COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

_Midfisst Bank vs	s Edward Mi	aller
NO. 51-15 ED	NO. 122-15	JD
DATE/TIME OF SALE: Sept. 9, 2015		
BID PRICE (INCLUDES COST)	s_ 2144,70	_
POUNDAGE – 2% OF BID	\$ 42.89	-
TRANSFER TAX – 2% OF FAIR MKT	\$	_
MISC. COSTS	\$	
TOTAL AMOUNT NEEDED TO PURCH	ASE	\$ 3187,59
PURCHASER(S):		
ADDRESS:		
NAMES(S) ON DEED:	7 000	~
PURCHASER(S) SIGNATURE(S):	John X	Rule
		9
TOTAL DUE:		s_2187, 59
LESS DEPOSIT:		\$ 1350,00
DOWN PAYMENT:		\$
TOTAL DUE IN 8 DA	AYS	\$ 837,54

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Plaintiff MIDFIRST BANK

۷S,

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

	Grand Total;	\$2,144.70
	Total Distribution Costs	\$67.00
	the second secon	\$67.00
Recording Fees		
Distribution Costs	Total Shelli Costs	\$2,077.70
	Total Sheriff Costs	***
Surcharge		\$120.00
Tax Claim Search		\$5.00
Notary Fee	•	\$5.50 \$15.00
Copies	·	\$25.00 \$5.50
Distribution Form		\$16.00
Service Mileage		\$165.00
Service		\$105.00
Web Posting		\$25.00
Transfer Tax Form		\$75.00
Solicitor Services		\$35.00
Sheriffs Deed		\$50.00
Sneriff Automation Fund		\$10.00
Prothonotary, Acknowledge Deed		\$1,313,70
Press Enterprise Inc.		\$15.00
Posting Handbill		\$30.00
Melling Costs		\$15.00
Levy		\$15.00
Docketing		\$10 00
Crying Sale		\$17.50
Advertising Sale Bills & Copies		\$15,00
Advertising Sale (Newspaper)		

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



Bureau of Individual Taxes PO BOX 280603 Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

,	RECORDER'S USE ONLY
	State Tax Paid
	Book Number
	Page Number
	Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. 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 inqu	iries ma	ay be direct	ed to the following p	erson:		
Name Leon P. Haller, Esquire						ne Number: 234-4178
Mailing Address 1719 North Front Street			City Harrisburg		State PA	ZIP Code 17102
B. TRANSFER DATA						-1
Date of Acceptance of Document	/ j==					
Granter(s)/Lessor(s) Sheriff of Columbia County		one Number: 389-5622	Grantee(s)/Lessee(s) Midfirst Bank			ne Number: 234-4178
Mailing Address	(0,0)	000 0022	Mailing Address			207 7110
35 West Main Street			999 N.W. Grand Bl	vd., Suite 100		
City	State	ZIP Code	City		State	ZIP Code
Bloomsburg	PA	17815	Oklahoma City		OK	73118
C. REAL ESTATE LOCATION						
Street Address			City, Township, Boroug	<u>h</u>		
	<u> </u>		main k	<u>inamuc</u>	\bigcirc	
County	School	District	and Arrange	Tax Parcel Number	,	, ì
COLUMBIA COUNTY	110x	zauzp	org Area	193-01R	<u>- Us</u>	
D. VALUATION DATA						
Was transaction part of an assignme	·		□ Y ⊠ N	72-2		
1Actual Cash Consideration		er Consideration	1	3. Total Consideration		\sim
\$ 0.144 70 4. County Assessed Value	+0.0	nmon Level Ratio	n Englos	= #3.K	1~ }.	<u> </u>
\$31.532.00	X 3.6		o ractor	6. Computed Value	2i <	7/
E. EXEMPTION DATA - Refer to		 	romation status	111-11-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	<u>- ککر -</u>	
1a. Amount of Exemption Claimed			stor's Interest in Real Estate	1s Borcontago of Cre	antaric Int	arcet Convound
\$13536.20	100.0		%	100.00	0/0	_
2. Check Appropriate Box Below	_1			<u></u>		
		-				
			(Name of Decedent)		Estate File	Number)
Transfer to a trust, (Attach comple			ment identifying all bene	ficiaries.)		
Transfer from a trust. Date of trans						
If trust was amended attach a cop						
Transfer between principal and age						
Transfers to the commonwealth, to tion. (If condemnation or in fleu of				n, condemnation or	in lieu of	condemna-
Transfer from mortgagor to a hold	er of a m	ortgage in de	fault. (Attach copy of me	ortgage and note/ass	signment.	.)
Corrective or confirmatory deed. (a	Attach co	mplete copy o	of the deed to be correct	ted or confirmed.)		
☐ Statutory corporate consolidation,	merger o	or division. (At	ttach copy of articles.)			
☐ Other (Please explain exemption c	laimed.)					
Under penalties of law, I declare tha				ing accompanying	informa	ation, and
to the best of my knowledge and bel						
Signature of Correspondent or Responsible Par Leon P. Haller, Esquire	Y / Y_1	Aby O	f		Date 4 -15	
neon i. narrei, nsquife	-41	11 bi 11	Y O A	\ \ \ \ \ \ \ \	ナールン	

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Midfist Bank vs	Edward Mil	ller
NO. 51-15 ED	NO. 122-15	JD
DATE/TIME OF SALE: Sept. 9 , 2015	ΛΤ 9:00 AM	
BID PRICE (INCLUDES COST)	s 2144,70	
POUNDAGE – 2% OF BID	\$ 42.89	
TRANSFER TAX – 2% OF FAIR MKT	\$	
MISC. COSTS	\$	
TOTAL AMOUNT NEEDED TO PURCH	ASE	s 7187,59
PURCHASER(S):		
ADDRESS:		*
NAMES(S) ON DEED:	7000	
PURCHASER(S) SIGNATURE(S):	John S	Sek_
TOTAL DUE:		s 2187, 59
LESS DEPOSIT:		\$ 1350,00
DOWN PAYMENT	:	\$
TOTAL DUE IN 8 I	DAYS	s 837,59

Purcell, Krug & Haller

1719 North Front Street Harrisburg, PA 17102 METRO BANK 60-184/313

CHECK NO. 207668

CHECK DATE 09/11/2015

Projection for Business.

tilacilon for Business.

CHECK AMOUNT

\$837.59

TO THE ORDER OF

PAY

COLUMBIA COUNTY SHERIFF

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

VOID AFTER 90 DAYS

AUTHORIZED SIGNATU

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

Product DLM150

USE WITH 91506 ENVELOPE

675 D7F229 STXRX9 05/28/2015 11:36

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Plaintiff
MIDFIRST BANK

VS.

<u>Defendant</u>

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

\$2,144.70

Writ of Execution No.: 2015CV122 Advance Sheriff Costs: \$1,350.00

Location of the real estate: 455 SCENIC AVENUE, BLOOMSBURG, PA 17815

Sheriff Costs

	Mile III (1977)	
	Total Distribution Costs	\$67.00
Recording Fees		\$67.00
Distribution Costs		
	Total Sheriff Costs	\$2,077.70
Surcharge		\$120.00
Tax Claim Search		\$5.00
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Copies		\$5.50
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Service		\$165.00
Web Posting		\$100.00
Transfer Tax Form		\$25.00
Solicitor Services		\$75.00
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Sheriff Automation Fund		\$50.00
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Levy		\$15.00
Docketing		\$15.00
Crying Sale		\$10.00
Advertising Sale Bills & Copies		\$17.50
Advertising Sale (Newspaper)		\$15.00

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

Grand Total:

LAW OFFICES PURCELL, KRUG & HALLER

1719 NORTH FRONT STREET HARRISBURG, PENNSYLVANIA 17102-2392 TELEPHONE (717) 234-4178 FAX (717) 234-1206 E-MAJL: MTG@PKILCOM

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

HERSHEY 1099 GOVERNOR ROAD (717) 533-3836

ANTHONY DISANTO

OF COUNSEL

JOSEPH NISSLEY (1910-1982)

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

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

VS.

CIVIL ACTION LAW

EDWARD W. MILLER AND KIA N. TORIO.

NO. 2015-CV-122

DEFENDANT(S)

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on SIQIQ() 5, 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.

CIVIL ACTION LAW

NO. 2015-CV-122

EDWARD W. MILLER AND KIA N. TORIO.

DEFENDANT(S)

IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS

COLUMBIA COUNTY, PENNSYLVANIA

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:

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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

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

VS.

CIVIL ACTION LAW

NO. 2015-CV-122

EDWARD W. MILLER AND KIA N. TORIO.

DEFENDANT(S)

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 7256 9904 2035 3457 93

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

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

SENDER:

nos 07/15/15

REFERENCE:

m02090/42818

SENDER:

nos 07/15/15

9414 7266 9904 2035 3457 86

REFERENCE:

m02090/42818

PS Form 3800, January 2005

00, 44,104, 7 2002	
Postage	.69
Certified Fee	3.30
Return Receipt Fee	2.70
Restricted Delivery	5.05
Total Postage & Fees	1/14
	Postage Certified Fee Return Receipt Fee Restricted Delivery

USPS* Receipt for Certified Mail*

No insurance Coverage Provided Do Not Use for International Mail

POSTMARK OR DATE



USPS* Receipt for Certified Mail®

No Insurance Coverage Provided Do Not Use for International Mail

PS Form 38	300, January 2005	
RETURN RECEIPT SERVICE	Postage	.69
	Certified Fee	3.30
	Return Receipt Fee	2.70
	Restricted Delivery	5.05
	Total Postage & Fees	1714

POSTMARK OR DATE

F 14 16

9414 7266 9904 2035 3457 79

TO: KIA N. TORIO

455 SCENIC AVENUE BLOOMSBURG, PA 17815

SENDER:

nos 07/15/15

REFERENCE:

m02090/42818

PS Form 3800, January 2005

F-5 1 0 1111 90	00, Danuary 2005	
RETURN	Postage	.69
RECEIPT SERVICE	Certified Fee	3.30
	Return Receipt Fee	2.70
	Restricted Delivery	5.05
	Total Postage & Fees	1174

USPS* Receipt for Certified Mail*

No Insurance Coverage Provided Do Not Use for International Mail POSTMARK OR DATE

¥£1 00 20

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:

Received from;

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

Postage:

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

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

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:

TENANT/OCCUPANT 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:

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



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

To: SHERIFF'S OFFICE

> Columbia County Sheriff P.O. Box 380

Bloomsburg, PA 17815

Fax: 570-389-5622

Phone: 570-389-5624

Re:

SHERIFFS SALE

EDWARD W. MILLER KIA N. TORIO

2015-CV-122

☐ Please Comment

☐ Please Reply

From: Purcell, Krug & Haller

1719 N. Front Street Harrisburg, PA 17102

Ph: 717-234-4178

BARB VILLARRIAL

Date: July 22, 2015

Pages: 1 PAGE

Fax: 717-233-1149

PROPERTY: 455 SCENIC AVENUE

☐ Please Recycle

Attached please find copy of Notice Date of Continued Sheriff sale filed at the Prothonotary's office June 16, 2015

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

CIVIL DIVISION CASE NO. 2015-CV-122

Plaintiff

пашш

VS.

EDWARD W. MILLER AND KIA N. TORIO

Defendants

2015 JUN 16 APT 9 38 CLERK OF COURTS OFFICE COUNTY OF COLLINGIA, PA

NOTICE OF THE DATE OF CONTINUED SHERIFF SALE

THE SHERIFF'S SALE SCHOULED 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

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

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.

13/L
Sworn and subscribed to before me this 8th day of 0 . 1. 1 20.15
Sworn and subscribed to before me this day of July 2015
(Notary Public)
COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL Knien M. Beach, Notary Public Scott Two Columbia County My Commission Expires May 13, 2018 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES
nd now,, I hereby certify that the advertising and
ablication charges amounting to \$for publishing the foregoing notice, and the see for this affidavit have been paid in full.

SHERIFF'S SALE COST SHEET

	vs. Miller
NOED NO	VS
DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$_/6Si@
LEVY (PER PARCEL	\$15,00
MAILING COSTS	\$ 30,00
ADVERTISING SALE BILLS & COI	
ADVERTISING SALE (NEWSPAPE	
MILEAGE	\$ 16.00
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00 \$25.00
DISTRIBUTION FORM	\$25.00 \$25.00
COPIES	\$ 23.00 \$ \$,50
	\$ 15 co
TOTAL *****	\$ <u>15,00</u> *************** \$ 404,00
101A1, ******	\$ 10 1100
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$13/3,70
SOLICITOR'S SERVICES	\$75.00
PRESS ENTERPRISE INC. SOLICITOR'S SERVICES TOTAL *****	************ \$ <u>/533,</u> 70
PROTHONOGARY (NOTARY)	\$10.00
PECOPDED OF BELDS	\$10.00 e
PROTHONOTARY (NOTARY) RECORDER OF DEEDS TOTAL ******	P (2 //(C)
TOTAL	\$
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20_	<u> </u>
SCHOOL DIST. 20_ DELINQUENT 20	S
DELINQUENT 20_	\$ <u>5,00</u> *********** \$ 5,00
TOTAL *****	*********** \$ 5,00
MUNICIPAL EFFCICUS	
MUNICIPAL FEES DUE:	135 ^Z
SEWER 20_	_ \$
WATER 20_	<u> </u>
TOTAL *****	********** \$
SURCHARGE FEE (DSTE)	\$ /20,00
MISC.	\$
	\$
TOTAL *****	******
TOTAL COOTS	CODENING DID
TOTAL COSTS	S (OPENING BID) \$ 2/44,70

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

MIDFIRST vs. EDWARD	BANK MILLER (et al.)				Number 5CV122
	SERVIC	E COVER SH	EET		
Service De	tails;				
Category:	Real Estate Sale - Sale Notice		**************************************	Zone:	1
Manner:	< Not Specified >	Expires:	The second of th	Warrant:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE	and the state of t	RIGHTS	· · · · · · · · · · · · · · · · · · ·	A company of the comp
Serve To:		Final Servi	ice:		
Name:	MICHELE GREENLY	Served:	A STATE OF THE STA	ult In Charge	Posted Other
Primary Address:	330 SCENICE AVENUE TAX COLLECTOR / MAIN TWP BLOOMSBURG, PA 17815	Adult In Charge:	Michele		are commence and an area and a company
Phone:	DOB:	Relation:	TAX	Collec-	For
Alternate Address:	The second secon	Date:	6-26-15	Time:	1:41
Phone:	en e	Deputy:	4	Mileage:	
Attorney / (Orlginator:				
Name:	PURCELL, KRUG & HALLER	Phone:	717-234-4178		1
Service Atte	empts:				
Date:					
Time:					
Mileage:			Annual and a second		
Deputy:					
Service Atte	empt Notes:				
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2.			<u> </u>	,	
3.				<u> </u>	
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6.	-		 		

GREENLY, MICHEL

2015CV122

30 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

To: SHERIFF'S OFFICE

Columbia County Sheriff

P.O. Box 380

Bloomsburg, PA 17815

Fax: 570-389-5625

Phone: 570-389 5622

Re:

SHERIFFS SALE

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

From: Purcell, Krug & Haller 1719 N. Front Street

Harrisburg, PA 17102

PROPERTY: 455 SCENIC AVENUE

Pb: 717-234-4178

Fax: 717-233-1149

BARB VILLARRIAL

Date: June 12, 2015

Pages: 1 PAGE

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

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, DEPUTY

SO ANSWERS,

June 09, 2015 TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA

Notarial Seel
Serah Jame Klingeman, Notary Public
Town of Bloomsburg, Columbia County
Ne Commission Expires Oct. 4, 2016

Affirmed and subscribed to before me thi	s
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9TH day of

JUNE

2015

Such Jac Klingama

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

NOTARY

vol CountySuite Sheriff, Le easoft line

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.

SO ANSWERS.

June 09, 2015

T. CHAMBERLAIN, SHERIFF

ONWEALTH OF PENNSYLVANIA rah Jone Klingaman, Notary Public n of Bloomsburg, Columbia County y Commission Expires Oct. 4.

Affirmed and subscribed to before me this

9TH day of

JUNE

2015

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

NOTARY

(a) County Skate Shell & Telegrati, Inc.

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 Bujer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Trady T. Chambelin

TIMOTHY T. CHAMBERLAIN, SHERIFF

June 10, 2015

Same supplied by State Profits
South Committee County
Profits
Section County
Section

NOTARY

Affirmed and subscribed to before me this

10TH day of

JUNE

2015

Much Jan Klugana

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

MIDFIRST	BANK				Case	Number
vs. EDWARD	MILLER (et al.)					5CV122
	SERV	ICE CO	VER SHE	EET		
Service De	rtalis:					
Category:	Real Estate Sale - Posting - Sale Bill	l			Z опе:	· · · · · · · · · · · · · · · · · · ·
Manner:	< Not Specified >		Expires:		Warrant:	
Notes:	SHERIFF'S SALE BILL		······································			
Serve To:			Final Servi			
Name:	(POSTING)		Served:	Personally Adı	ult In Charge (Posted Other
Primary Address:	455 SCENIC AVENUE BLOOMSBURG, PA 17815		Adult In Charge:			
Phone:	DOB:		Relation:	:		
Alternate Address:		:	Date:	6-9-15	Time:	357
Phone:		:	Deputy:	4/	Mileage:	: :
Attorney /	Originator:					
Name:	PURCELL, KRUG & HALLER	:	Phone:	717-234-4178		
Service At	lempts:					
Date:		e e - de secondo vestronocimo con como m				
Time:						
Mileage:						
Deputy:						
Service At	tempt Notes:					
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(POSTING)

2015CV12

455 SCENIC AVENUE, BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice	MIDFIRST vs. EDWARD I	BANK MILLER (et al.)				Number CV122
Category: Real Estate Sale - Sale Notice		SERVIC	E COVER SHE	ET		" '
Manner: < Not Specified > Expires: Warrant: Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: EDWARD MILLER Served: Personally Adult in Charge Posted Other Adult in Charge: Posted Other Adult in Charge: Phone: Phone	Service De	tails:		***		
Manner: < Not Specified > Expires: Warrant: Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Primary Adult In Charge Posted Other Primary Address: BLOOMSBURG, PA 17815 Phone: Associated BLOOMSBURG, PA 17815 Alternate Address: BLOOMSBURG, PA 17845 Phone: Deputy: 4 Mileage: Attorney / Originator: Name: PURCELL, KRUG & HALLER Phone: 717-234-4178 Service Attempts Deputy: 4 Mileage: Deputy: 4 M	Category:	Real Estate Sale - Sale Notice	and the second of the second o		Zone:	51
Serve To: Name EDWARD MILLER Primary 82 NORTH IRON STREET Adult In Charge: BLOOMSBURG, PA 17815 Alternate Address: Alternate Address: BLOOMSBURG, PA 17815 Date: Deputy: Attorney / Originator: Name: PURCELL, KRUG & HALLER Phone: 717-234-4178 Service Attempts: Deputy: Service Attempt Notes: 1. 5-4-15 4-15 2. 3. 4.			Expires:	Service and the service of the servi	Warrant:	Tall and an analysis of the second
Name EDWARD MILLER Primary 82 NORTH IRON STREET Adult In Charge: BLOOMSBURG, PA 17815 Alternate Address: BLOOMSBURG, PA 17815 Alternate Address: BLOOMSBURG, PA 17815 Date: Deputy: Attorney/Originator: Name: PURCELL, KRUG & HALLER Phone: Time: Deputy: Mileage: Deputy: Mileage: Deputy: Service Attempt Notes: 1. 5-4-15 L/C. 2. 3. 4.	Notes:	PLAINTIFF NOTICE OF SHERIFF'S SAL	E AND DEBTOR'S R	IGHTS		
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Primary Address: BLOOMSBURG, PA 17815 Phone: Alternate 455 SCENIC AVENUE Address: BLOOMSBURG, PA 17815 Date: Phone: Alternate/Originator: Name: PURCELL, KRUG & HALLER Phone: 717-234-4178 Service Attempts: Deputy: Mileage: Deputy: Mileage: Deputy: Service Attempt Notes: 1. 5-4-15 L/C. 2. 3. 4.		EDWARD MILLER	ration of the contraction of the	and the state of t	dult In Charge	Posted Other
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Address: BLOOMSBUTGTA 17842 Phone: Deputy: 4 Mileage: Attorney / Originator: Name: PURCELL, KRUG & HALLER Phone: 717-234-4178 Service Attempts: Date: 3. 4/-/,5 Time: 2. 5½ Mileage: Deputy: 4 Mileage: 1. 5. 4/-/,5 2. 2. 3. 4.	Phone:	OR 068:	Relation:	1	IXF	e man e e e e e e e e e e e e e e e e e e e
Attorney/Originator: Name: PURCELL, KRUG & HALLER Phone: 717-234-4178 Service Attempts: Date: 5-4-/5 Time: 2:54 Mileage: Deputy: 4 Service Attempt Notes: 1. 5-4-/5 L.C. 2. 3. 4.		455 SCENIC AVENUE BLOOMSBURG, PA 17815	Date:	5-4-15	Time:	3:56
Name: PURCELL, KRUG & HALLER	Phone:		Deputy:	4	Mileage:	**************************************
Service Attempts:	Attorney /	Originator:				
Date:	Name:	PURCELL, KRUG & HALLER	Phone:	717-234-4178		
Time: 2.5½ Mileage: Deputy: 2/ Service Attempt Notes: 1. 5-4-15 L/C. 2. 3. 4.	Service At	tempts:				
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MILLER, EDWARD

82 NORTH IRON STREET, BLOOMSBURG, PA 17815 NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: 5] Manner: < Not Specified > Expires: Warrant: Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: KIA N TORIO Served: Personally Adult in Charge Posted Other Address: BLOOMSBURG, PA 17815 Charge: Total Total Debtors: Time: Dob: Relation: Default: 5-4-5 Time: 3: 12-4 Atternate Address: Deputy: Mileage: Attempts: Deputy: Mileage: Mileage: Deputy: Service Attempts: Deputy: Service Attempts Notes: 1. Service Attempt Notes: 1. 2. 3. 4. 5.	MIDFIRST vs. EDWARD	BANK MILLER (et al.)				Number 5CV122
Category: Real Estate Sale - Sale Notice		SERVICE (COVER SHI	 EET		
Manner: < Not Specified > Expires: Warrant: Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: KIA N TORIO Served: Personally: Adult in Charge: Posted: Other Adult in Charge: Posted Other BLOOMSBURG, PA 17815 Charge: Final Service:	Service De	talis:				
Manner: < Not Specified > Expires: Warrant: Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: KIA N TORIO Served: Personally: Adult in Charge: Posted Other Adult in Charge: Final Service: Name: BLOOMSBURG, PA 17815 Charge: Final Service: DOB: Relation: DE Final Service: Alternate Address: Date: 5-4-5 Time: 3:\2- Phone: Deputy: Willeage: Attorney / Originator: Name: PURCELL, KRUG & HALLER Phone: 717-234-4178 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Category:	Real Estate Sale - Sale Notice			Zone:	51
Serve To: Name: KIA N TORIO Served: Pérsonally Adult In Charge Posted Other Primary 455 SCENIC AVENUE Address: BLOOMSBURG, PA 17815 Phone: DOB: Relation: DE Alternate Address: Date: 3-4-05 Time: 3:12- Phone: Deputy: Mileage: Attorney / Originator: Name: PURCELL, KRUG & HALLER Phone: 717-234-4178 Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Manner:	< Not Specified >	Expires:	Commission of the commission o	Warrant:	
Name: KIA N TORIO Primary Address: BLOOMSBURG, PA 17815 Phone: DOB: Relation: Date: 5-4-65 Time: 3.12- Address: Pervice Attempt Notes: 1. 2. 3. 4.	Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AN	ND DEBTOR'S R	IIGHTS	e e e montante e e e e e e e e e e e e e e e e e e	American de la companya de la compa
Name: KIA N TORIO Primary Address: BLOOMSBURG, PA 17815 Phone: DOB: Relation: Date: 5-4-65 Time: 3.12- Address: Pervice Attempt Notes: 1. 2. 3. 4.			anta a da anta anta a da anta anta anta		an managana sana sana sana sana sana sana sa	
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Address: BLOOMSBURG, PA 17815 Phone: DOB: Relation: Def: Atternate Address: Phone: Deputy: Mileage: Date: Time: 3: 12 - Mileage: Attorney / Originator: Name: PURCELL, KRUG & HALLER Phone: Time: Mileage: Deputy: Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4.		And the first control of the second s		Personally Ad	ult in Charge	Posted Other
Alternate Address: Phone: Deputy: Mileage: Attorney / Originator: Name: PURCELL, KRUG & HALLER Phone: 717-234-4178 Service Attempts: Deputy: Mileage: Deputy: Mileage: Deputy: Mileage: Mileag		· ·		AIG 708	10	and the second of the second o
Address: Phone: 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.	Phone:	DOB:	Relation:	36	F	· · · · · · · · · · · · · · · · · · ·
Attorney / Originator: Name: PURCELL, KRUG & HALLER Phone: 717-234-4178 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.			Date:	5-4-15	Time:	3:12-
Name: PURCELL, KRUG & HALLER Phone: 717-234-4178 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Phone:	esserving recovered a second control of the	Deputy:	\\ \frac{1}{2}	Mileage:	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
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Date: Time: Mileage: Deputy: Arrivice Attempt Notes: 1. 2. 3.	Name:	PURCELL, KRUG & HALLER	Phone:	717-234-4178		
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TORIO KIA

015CV122

455 SCENIC AVENUE, BLOOMSBURG, PA 17815

NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer

Cert. NO: 21825

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

Date: 05/19/2015

District: MAIN TWP
Deed: 20041 -4710
Location: L-108
Parcel Id:22 -018-064-00,000

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

YEAR TAX TYPE TAXES DUE TAX AMOUNT PENALTY DISCOUNT PAID BÄLANCE

By: Columbia County Sheri Afrer:

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



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

PLAINTIFF

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

VS.

CIVIL ACTION LAW

EDWARD W. MILLER AND

KIA N. TORIO,

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

Ad ID:

1034970

Description:

Miller & Torio Sale

Run Dates:

06/24/15 to 07/08/15

Class:

Agate Lines:

240

Blind Box:

Account:

Name:

Company:

TIM CHAMBERLAIN - COLUM COUNTY SHER-

IFF

Publication

Press Enterprise

Address: PO BOX 380

BLOOMSBURG, PA 17815

Total Ad Cost **Amount Paid**

\$1,313.70

\$0.00

Start Stop 06/24/1507/08/15

Inserts

Cost \$1,313.70

SHERIFF'S SALE By Virtue of a Writ of Execution [Mortgage Foreolosure) No. 2016CV122 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 Columba County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwoolth o

Punnsyvaria 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 the in the Sheriffs Office no later than thirty (30) rays after the date of the salu of any pruperty sold hereunder, and distribution of the processes will be made or accordance with the schudule tun (10) days after said filling, unless exceptions are filed with the Sheriffs Office prior thereto.

ALL THAT CERTAIN lot, peop and parcel of land situate in Wondorview Developmen

ALL THAT CERTAIN Its peace and parriel of land strate in Wondorview Dowslopment, Mighi Township, Columba County, Pennsylvanja, more particularly bounduif and described as follows: to wit BEGIN NING at a point on the northerty side of Scienic Avenue and in line of Lot No. 109; there is a point on the protherty side of Scienic Avenue and in line of Lot No. 136.03 feet to a point in line of Lot No. 136; thence along line of Lot No. 137, North 77 degrees 20 minutes East 105.69 feet to a point in serie of Lot No. 137, thurses along line at 1 in No. 107. South 13 degrees 46 minutes 05 seconds East, 134.23 feet to a point in the northerty side of Scienic Avenue shoresit hence along the northerty side of social Science Avenue. South 76 degrees 13 minutes 55 seconds Sex. (Sect to a point line of Avenue. South 76 degrees 13 minutes 55 seconds Sex.). said Scenic Avenue: thence along Scoriic Avenue. South 76 degrees 58 minutes 55 sec

said Scenic Avenue thence along Scould Avenue South 76 degrees 58 minutes 55 socionds West, 19 59 feet to the point and place of BEGINNIA CONTAINING 14,533.2 square feet of land it being Lot No. 108 in a draft of lots of Wonderwey, Incorporated propared by 1. Bryce James. R.S., on April 7, 1875, as rovised Fobmary. 9 1978.

HAVING 19FREON ERECTED a dwelling known as 455 Scana: Avenue, Bloomshurg, PA.

PARCEL NO. 22 01B 064

PARCEL NO. 22 G18-064

EXCEPTING AND RESERVING thereform, to the grantors, their heirs, executors, admiristrators and assigns, a utility right of way for (IO) foot in width on each side of the left automoting to the entire depth of the lot and fifteen (15) feet in width along the back of said lot, together with the rights of ingress, exided to and extending the entire width of said lot, together with the rights of ingress, eggess and regress for the purposes of intelleting und manufaming utility lines, etc.

ALSD EXCEPTING AND RESERVING from the storesaid description a right of way and easement long twenty, (20) lest in waith granted by Ricky A. Detertion, and Crystal. A Detertion, husband and write, et al., to Main Township. The description of said easement and/or provide in the providence of the providence of the providence of the providence of the said of the towns of said Dead of Easement are incorporated hereby by reference thereton.

retainment Green). BEINGTHE SAME premises which National Mortgage Association u/k/u Farmiumae, by deed dated 12/29/2004 and recorded 12/30/2004 in Columba County Instrument No. 2004-14710, grantou and conveyed unto Edward W Miller and Kia N. Tono.

PROPERTY ADDRESS: 455 SCENIC AVENUE, BLOOMSBURG, PA 17815

UPL/ TAX PARCEL NUMBER 22:018:064

Saized and taken into execution to be soid as the property of EDWARD MILLER, KIA N TORIO, OCCUPAANS in suit of MIDHRST BANK.

TEMIS OF SALE MINIMUM PAYMEN. I AT TIME OF SALE. The greater of ten (10%) por cent of the hid pince or costs (opening uici at saiet. Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE Any combining ground of the bid price is to be paid with reight (34 days after the sale in cash, certified check or cashier's chuck. IMPORTANT NO DIC FOR EARLINE TO AN BID PRICE IN ACCORDANCE WITH THIS STEPS MAY RESULT IN SERIOUS FIN ANCIAL CONSFOUENCES TO THE BIDDER DO NOT BID UNITES FUNDS ARE AVAILABLE FOR PRYMEN' WITHIN THE PRESCRIBED TIME PRICE II. The successful incider fails to pay the bid price as por this above terms, the Sheriff may elect to dithor suc the bidder for the balance due without a reside of the payperty, or reseal the property at the bidder's risk and maintain an arrinant and paying and payperty, or reseal the property at the bidder's risk and maintain an arrinant and serior. peopers, or to resell the property at the bilder's risk and institute an article of white the peopers or to resell the property at the bilder's risk and institute an article against the bilder for breach of contract. In the case of default all suns paid by the bilder will be considered forferted, but will be applied against any damages recoverable. The default inglinider will be responsible for any alterney less incurred by the sheriff in connection with any action against the bidder is found libbe for damages. By proceeds are payable to the Plaintff, the proceeds check will be payable to Plaintff, unless the CL to exist of contraction. the Culumbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

TIMOTHY Y. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Manner: < Not Specified > Notes: PLAINTIFF NOTICE Serve To: Name: OCCUPANTS Primary Address: BLOOMSBURG, F Phone: Alternate Address: Phone:					Number 5CV122
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2015CV12

455 SCENIC AVENUE, BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SERVICE COVER SHEET Sarvice Details: Category: Real Estate Sale - Sale Notice	MIDFIRST vs. EDWARD	BANK MILLER (et al.)				Number 5CV122
Category: Real Estate Sale - Sale Notice Manner: < Not Specified > Expires: Warrant: Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Name: Domestic Relations Office of Columbia Cou Primary Address: 2ND FLOOR Bloomsburg, PA 17815 Phone: DoB: Relation: ('Likk') Alternate Address: Date: 5-4-15 Time: 3:42 Attorney / Originator: Name: PURCELL, KRUG & HALLER Phone: 717-234-4178 Service Attempts: Date: 5-4-tos Time: 3:42 Service Attempts: Date: 5-4-tos Time: 3:42 Service Attempts: Date: 5-4-tos Time: 3:42 Service Attempts: 5-4-tos Time: 3:42 Attorney / Originator: 717-234-4178 Service Attempts: 717-234-4178 Service Attempts: 717-234-4178 Service Attempts: 717-234-4178		SERVICE CO	OVER SH	 EET	· · · · · ·	·
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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

COLUMBIA COUNTY TAX (

MIDFIRST vs. EDWARD	MILLER (et al.)		ĺ		Number CV122
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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

MIDFIRST vs. EDWARD	BANK MILLER (et al.)		Case Number 2015CV122
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015CV122

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

Salar Collage College

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 (I0) 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 failts 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 agiainst 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 conneciton 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.

MIDFIRST BANK,

PLAINTIFF

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

VS.

CIVIL ACTION LAW

NO. 2015-CV-122

EDWARD W. MILLER AND KIA N. TORIO.

DEFENDANT(S)

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:

11/2015

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(SEAL)

DEPUTY

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2016

REAL ESTATE OUTLINE

ED# 2015 10 51

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SALE DATE POSTING DATE ADV. DATES FOR NEWSPAPER	July 15 th TIME 9.00 1 ST WEEK 2 ND WEEK 3 RD WEEK

MIDFIRST BANK.

PLAINTIFF

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

VS.

CIVIL ACTION LAW

NO. 2015-CV-122

EDWARD W. MILLER AND KIA N. TORIO,

DEFENDANT(S)

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: 51 2015

(SEAL)

PROTHONOTARY

DEPUT

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2016

MIDFIRST BANK,

KIA N. TORIO,

PLAINTIFF

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

VS.

EDWARD W. MILLER AND

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 15" 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 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.

MIDFIRST BANK,

PLAINTIFF

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

VS.

CIVIL ACTION LAW

EDWARD W. MILLER AND

KIA N. TORJO,

DEFENDANT(S)

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:

Dotadi

112015

PROTHONOTAR⁴

(SEAL)

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2016

MIDFIRST BANK,

PLAINTIFF

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

VS.

CIVIL ACTION LAW

NO. 2015-CV-122

EDWARD W. MILLER AND KIA N. TORIO,

DEFENDANT(S)

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

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

VS.

CIVIL ACTION LAW

EDWARD W. MILLER AND KIA N. TORIO.

DEFENDANT(S)

NO. 2015-CV-122

3015-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

20 / 5

LEON P. HALLER, ESQUIRE

Notary Public

CONTROL CELL
VIV. Complete Complete
And the complete
And the complete Complete
And the comple

MIDFIRST BANK,

KIA N. TORIO,

PLAINTIFF

Vs.

EDWARD W. MILLER AND

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.

Ву

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

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, IN THE COURT OF COMMON PLEAS **PLAINTIFF** COLUMBIA COUNTY, PENNSYLVANIA VS. CIVIL ACTION LAW NO. 2015-CV-122 EDWARD W. MILLER AND 15-ED-51 KIA N. TORIO, DEFENDANT(S) -IN MORTGAGE FORECLOSURE NON-MILITARY AFFIDAY COMMONWEALTH OF PENNSYLVANIA SSCOUNTY 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.

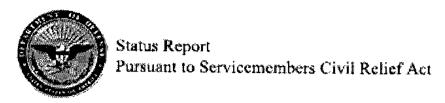
Sworn to and subscribed

before me this A day

april 20/5

LEON P. HALLER, ESQUIRE

Notary Public



Last Name: TORIO First Name: KIA Middle Name: N

Active Duty Status As Of: Apr-20-2015

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

	Left Active Duty Within 367 Da	ays of Active Duty Status Date		
Active Duty Start Date	Active Duty End Date	Status	Service Component	
NA NA	NA NA	. No .: .	NA NA	
This response reflocts where the individual left active duty status within 367 days proceding 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	NA NA	No	NA.			
This response raflects whether the individual or historrunit 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. Snavely-Dixon, Director

Department of Defense - Manpower Data Center

Mary Mr. Snavely-Dixon

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 "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

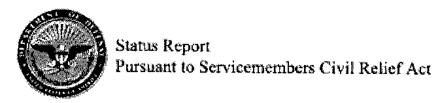
Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. 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

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



Last Name: MILLER
First Name: EDWARD

Middle Name: W

Active Duty Status As Of: Apr-20-2015

	On Active Duty On Act	ivė Duly Status Date		
Active Duty Start Date	Active Duty End Date	Status	Service Component	
NA	NA .	No	AN	
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		
NΛ	NA NA	No	NA NA		
This response reflects where the incividual 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	Stalus	Service Component	
NA NA	NA	No	NA .	
This response reflects whether the individual or his/frer unit has received party 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. Snavely-Dixon, Director

Department of Defense - Manpower Data Center

Mary Mr. Snavely-Dixon

4800 Mark Center Drive, Suite 04E25

Arlington, VA 22350

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Coverage Under the SCRA is Broader in Some Cases

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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: F5CAQ39EX180N30

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

ADDRESS FOR "PERSONAL SERVICE":

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

Requested by Leon P. Haller, Esquire Attorney for Plaintiff

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:

EDWARD W. MILLER

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

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS ADMINISTRATION

900 MARKET STREET 5TH FLOOR

Tracking #:

71901140006000052747

ROBERT N.C. NIX FEDERAL BUILDING

Doc Ref#: Postage 2015ED51

PHILADELPHIA PA 19107

tage 5.1300

51

Print Your Documents Page 1 of 1

Document Receipt

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

Print Your Documents

Document Receipt

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

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000052723

Doc Ref #: 2015ED51

Postage 5.1300

HARRISBURG PA 17128

Print Your Documents

Document	Pecaint
	RECEIDL

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

Ship to:

TECHNICAL SUPPORT GROUP INTERNAL REVENUE SERVICE

600 ARCH STREET ROOM 3259 Tracking #: 71901140006000052754

Doc Ref#: 2015ED51 Postage 5.1300

PHILADELPHIA PA 19106

Page 1 of 1 Print Your Documents

Document Receipt

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

Ship to:

INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP

71901140006000052754 600 ARCH STREET ROOM 3259 Tracking #:

2015ED51 Doc Ref#: 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

COLUMBIA COUNTY SHERIFF

Harrisburg, PA 17102

CHECK NO.

CHECK DATE

204119

04/30/2015

CHECK AMOUNT

\$1,350.00

PAY

One thousand three hundred fifty and NO/100*

VOID AFTER 90 DAYS

513209312#