, R.S., on April 7, 1975, as revised February 9, 1978.

HAVING THEREON ERECTED a dwelling known as 455 Scenic Avenue, Bloomsburg, PA 17815.

PARCEL NO. 22-01B-064

EXCEPTING AND RESERVING therefrom, to the grantors, their heirs, executors, administrators and assigns, a utility right of way ten (10) feet in width on each side of the lot, extending to the entire depth of the lot, and fifteen (15) feet in width along the back of said lot and extending the entire width of said lot, together with the rights of ingress, egress and regress for the purposes of installing and maintaining utility lines, etc.

ALSO EXCEPTING AND RESERVING from the aforesaid description a right of way and easement being twenty (20) feet in width granted by Ricky A. Deiterich and Crystal A. Deiterich, husband and wife, et al, to Main Township. The description of said easement and/or right of way is more fully set forth in Deed of Easement, a copy of which has been given to David John Vitkauskas and Kristen Janet Leonovich, simultaneously with the execution of this deed. The terms of said Deed of Easement are incorporated hereby by reference thereto.

BEING THE SAME premises which National Mortgage Association a/k/a Fanniemae, by deed dated 12/29/2004 and recorded 12/30/2004 in Columbia County Instrument No. 2004-14710, granted and conveyed unto Edward W. Miller and Kia N. Torio.

9414 7266 9904 2035 3457 93

TO: EDWARD W. MILLER
82 NORTH IRON STREET
BLOOMSBURG, PA 17815

SENDER: nos 07/15/15
REFERENCE: m02090/42818

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	.69
	Certified Fee	3.30
	Return Receipt Fee	2.70
	Restricted Delivery	5.05
	Total Postage & Fees	11.74

USPS®
Receipt for
Certified Mail®

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

MAY 22 2015

9414 7266 9904 2035 3457 86

TO: EDWARD W. MILLER
455 SCENIC AVENUE
BLOOMSBURG, PA 17815

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USPS®
Receipt for
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POSTMARK OR DATE

9414 7266 9904 2035 3457 79

TO: KIA N. TORIO
455 SCENIC AVENUE
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PS Form 3800, January 2005

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	Total Postage & Fees	11.74

USPS®
Receipt for
Certified Mail®

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

MAY 22 2015

MIDLAND MORTGAGE, a division of MidFirst Bank v. EDWARD W. MILLER KIA N. TORIO
Columbia County Sale

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

EDWARD W. MILLER
82 NORTH IRON STREET
BLOOMSBURG, PA 17815

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

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Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

KIA N. TORIO
455 SCENIC AVENUE
BLOOMSBURG, PA 17815

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

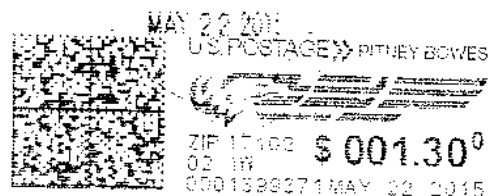
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Postmark:



MIDLAND MORTGAGE, a division of MidFirst Bank v. EDWARD W. MILLER KIA N. TORIO
Columbia County Sale

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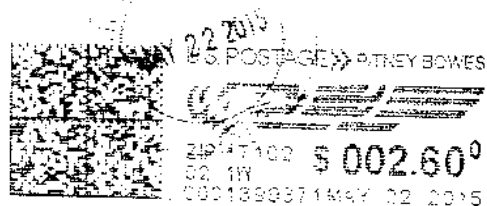
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

EDWARD W. MILLER
455 SCENIC AVENUE
BLOOMSBURG, PA 17815

Postmark:



fax transmittal

IF THERE IS ANY TROUBLE IN TRANSMISSION PLEASE DIAL THE ABOVE REFERENCED SENDER IMMEDIATELY.

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

MIDFIRST BANK

Plaintiff

**CIVIL DIVISION
CASE NO. 2015-CV-122**

VS.

**EDWARD W. MILLER AND
KIA N. TORIO**

Defendants


**FILED
PROTHONOTARY
2015 JUN 16 AM 9 39
CLERK OF COURTS OFFICE
COUNTY OF COLMBIA, PA**

NOTICE OF THE DATE OF CONTINUED SHERIFF SALE

**THE SHERIFF'S SALE SCHEDULED FOR JULY 15, 2015, @ 9:00 AM IN THE ABOVE CAPTIONED
MATTER HAS BEEN CONTINUED TO SEPTEMBER 9, 2015 @ 9:00 AM**

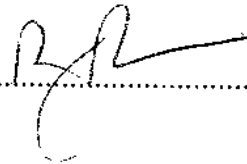
DATE: June 12, 2015

BY

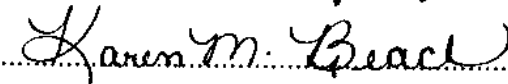

**Attorney Leon P. Haller
PURCELL KRUG & HALLER
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178
Attorney ID #15700**

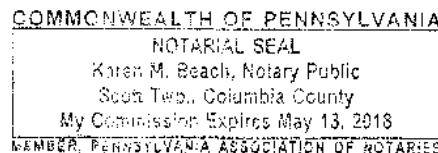
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 June 24 and July 1, 8, 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 this 8th day of July 2015.....

.....
(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.

.....

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>30.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</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>5.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>404.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1313.70</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1538.70</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	\$	_____
WATER	20	\$	_____
TOTAL ***** \$ <u>0.00</u>			

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>
MISC.	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>0.00</u>	

TOTAL COSTS (OPENING BID) \$ 2144.70

1350

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

MIDFIRST BANK
vs.
EDWARD MILLER (et al.)

Case Number
2015CV122

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 51

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: MICHELE GREENLY

Primary Address: 330 SCENICE AVENUE
TAX COLLECTOR / MAIN TWP
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Michele Greenly

Relation:

TAX Collector

Date:

6-26-15

Time:

1:41

Deputy:

4

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

GREENLY, MICHELE

2015CV122

130 SCENICE AVENUE, TAX COLLECTOR / MAIN TWP, BI NO EXPIRATION

PURCELL, KRUG & HALLER
1719 N. FRONT STREET
HARRISBURG, PA 17102
PH: 717-234-4178
FAX: 717-233-1149

fax transmittal

To: SHERIFF'S OFFICE

Columbia County Sheriff
P.O. Box 380
Bloomsburg, PA 17815

From: Purcell, Krug & Haller

1719 N. Front Street
Harrisburg, PA 17102
Ph: 717-234-4178
Fax: 717-233-1149

BARB VILLARRIAL

Fax: 570-389-5625

Date: June 12, 2015

Phone: 570-389-5622

Pages: 1 PAGE

Re: SHERIFFS SALE

PROPERTY: 455 SCENIC AVENUE

EDWARD W. MILLER KIA N. TORIO

2015-CV-122

☒ **X Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

Notes PLEASE /CONTINUE THE SHERIFF SALE SCHEDULED FOR 07/15/15__ TO THE NEXT SALE DATE OF _09/09/15

IF THERE IS ANY TROUBLE IN TRANSMISSION PLEASE DIAL THE ABOVE REFERENCED SENDER IMMEDIATELY.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MIDFIRST BANK
vs.
EDWARD MILLER (et al.)

Case Number
2015CV122

SHERIFF'S RETURN OF SERVICE

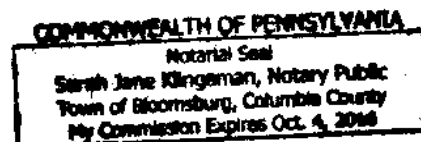
05/04/2015 03:56 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: EDWARD MILLER AT 82 NORTH IRON STREET, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 09, 2015



Affirmed and subscribed to before me this

NOTARY

9TH day of JUNE, 2015

Sarah Jane Klingeman

Plaintiff Attorney: PURCELL, KRUG & HALLER, 1719 NORTH FRONT STREET, HARRISBURG, PA 17102

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MIDFIRST BANK
vs.
EDWARD MILLER (et al.)

Case Number
2015CV122

SHERIFF'S RETURN OF SERVICE

05/04/2015 03:12 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE @ACCEPTEDBY, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR KIA N TORIO AT 455 SCENIC AVENUE, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 09, 2015

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2018

NOTARY

Affirmed and subscribed to before me this

9TH day of JUNE, 2015

Sarah Jane Klingaman

Plaintiff Attorney: PURCELL, KRUG & HALLER, 1719 NORTH FRONT STREET, HARRISBURG, PA 17102

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MIDFIRST BANK
vs.
EDWARD MILLER (et al.)

Case Number
2015CV122

SHERIFF'S RETURN OF SERVICE

06/09/2015 03:57 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 455 SCENIC AVENUE, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 10, 2015

NOTARY

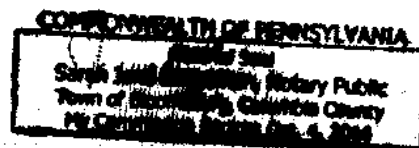
Affirmed and subscribed to before me this

10TH

day of

JUNE

2015



Sarah Jane Klingman

Plaintiff Attorney: PURCELL, KRUG & HALLER, 1719 NORTH FRONT STREET, HARRISBURG, PA 17102

For County/Sheriff Sheriff Telecott, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MIDFIRST BANK
vs.
EDWARD MILLER (et al.)

Case Number
2015CV122

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 455 SCENIC AVENUE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2015CV122

455 SCENIC AVENUE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

MIDFIRST BANK
vs.
EDWARD MILLER (et al.)

Case Number
2015CV122

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

51

Warrant:

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

Serve To:

Name: EDWARD MILLER

Primary Address: 82 NORTH IRON STREET
BLOOMSBURG, PA 17815

Phone: OR DOB:

Alternate Address: 455 SCENIC AVENUE
BLOOMSBURG, PA 17815

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Edward Miller

Relation: Def

Date: 5-4-15 Time: 3:56

Deputy: 4 Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:	<u>5-4-15</u>					
Time:	<u>2:56</u>					
Mileage:						
Deputy:	<u>4</u>					

Service Attempt Notes:

1. 5-4-15 L/C

2.

3.

4.

5.

6.

MILLER, EDWARD

2015CV122

82 NORTH IRON STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MIDFIRST BANK
vs.
EDWARD MILLER (et al.)

Case Number
2015CV122

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 51

Warrant:

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

Serve To:

Name: KIA N TORIO

Primary Address: 455 SCENIC AVENUE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: KIA TORIO

Relation: DEF

Date: 5-4-15

Time: 3:12-

Deputy: 4

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

TORIO, KIA N

2015CV122

455 SCENIC AVENUE, BLOOMSBURG, PA 17815

NO EXPIRATION

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

Date: 05/19/2015

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 21825

MILLER EDWARD W
KIA N TORIO
455 SCENIC AVE
BLOOMSBURG PA 17815

District: MAIN TWP
Deed: 20041 -4710
Location: L-108
Parcel Id:22 -01B-064-00,000

Assessment: 31,538
Balances as of 05/19/2015

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

By: Columbia County Sheriff Per: Ol

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



71901140006000052747

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

MIDFIRST BANK,
PLAINTIFF

VS.

EDWARD W. MILLER AND
KIA N. TORIO,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-122

2015-ED-51

IN MORTGAGE FORECLOSURE

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

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: July 15th 2015

TIME: 9:00 am

LOCATION: Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

**455 SCENIC AVENUE
BLOOMSBURG, PA 17815**

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 2015-CV-122

JUDGMENT AMOUNT \$102,739.68

THE NAMES OF THE OWNERS OR REPUTED OWNERS of this property is:

EDWARD W. MILLER AND KIA N. TORIO

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 05/11/15

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHERIFF

Address: PO BOX 380
BLOOMSBURG, PA 17815

Ad ID: 1034970
Description: Miller & Torio Sale
Run Dates: 06/24/15 to 07/08/15
Class: 2
Agate Lines: 240
Blind Box:

Total Ad Cost \$1,313.70
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	06/24/15	07/08/15	3	\$1,313.70

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV122

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, JULY 15, 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 CERTAIN lot, piece and parcel of land situate in Wonderview Development, Main Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of Scenic Avenue and in line of Lot No. 109; thence along Lot No. 108, North 13 degrees 01 minute 05 seconds West, 136.03 feet to a point in line of Lot No. 135; thence along line of Lot No. 135, North 77 degrees 20 minutes East, 106.59 feet to a point in line of Lot No. 107; thence along line of Lot No. 107, South 13 degrees 48 minutes 06 seconds East, 134.23 feet to a point in the northerly side of Scenic Avenue aforesaid; thence along the northerly side of said Scenic Avenue, South 76 degrees 13 minutes 55 seconds West, 88.76 feet to a point in line of said Scenic Avenue; thence along Scenic Avenue, South 76 degrees 58 minutes 55 seconds West, 19.59 feet to the point and place of BEGINNING.

CONTAINING 14,533.2 square feet of land, being Lot No. 108 in a draft of lots of Wonderview, Incorporated prepared by T. Bryce James, R.S., on April 7, 1975, as revised February 9, 1978.

HAVING THEREON ERECTED a dwelling known as 455 Scenic Avenue, Bloomsburg, PA 17815.

PARCEL NO. 22-01B-084

EXCEPTING AND RESERVING therefrom, to the grantors, their heirs, executors, administrators and assigns, a utility right of way ten (10) feet in width on each side of the lot, extending to the entire depth of the lot, and fifteen (15) feet in width along the back of said lot and extending the entire width of said lot, together with the rights of ingress, egress and regress for the purposes of installing and maintaining utility lines, etc.

ALSO EXCEPTING AND RESERVING from the aforesaid description a right of way and easement being twenty (20) feet in width granted by Ricky A. Deterich and Crystal A. Deterich, husband and wife, et al, to Main Township. The description of said easement and/or right of way is more fully set forth in Deed of Easement, a copy of which has been given to David John Vitkuskas and Kristen Janet Leonovich, simultaneously with the execution of this deed. The terms of said Deed of Easement are incorporated hereby by reference thereto.

BEING THE SAME premises which National Mortgage Association u/s/a Fannie Mae, by deed dated 12/29/2004 and recorded 12/30/2004 in Columbia County Instrument No. 2004-14710, granted and conveyed unto Edward W. Miller and Kia N. Tono.

PROPERTY ADDRESS: 455 SCENIC AVENUE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 22-01B-064

Seized and taken into execution to be sold as the property of EDWARD MILLER, KIA N. TORIO, OCCUPANTS in suit of MIDHIRST BANK.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff
PURCELL KRUG & HALLER
HARRISBURG, PA 717-234-4178

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

MIDFIRST BANK
vs.
EDWARD MILLER (et al.)

Case Number
2015CV122

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: 51

Warrant:

Serve To:

Name: OCCUPANTS

Primary Address: 455 SCENIC AVENUE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: KHA Tonic

Relation: Owner of Property

Date: 5-4-15 Time: 3:12

Deputy: 4 Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANTS

2015CV122

455 SCENIC AVENUE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

MIDFIRST BANK
vs.
EDWARD MILLER (et al.)

Case Number
2015CV122

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

51

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia County

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:

Carol Faraley

Relation:

Client

Date:

5-4-15

Time:

3:42

Deputy:

4

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

DOMESTIC RELATIONS OF

2015CV122

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MIDFIRST BANK
vs.
EDWARD MILLER (et al.)

Case Number
2015CV122

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

51

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:

5-4-15

Time:

3:40

Deputy:

4

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2015CV122

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

MIDFIRST BANK
vs.
EDWARD MILLER (et al.)

Case Number
2015CV122

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

51

Warrant:

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

Serve To:

Name: Mary F. Ward

Primary Address: 301 E Second Street, Town Hall
Bloomsburg, PA 17816

Phone: 570-784-1581

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Mary Ward

Relation:

TAX

Date:

5-4-15

Time:

3:15

Deputy:

4

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

WARD, MARY F.

2015CV122

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV122

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, JULY 15, 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 CERTAIN lot, piece and parcel of land situate in Wonderview Development, Main Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of Scenic Avenue and in line of Lot No. 109; thence along Lot No. 109, North 13 degrees 01 minute 05 seconds West, 136.03 feet to a point in line of Lot No. 135; thence along line of Lot No. 135, North 77 degrees 20 minutes East 106.59 feet to a point in line of Lot No. 107; thence along line of Lot No. 107, South 13 degrees 46 minutes 05 seconds East, 134.23 feet to a point in the northerly side of Scenic Avenue aforesaid; thence along the northerly side of said Scenic Avenue, South 76 degrees 13 minutes 55 seconds West, 88.76 feet to a point in line of said Scenic Avenue; thence along Scenic Avenue, South 76 degrees 58 minutes 55 seconds West, 19.59 feet to the point and place of BEGINNING.

CONTAINING 14,533.2 square feet of land. It being Lot No. 108 in a draft of lots of Wonderview, Incorporated prepared by T. Bryce James, R.S., on April 7, 1975, as revised February 9, 1978.

HAVING THEREON ERECTED a dwelling known as 455 Scenic Avenue, Bloomsburg, PA 17815.

PARCEL NO. 22-01B-064

EXCEPTING AND RESERVING therefrom, to the grantors, their heirs, executors, administrators and assigns, a utility right of way ten (10) feet in width on each side of the lot, extending to the entire depth of the lot, and fifteen (15) feet in width along the back of said lot and extending the entire width of said lot, together with the rights of ingress, egress and regress for the purposes of installing and maintaining utility lines, etc.

ALSO EXCEPTING AND RESERVING from the aforesaid description a right of way and easement being twenty (20) feet in width granted by Ricky A. Deiterich and Crystal A. Deiterich, husband and wife, et al, to Main Township. The description of said easement and/or right of way is more fully set forth in Deed of Easement, a copy of which has been given to David John Vitkauskas and Kristen Janet Leonovich, simultaneously with the execution of this deed. The terms of said Deed of Easement are incorporated hereby by reference thereto.

BEING THE SAME premises which National Mortgage Association a/k/a Fanniemae, by deed dated 12/29/2004 and recorded 12/30/2004 in Columbia County Instrument No. 2004-14710, granted and conveyed unto Edward W. Miller and Kia N. Torio.

PROPERTY ADDRESS: 455 SCENIC AVENUE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 22-01B-064

Seized and taken into execution to be sold as the property of EDWARD MILLER, KIA N TORIO, OCCUPANTS in suit of MIDFIRST BANK.

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

Attorney for the Plaintiff:
PURCELL, KRUG & HALLER
HARRISBURG, PA 717-234-4178

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

MIDFIRST BANK,
PLAINTIFF

VS.

EDWARD W. MILLER AND
KIA N. TORJO,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-122

2015-ED-51
IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate identified as: **455 SCENIC AVENUE BLOOMSBURG, PA 17815** as follows:

Amount due pursuant to Judgment	\$102,739.68
Interest	\$1,986.12
Per diem of \$16.55 to 6/1/2015	

Escrow Deficit	\$2,516.89
----------------	------------

TOTAL WRIT	\$107,242.69
-------------------	---------------------

PLUS COSTS:

Dated: 5/1/2015

Barbara N. Silvestri
PROTHONOTARY

(SEAL)

By Rosalie Antonello
DEPUTY

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016

REAL ESTATE OUTLINE

ED # 2015 10 51

DATE RECEIVED 5-1-2015
DOCKET AND INDEX 2015 CV 122

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> </u>	
AFFIDAVIT OF LIENS LIST	<u> </u>	
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>204119</u>

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

SALE DATE July 15th TIME 9:00
POSTING DATE
ADV. DATES FOR NEWSPAPER 1ST WEEK
2ND WEEK
3RD WEEK

MIDFIRST BANK,
PLAINTIFF

VS.

EDWARD W. MILLER AND
KIA N. TORIO,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

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MIDFIRST BANK,
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VS.

EDWARD W. MILLER AND
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DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-122

2015-ED-51

IN MORTGAGE FORECLOSURE

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

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: July 15th 2015

TIME: 9:00 am

LOCATION: Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

**455 SCENIC AVENUE
BLOOMSBURG, PA 17815**

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 2015-CV-122

JUDGMENT AMOUNT \$102,739.68

THE NAMES OF THE OWNERS OR REPUTED OWNERS of this property is:

EDWARD W. MILLER AND KIA N. TORIO

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (**for example, to banks that hold mortgages and municipalities that are owed taxes**) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file an petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

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BEGINNING at a point on the northerly side of Scenic Avenue and in line of Lot No. 109; thence along Lot No. 109, North 13 degrees 01 minute 05 seconds West, 136.03 feet to a point in line of Lot No. 135; thence along line of Lot No. 135, North 77 degrees 20 minutes East 106.59 feet to a point in line of Lot No. 107; thence along line of Lot No. 107, South 13 degrees 46 minutes 05 seconds East, 134.23 feet to a point in the northerly side of Scenic Avenue aforesaid; thence along the northerly side of said Scenic Avenue, South 76 degrees 13 minutes 55 seconds West, 88.76 feet to a point in line of said Scenic Avenue; thence along Scenic Avenue, South 76 degrees 58 minutes 55 seconds West, 19.59 feet to the point and place of BEGINNING.

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PARCEL NO. 22-01B-064

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MIDFIRST BANK,
PLAINTIFF

VS.

EDWARD W. MILLER AND
KIA N. TORIO,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-122

2015-ED-51

IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

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Escrow Deficit	\$2,516.89
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TOTAL WRIT	\$107,242.69
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PLUS COSTS:

Dated: 5/1/2015

Barbara N. Silvette
PROTHONOTARY

(SEAL)

By Rosalie Antonello
DEPUTY

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016

MIDFIRST BANK,
PLAINTIFF

VS.

EDWARD W. MILLER AND
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IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-122

2015-ED-51

IN MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **455 SCENIC AVENUE BLOOMSBURG, PA 17815:**

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

EDWARD W. MILLER
82 NORTH IRON STREET
BLOOMSBURG, PA 17815

EDWARD W. MILLER
455 SCENIC AVENUE
BLOOMSBURG, PA 17815

KIA N. TORIO
455 SCENIC AVENUE
BLOOMSBURG, PA 17815

2. Name and address of Defendant(s) in the Judgment, if different from that listed in (1) above: **SAME**

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

4. Name and address of last recorded **holder of every mortgage** of record:
PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):

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

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: **UNKNOWN**

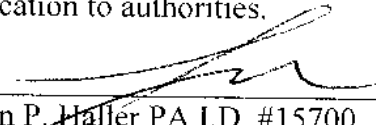
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
455 SCENIC AVENUE
BLOOMSBURG, PA 17815

(In the preceding information, where addresses could not be reasonably ascertained, the same is indicated.)

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, 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.



Leon P. Haller PA I.D. #15700
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

DATE: April 20, 2015

MIDFIRST BANK,
PLAINTIFF

VS.

EDWARD W. MILLER AND
KIA N. TORIO,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-122

2015-ED-51
IN MORTGAGE FORECLOSURE

AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

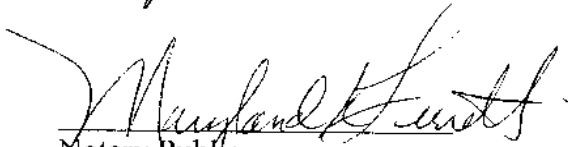
COUNTY OF DAUPHIN :

I, **LEON P. HALLER, ESQUIRE**, Attorney for the Plaintiff in the above matter, being duly sworn according to law, hereby certify that the Mortgage in the above case is insured by the Federal Housing Administration under Title II of the National Housing Act (12 U.S.C.A. Section 707 1715z11) and therefore does not fall within the provisions of PA Act 91 of 1983 (Homeowners' Emergency Mortgage Assistance Payments Program).

Sworn to and subscribed :

before me this 20 day :

of April 2015 :


Notary Public


LEON P. HALLER, ESQUIRE



MIDFIRST BANK,
PLAINTIFF

Vs.

EDWARD W. MILLER AND
KIA N. TORIO,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-122 2015-ED-51

IN MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE
PURSUANT TO PA. R.C.P. 237.1

I hereby certify that on March 2, 2015 I served the Ten Day Notice required by Pa. R.C.P. on the Defendant(s) in this matter by regular first class mail, postage prepaid, as indicated on the attached Notice.

By 

Leon P. Haller PA I.D. # 15700

Attorney for Plaintiff

Purcell, Krug & Haller

1719 North Front Street

Harrisburg, PA 17102

MIDFIRST BANK,
Plaintiff

VS.

EDWARD W. MILLER AND KIA N. TORIO
Defendants

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2015-CV-122

2015-ED-51

CIVIL ACTION LAW
IN MORTGAGE FORECLOSURE

DATE OF THIS NOTICE: March 2, 2015

TO:

EDWARD W. MILLER
82 NORTH IRON STREET
BLOOMSBURG, PA 17815

KIA N. TORIO
455 SCENIC AVENUE
BLOOMSBURG, PA 17815

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO
COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED
FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.**

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

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 SERVICE TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

COLUMBIA COUNTY LAWYER REFERRAL SERVICE
NORTH PENN LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
570-784-8760

PURCELL, KRUG & HALLER

By 

LEON P. HALLER, Attorney for Plaintiff
I.D. # 15700
1719 N. Front St., Harrisburg, PA 17102
(717) 234-4178

TO THE SHERIFF OF COLUMBIA COUNTY:

There will be placed in your hands for service a Writ of Execution in Mortgage Foreclosure styled as follows:

Plaintiff: **MIDFIRST BANK**

VS.

Defendant(s): **EDWARD W. MILLER AND KIA N. TORIO**

Filed to No. **2015-CV-122** 2015-ED-51

INSTRUCTIONS

This is real estate execution. The property is located at:

455 SCENIC AVENUE BLOOMSBURG, PA 17815

(A more complete legal description accompanies these documents.)

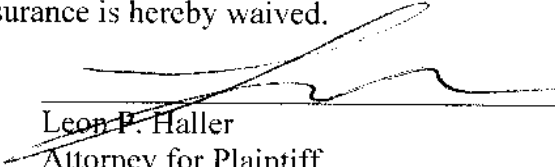
The parties to be served **PERSONALLY** and their addresses are as follows:

EDWARD W. MILLER, 82 NORTH IRON STREET BLOOMSBURG, PA 17815
KIA N. TORIO, 455 SCENIC AVENUE BLOOMSBURG, PA 17815

WAIVER OF WATCHMAN AND INSURANCE

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

NOW, April 20, 2015 the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Leon P. Haller
Attorney for Plaintiff
PA I.D. #15700

MIDFIRST BANK,
PLAINTIFF
VS.

EDWARD W. MILLER AND
KIA N. TORIO,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-122

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IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :

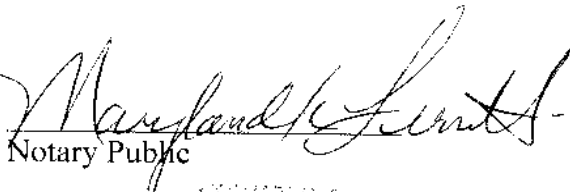
Personally appeared before me, a Notary Public in and for said Commonwealth and County,

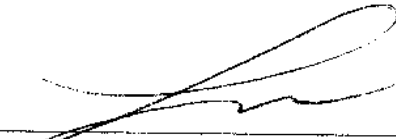
LEON P. HALLER, ESQUIRE who being duly sworn according to law deposes and states that the Defendants above named are not on active duty in the Military Service nor engaged in any way which would bring them within the Servicemembers' Civil Relief Act. A copy of the search through the Defense Manpower Data Center website is attached.

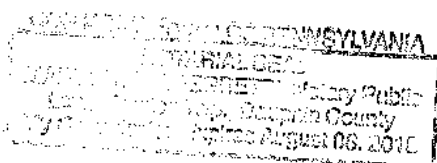
Sworn to and subscribed :

before me this 20 day :

of April 2015 :


Notary Public


LEON P. HALLER, ESQUIRE





Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: TORIO

First Name: KIA

Middle Name: N

Active Duty Status As Of: Apr-20-2015

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

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: B5N3838E1181Z90



Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: MILLER

First Name: EDWARD

Middle Name: W

Active Duty Status As Of: Apr-20-2015

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

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

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Certificate ID: F5CAQ39EX180N30

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE

DATE: April 20, 2015

FROM:

Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

CASE CAPTION:

MIDFIRST BANK

VS.

EDWARD W. MILLER AND KIA N. TORIO

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2015-CV-122 2015-ED-51

SERVICE TO BE MADE ON DEFENDANT:

KIA N. TORIO

Serve Deft. w/ notice of Sale.

ADDRESS FOR "PERSONAL SERVICE":

KIA N. TORIO at: 455 SCENIC AVENUE BLOOMSBURG, PA 17815

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE

DATE: April 20, 2015

FROM:

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1719 North Front Street
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No. 2015-CV-122 2015-ED-51

SERVICE TO BE MADE ON DEFENDANT:

EDWARD W. MILLER

** Serve Def. w/Notice of Sale.*

ADDRESS FOR "PERSONAL SERVICE":

EDWARD W. MILLER at: 82 NORTH IRON STREET BLOOMSBURG, PA 17815

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

SHORT LEGAL TO ADVERTISE:

ALL THAT CERTAIN lot, piece and parcel of land situate in Wonderview Development, Main Township, Columbia County, Pennsylvania, containing 14,533.2 square feet of land, and being Lot No. 108 in a draft of lots of Wonderview, Incorporated prepared by T. Bryce James, R.S., on April 7, 1975, as revised February 9, 1978. HAVING THEREON ERECTED a dwelling known as 455 Scenic Avenue, Bloomsburg, PA 17815.

PARCEL NO. 22-01B-064

Reference Columbia County Instrument No. 2004-14710

EXCEPTIONS AND RESERVATIONS OF RECORD.

Document Receipt

Trans #	5281	Carrier / service:	USPS Server	First-Class Mail®	5/4/2015 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 #:	71901140006000052747
Doc Ref #:	2015ED51
Postage	5.1300

PHILADELPHIA PA 19107

51

Document Receipt

Trans #	5280	Carrier / service:	USPS Server	First-Class Mail®	5/4/2015 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000052730

Doc Ref #: 2015ED51

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	5279	Carrier / service:	USPS Server	First-Class Mail®	5/4/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000052723

Doc Ref #: 2015ED51

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	5282	Carrier / service:	USPS Server	First-Class Mail®	5/4/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000052754

Doc Ref #: 2015ED51

Postage 5.1300

PHILADELPHIA PA 19106

51

Document Receipt

Trans #	5282	Carrier / service:	USPS Server	First-Class Mail®	5/4/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000052754

Doc Ref #: 2015ED51

Postage 5.1300

PHILADELPHIA PA 19106

SHERIFF:

I am submitting documentation necessary to schedule a Sheriffs sale of real estate.

If you require anything further or have any questions as to content or format, please contact the undersigned.

Thank you.

Maryland Ferretti / mferretti@pkh.com
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
PHONE: (717) 234-4178

Inquiries relating to service should be directed to Mindy Horley.

Purcell, Krug & Haller

1719 North Front Street

Harrisburg, PA 17102

METRO
BANK

60-184-313

®/TM® Check Fraud
Protection for Business

204119

CHECK NO.

CHECK DATE

204119

04/30/2015

PAY

One thousand three hundred fifty and NO/100*****

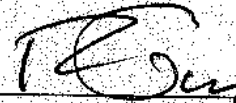
CHECK AMOUNT

\$1,350.00

TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS



AUTHORIZED SIGNATURE

⑈ 204119⑈ ⑆031301846⑆ 513209312⑈