

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Midfirst Bank VS Edward Posavec II

NO. 97-15 ED NO. 701-15 JD

DATE/TIME OF SALE: OCT 14, 2015 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 50,000.00 (2139,70)

POUNDAGE - 2% OF BID \$ 1000,00

TRANSFER TAX - 2% OF FAIR MKT \$ ~

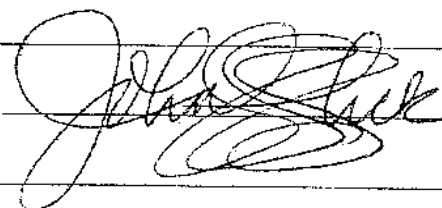
MISC. COSTS \$ 250,00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3389,70

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S):  _____

TOTAL DUE: \$ 3389,70

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2039,70

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
MIDFIRST BANK

vs.

Defendant
EDWARD L POSAVEC, III

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

Sheriff's Sale Date: Wednesday, October 14, 2015

Writ of Execution No. : 2015CV701

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1939 OLD READING ROAD, CATAWISSA, PA 17820

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	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$120.00

Total Sheriff Costs \$2,072.70

Distribution Costs

Recording Fees	\$67.00
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Total Distribution Costs \$67.00

Grand Total: \$2,139.70

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

October 27, 2015

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

Re: MIDFIRST BANK vs. EDWARD L. POSAVEC, III, ADMINISTRATOR OF THE ESTATE
OF DAVID POSAVEC, DECEASED
No. 2015-CV-701

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.

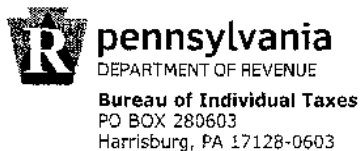
Thank you for your cooperation in this matter. Please call if you need anything further.

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 10/14/15			
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 59 Roaring Creek Forest Rd F/H/A 1939 Old Reading Rd, Lot 59		City, Township, Borough Roaring Creek Twp	
County COLUMBIA COUNTY	School District Southern Columbia	Tax Parcel Number 30-12001-80	

D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration \$3389.70	2. Other Consideration +0.00	3. Total Consideration =\$3389.70
4. County Assessed Value \$25,221.00	5. Common Level Ratio Factor x 3.60	6. Computed Value =\$92,955.60

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

1a. Amount of Exemption Claimed \$92,955.60	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 10-27-15
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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 Rosare III

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PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 3389.70

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2039.70

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
MIDFIRST BANK

vs.

Defendant
EDWARD L POSAVEC, III

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

Sheriff's Sale Date: Wednesday, October 14, 2015

Writ of Execution No. : 2015CV701

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Sheriff's Deed	\$35.00
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Service Mileage	\$16.00
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Surcharge	\$120.00

Total Sheriff Costs **\$2,072.70**

Distribution Costs

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

Grand Total: **\$2,139.70**

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

208437

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



CHECK NO. 208437
CHECK DATE 10/16/2015

CHECK AMOUNT
\$2,039.70

PAY Two thousand thirty-nine and seventy/100*****

TO THE ORDER OF COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS


AUTHORIZED SIGNATURE

⑈ 208437⑈ ⑆031301846⑆ 513209312⑈

Adk

2139.70

10

30

50

Personal

5000

25

40

SHERIFF'S SALE COST SHEET

NO. _____ ED NO. _____ VS. Posawee
 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>10.00</u>
TOTAL ***** \$ <u>399.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>133.70</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-</u>	

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>0-</u>	

TOTAL COSTS (OPENING BID) \$ 2137.70

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



BONNIE POSAVEC
410 WHITES ROAD

LANSDALE PA 19446

MIDFIRST BANK,
PLAINTIFF

VS.

EDWARD L. POSAVEC, III, ADMINISTRATOR OF
THE ESTATE OF DAVID POSAVEC, DECEASED,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-701

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: *October 14th 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:

**1939 OLD READING ROAD, LOT 59
CATAWISSA, PA 17820**

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

No. 2015-CV-701

JUDGMENT AMOUNT \$96,119.35

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

**EDWARD L. POSAVEC, III, ADMINISTRATOR OF THE ESTATE
OF DAVID POSAVEC, DECEASED**

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MIDFIRST BANK
vs.
EDWARD L POSAVEC, III

Case Number
2015CV701

SHERIFF'S RETURN OF SERVICE

09/01/2015 02:57 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 1939 OLD READING ROAD, LOT #59, CATAWISSA, PA 17820.


MICHAEL BEYER, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

September 01, 2015

NOTARY

Affirmed and subscribed to before me this

1ST day of SEPTEMBER, 2015

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016



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

LAW OFFICES

Purcell, Krug & Haller

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

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

HERSHEY
(717) 533-3836

JOSEPH NISSLEY (1910-1982)

JOHN W. PURCELL (1924-2009)

October 10, 2015

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

Re: 2015-CV-701 MIDFIRST BANK vs. EDWARD L. POSAVEC, III,
ADMINISTRATOR OF THE ESTATE OF DAVID POSAVEC, DECEASED

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:bav

Enclosure

MIDFIRST BANK,
PLAINTIFF

VS.

EDWARD L. POSAVEC, III, ADMINISTRATOR OF
THE ESTATE OF DAVID POSAVEC, DECEASED,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-701

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 8/19/2015, 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 L. POSAVEC, III
ADMINISTRATOR OF THE ESTATE OF
DAVID POSAVEC, DECEASED
2055 ALLENTOWN ROAD
HATFIELD, PA 19440

EDWARD L. POSAVEC, III
ADMINISTRATOR OF THE ESTATE OF
DAVID POSAVEC, DECEASED
1939 OLD READING ROAD, LOT 59
CATAWISSA, PA 17820
HATFIELD, PA 19440

PA Dept of Revenue
Bureau of Compliance
Attn: Lori Adams
P. O. Box 281230
Harrisburg, PA 17128-1230

Department of Public Welfare
TPL Casualty Unit – Estate Recovery
P. O. Box 8486
Willow Oak Building
Harrisburg, PA 17105-8486

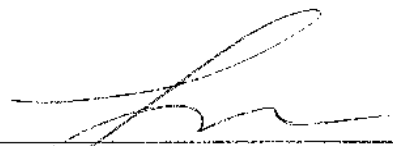
PA Department of Revenue
Inheritance Tax Division
P. O. Box 280601
Harrisburg, PA 17128-0601

Roaring Creek
Property Owners Association
James Hafer, Chairman
1939 Old Reading Road
Lot AA
Catawissa, PA 17820

Bonnie Posavec
410 Whites Road
Lansdale, PA 19446

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

TENANT/OCCUPANT
1939 OLD READING ROAD, LOT 59
CATAWISSA, PA 17820

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 L. POSAVEC, III
ADMINISTRATOR OF THE ESTATE OF
DAVID POSAVEC, DECEASED
2055 ALLENTOWN ROAD
HATFIELD, PA 19440

EDWARD L. POSAVEC, III
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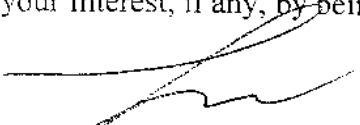
DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
1939 OLD READING ROAD, LOT 59
CATAWISSA, PA 17820

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 L. POSAVEC, III, ADMINISTRATOR OF
THE ESTATE OF DAVID POSAVEC, DECEASED,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

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NO. 2015-CV-701

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No. 2015-CV-701

JUDGMENT AMOUNT \$96,119.35

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

**EDWARD L. POSAVEC, III, ADMINISTRATOR OF THE ESTATE
OF DAVID POSAVEC, DECEASED**

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 a 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 piece or parcel of land situate in the Township of Roaring Creek, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the centerline of a 50 foot private access road, said point also being the southerly line of Lot No. 60, at the northeast corner of Lot No. 57 and at the northwest corner of this lot; thence along the centerline of said access road and along the southerly line of portions of Lots Nos. 60 and 62, North 64 degrees 26 minutes 00 seconds East, 383.15 feet to the northwest corner of Lot No. 61; thence leaving said access road and along the westerly line of said Lot No. 61, South 12 degrees 06 minutes 55 seconds East 1182.45 feet to an iron pin corner, said point also being the southwest corner of said Lot No. 61 and the southeast corner of this lot; thence South 59 degrees 47 minutes 07 seconds West, 111.44 feet to an iron pin at the northeast corner of Lot No. 80; thence along the northerly line of a portion of said Lot No. 80, South 76 degrees 53 minutes 00 seconds West, 266.75 feet to an iron pin at the southeast corner of Lot No. 57 first above mentioned, said point also being the southwest corner of this lot; thence along the easterly line of said Lot No. 57, North 12 degrees 06 minutes 56 seconds West, 1132.45 feet to an iron pin corner in the centerline of the 50 foot private access road aforesaid, the place of BEGINNING.

HAVING THEREON erected a dwelling known as: 1939 Old Reading Road, Lot 59, Catawissa, PA 17820

TAX PARCEL: 30-12-001-80

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to conditions and restrictions of record, and as contained in chain of title.

BEING THE SAME PREMISES which David Posavec, Darrin Posavec, Jamie Posavec and Eric Posavec (father and sons) by Deed dated 08/14/08 and recorded 09/09/08 in Columbia County Instrument No. 200809436, granted and conveyed unto David Posavec. The said David Posavec died Testate on 9/6/10. On 10/29/10 Letters of Administration were granted to Edward L. Posavec, III under Montgomery County File No. 46-2010-3468. The Heirs of David Posavec are the real owners of the property. Their interest is represented by the Administrator.

TO BE SOLD AS THE PROPERTY OF EDWARD L. POSAVEC, III, ADMINISTRATOR OF THE ESTATE OF DAVID POSAVEC, DECEASED

9414 7266 9904 2035 3510 84

TO: EDWARD L. POSAVEC, III
ADMINISTRATOR OF THE ESTATE OF
DAVID POSAVEC, DECEASED
2055 ALLENTOWN ROAD
HATFIELD, PA 19440

SENDER: SS 10/14/15

REFERENCE: M02090/43497

PS Form 3800, January 2005

RETURN
RECEIPT
SERVICE

Postage	
Certified Fee	.69
Return Receipt Fee	3.30
Restricted Delivery	2.70
Total Postage & Fees	5.05
	1174

USPS®
Receipt for
Certified Mail®

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

9414 7266 9904 2035 3510 77

TO: EDWARD L. POSAVEC, III
ADMINISTRATOR OF THE ESTATE OF
DAVID POSAVEC, DECEASED 1939 OLD
READING ROAD, LOT 59 CATAWISSA, PA
17820
HATFIELD, PA 19440

SENDER: SS 10/14/15

REFERENCE: M02090/43497

PS Form 3800, January 2005

RETURN
RECEIPT
SERVICE

Postage	
Certified Fee	.69
Return Receipt Fee	3.30
Restricted Delivery	2.70
Total Postage & Fees	5.05
	1174

USPS®
Receipt for
Certified Mail®

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

MIDLAND MORTGAGE, a division of MidFirst Bank v. EDWARD L. POSAVEC, III, ADMINISTRATOR OF THE ESTATE OF DAVID POSAVEC, DECEASED
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 L. POSAVEC, III
ADMINISTRATOR OF THE ESTATE OF
DAVID POSAVEC, DECEASED
2055 ALLENTOWN ROAD
HATFIELD, PA 19440

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 L. POSAVEC, III
ADMINISTRATOR OF THE ESTATE OF
DAVID POSAVEC, DECEASED
1939 OLD READING ROAD, LOT 59
CATAWISSA, PA 17820
HATFIELD, PA 19440

Postmark:

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

Received from:

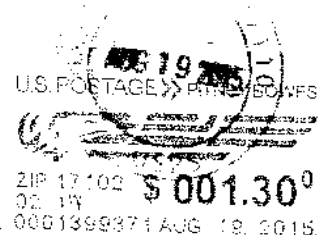
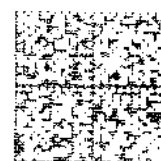
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

PA Dept of Revenue
Bureau of Compliance
Attn: Lori Adams
P. O. Box 281230
Harrisburg, PA 17128-1230

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:

Department of Public Welfare
TPL Casualty Unit – Estate Recovery
P. O. Box 8486
Willow Oak Building
Harrisburg, PA 17105-8486

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:

PA Department of Revenue
Inheritance Tax Division
P. O. Box 280601
Harrisburg, PA 17128-0601

Postmark:

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

Received from:

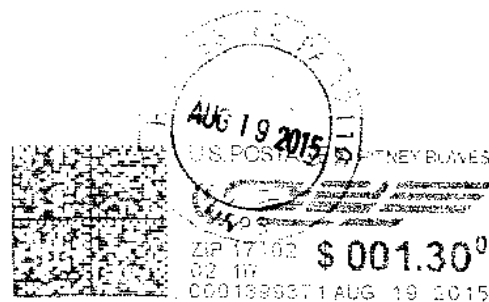
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

Roaring Creek
Property Owners Association
James Hafer, Chairman
1939 Old Reading Road
Lot AA
Catawissa, PA 17820

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:

Bonnie Posavec
410 Whites Road
Lansdale, PA 19446

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:

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

Received from:

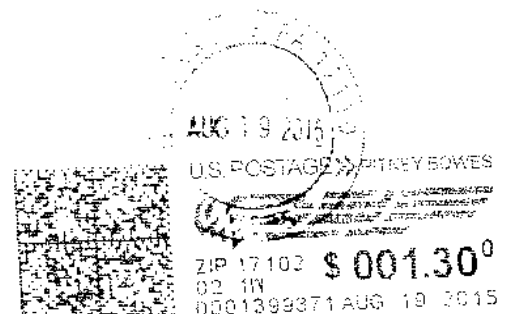
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

TENANT/OCCUPANT
1939 OLD READING ROAD, LOT 59
CATAWISSA, PA 17820

Postmark:



MIDFIRST BANK,
PLAINTIFF

VS.

EDWARD L. POSAVEC, III, ADMINISTRATOR OF
THE ESTATE OF DAVID POSAVEC, DECEASED,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-701

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 8/19/2015, 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 L. POSAVEC, III
ADMINISTRATOR OF THE ESTATE OF
DAVID POSAVEC, DECEASED
2055 ALLENTOWN ROAD
HATFIELD, PA 19440

EDWARD L. POSAVEC, III
ADMINISTRATOR OF THE ESTATE OF
DAVID POSAVEC, DECEASED
1939 OLD READING ROAD, LOT 59
CATAWISSA, PA 17820
HATFIELD, PA 19440

PA Dept of Revenue
Bureau of Compliance
Attn: Lori Adams
P. O. Box 281230
Harrisburg, PA 17128-1230

Department of Public Welfare
TPL Casualty Unit – Estate Recovery
P. O. Box 8486
Willow Oak Building
Harrisburg, PA 17105-8486

PA Department of Revenue
Inheritance Tax Division
P. O. Box 280601
Harrisburg, PA 17128-0601

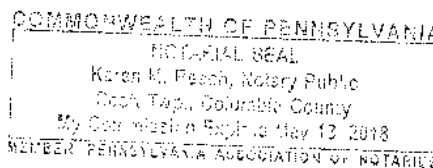
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 September 23, 30 and October 7, 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 7th day of October 2015..

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



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

.....

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

MIDFIRST BANK
vs.
POSAVEC III, EDWARD L

Case Number
2015CV701

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 1939 OLD READING ROAD
LOT #59
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

9/11/15

Time:

2:57 pm

Deputy:

476

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)

2015CV701

1939 OLD READING ROAD, LOT #59, CATAWISSA, PA 171 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

MIDFIRST BANK
vs.
POSAVEC III, EDWARD L

Case Number
2015CV701

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: EDWARD L POSAVEC, III

Primary Address: 2055 ALLENTOWN ROAD
HATFIELD, PA 19440

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Edward Posavec III

Relation: P.C. - Son.

Date: 8-26-15 Time: 0955

Deputy: Zepeda Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:	8-17-15	8-19-15	8-21-15	8-25-15		
Time:	0750	1150	0900	0835		
Mileage:	3-ccv	2-ccv		1-ccv		
Deputy:	PZ	PZ	PZ	PZ		

Notes / Special Instructions:

Now, July 30, 2015 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Montgomery County to execute service of the documents herewith and make return thereof according to law.

Return To:

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

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

POSAVEC III, EDWARD L

2015CV701

2055 ALLENTOWN ROAD, HATFIELD, PA 19440

NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 08/11/2015

Fee: \$5.00

Cert. NO: 22461

POSAVEC DAVID
2055 ALLENTOWN ROAD
HATFIELD PA 19440

District: ROARINGCREEK TWP
Deed: 20080 -9436
Location: 59 ROARING CREEK FORE
Parcel Id:30 -12 -001-80,000

Assessment: 25,821
Balances as of 08/11/2015

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

By: COLUMBIA COUNTY SHERIFF Per: _____

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

TAX CERTIFICATION

2015 - REAL ESTATE

As of Date: 08/11/2015 10:57:31 AM

Owner: POSAVEC DAVID

2055 ALLENTOWN ROAD

HATFIELD PA 19440

Municipality: ROARING CREEK TWP

Parcel #: 30 -12 -001-80,000

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
028792	F	\$7.59	04/30/2015	\$7.75	06/30/2015	\$8.53	08/31/2015
		Discount Payment		04/30/2015		\$7.59	
028792	G	\$240.17	04/30/2015	\$245.07	06/30/2015	\$269.58	08/31/2015
		Discount Payment		04/30/2015		\$240.17	
028792	S	\$25.30	04/30/2015	\$25.82	06/30/2015	\$28.40	08/31/2015
		Discount Payment		04/30/2015		\$25.30	
028792	R	\$88.56	04/30/2015	\$90.37	06/30/2015	\$99.41	08/31/2015
		Discount Payment		04/30/2015		\$88.56	

Total Paid To Date:

\$361.62

SNE

Signature

8-11-15

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

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



71901140006000059111

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 L. POSAVEC, III, ADMINISTRATOR OF
THE ESTATE OF DAVID POSAVEC, DECEASED,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-701

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: October 14th 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:

**1939 OLD READING ROAD, LOT 59
CATAWISSA, PA 17820**

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

No. 2015-CV-701

JUDGMENT AMOUNT \$96,119.35

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

**EDWARD L. POSAVEC, III, ADMINISTRATOR OF THE ESTATE
OF DAVID POSAVEC, DECEASED**

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

MIDFIRST BANK
vs.
POSAVEC III, EDWARD L

Case Number
2015CV701

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 97

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: ROARING CREEK FOREST PROPERTY OW

Primary Address: 1939 LOT #19 OLD READING ROAD
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Harold Haffner Haffner

Relation: Association President

Date: 8-5-15

Time: 12:58

Deputy: 4

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:	7-31-15					
Time:	14:25					
Mileage:						
Deputy:	3					

Service Attempt Notes:

1. NOT Home, neighbor said he has been sick 4/C

2.

3.

4.

5.

6.

ROARING CREEK FOREST

2015CV701

1939 LOT #19 OLD READING ROAD, CATAWISSA, PA 17820 NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 08/04/15

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**

Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Ad ID: **1045649**
Description: **Posavec Sale No 97 of**
2015 ED
Run Dates: **09/23/15 to 10/07/15**
Class: **2**
Agate Lines: **240**
Blind Box:

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

Publication	Start	Stop	Inserts	Cost
Press Enterprise	09/23/15	10/07/15	3	\$1,313.70

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV701

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, to:

**WEDNESDAY, OCTOBER 14, 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 objections are filed with the Sheriff's Office prior thereto. ALL TITLES/IN piece or parcel of land situate in the Township of Roaring Creek, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the centerline of a 50 foot private access road, said point also being the southerly line of Lot No. 50, at the northeast corner of Lot No. 57 and at the northwest corner of this lot; thence along the centerline of said access road and along the southerly line of portions of Lots Nos. 60 and 62, North 64 degrees 26 minutes 00 seconds East, 383.15 feet to the northwest corner of Lot No. 61; thence leaving said access road and along the westerly line of said Lot No. 61, South 12 degrees 06 minutes 55 seconds East, 1182.45 feet to an iron pin corner, said point also being the southwest corner of said Lot No. 61 and the southeast corner of this lot; thence South 53 degrees 47 minutes 07 seconds West, 111.44 feet to an iron pin at the northeast corner of Lot No. 60; thence along the northerly line of a portion of said Lot No. 60, South 76 degrees 53 minutes 00 seconds West, 266.75 feet to an iron pin at the southeast corner of Lot No. 57 first above mentioned, said point also being the southwest corner of this lot; thence along the easterly line of said Lot No. 57, North 12 degrees 06 minutes 56 seconds West, 1132.45 feet to an iron pin corner in the centerline of the 50 foot private access road aforesaid, the place of **BEGINNING**.

HAVING THEREON erected a dwelling known as: 1939 Old Reading Road, Lot #69, Catawissa, PA 17820
TAX PARCEL: 30-12-001-80

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights or way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to covenants and restrictions of record, and as contained in chain of title.

BEING THE SAME PREMISES which David Posavec, Darin Posavec, Jamie Posavec and Eric Posavec (father and sons) by Deed dated 08/14/08 and recorded 09/08/08 in Columbia County Instrument No. 200805436, granted and conveyed unto David Posavec. The said David Posavec died Testate on 9/8/10. On 10/29/10 Letters of Administration were granted to Edward L. Posavec, III under Montgomery County File No. 46-2010-3468. The heirs of David Posavec are the real owners of the property. Their interest is represented by the Administrator.

TO BE SOLD AS THE PROPERTY OF EDWARD L. POSAVEC, III, ADMINISTRATOR OF THE ESTATE OF DAVID POSAVEC, DECEASED

PROPERTY ADDRESS: 1939 OLD READING ROAD, LOT #69, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 30-12-001-80

Seized and taken into execution to be sold as the property of EDWARD L. POSAVEC, III in suit of MIDDIST 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 representative of the plaintiff.

Attorney for the Plaintiff:
PURCELL, KRUG & HALLER
HARRISBURG, PA 17123-4478

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

MIDFIRST BANK
vs.
POSAVEC III, EDWARD L

Case Number
2015CV701

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 97

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: EDWARD L POSAVEC, III

Primary Address: 1939 OLD READING ROAD
LOT #59
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address: 2055 ALLENTOWN ROAD
HATFIELD, PA 19440

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 7-31-15

Time: 16:30

Deputy: 3

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

POSAVEC III, EDWARD L

2015CV701

1939 OLD READING ROAD, LOT #59, CATAWISSA, PA 171 NO EXPIRATION

MIDFIRST BANK,
PLAINTIFF

VS.

EDWARD L. POSAVEC, III, ADMINISTRATOR OF
THE ESTATE OF DAVID POSAVEC, DECEASED,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-701

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: **October 14th 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:

**1939 OLD READING ROAD, LOT 59
CATAWISSA, PA 17820**

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

No. 2015-CV-701

JUDGMENT AMOUNT \$96,119.35

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

**EDWARD L. POSAVEC, III, ADMINISTRATOR OF THE ESTATE
OF DAVID POSAVEC, DECEASED**

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

MIDFIRST BANK
vs.
POSAVEC III, EDWARD L

Case Number
2015CV701

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 97

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 1939 OLD READING ROAD
LOT #59
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 7-31-15

Time: 14:00

Deputy: 3

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

- Vacant
-
-
-
-
-

OCCUPANT

2015CV701

1939 OLD READING ROAD, LOT #59, CATAWISSA, PA 171 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

MIDFIRST BANK
vs.
POSAVEC III, EDWARD L

Case Number
2015CV701

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	97
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 10/14/2015 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	Debra A. Long	
Primary Address:	456 A Poorhouse Road Catawissa, PA 17820	
Phone:	570-799-0156	DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:		
Relation:		
Date:	7-31-15	Time: 14:43
Deputy:	3	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. _____

LONG, DEBRA A.

2015CV701

456 A POORHOUSE ROAD, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

MIDFIRST BANK
vs.
POSAVEC III, EDWARD L

Case Number
2015CV701

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 97

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Karen Richenderfer

Relation:

Date: 7-31-15 Time: 3:55

Deputy: 4 Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2015CV701 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.
POSAVEC III, EDWARD L

Case Number
2015CV701

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 97

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Deb Miller

Relation: Clerk

Date: 7-31-15

Time: 3:53

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

2015CV701

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV701

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, OCTOBER 14, 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 piece or parcel of land situate in the Township of Roaring Creek, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the centerline of a 50 foot private access road, said point also being the southerly line of Lot No. 60, at the northeast corner of Lot No. 57 and at the northwest corner of this lot; thence along the centerline of said access road and along the southerly line of portions of Lots Nos. 60 and 62, North 64 degrees 26 minutes 00 seconds East, 383.15 feet to the northwest corner of Lot No. 61; thence leaving said access road and along the westerly line of said Lot No. 61, South 12 degrees 06 minutes 55 seconds East 1182.45 feet to an iron pin corner, said point also being the southwest corner of said Lot No. 61 and the southeast corner of this lot; thence South 59 degrees 47 minutes 07 seconds West, 111.44 feet to an iron pin at the northeast corner of Lot No. 80; thence along the northerly line of a portion of said Lot No. 80, South 76 degrees 53 minutes 00 seconds West, 266.75 feet to an iron pin at the southeast corner of Lot No. 57 first above mentioned, said point also being the southwest corner of this lot; thence along the easterly line of said Lot No. 57, North 12 degrees 06 minutes 56 seconds West, 1132.45 feet to an iron pin corner in the centerline of the 50 foot private access road aforesaid, the place of BEGINNING.
HAVING THEREON erected a dwelling known as: 1939 Old Reading Road, Lot 59, Catawissa, PA 17820

TAX PARCEL: 30-12-001-80

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to conditions and restrictions of record, and as contained in chain of title.

BEING THE SAME PREMISES which David Posavec, Darrin Posavec, Jamie Posavec and Eric Posavec (father and sons) by Deed dated 08/14/08 and recorded 09/09/08 in Columbia County Instrument No. 200809436, granted and conveyed unto David Posavec. The said David Posavec died Testate on 9/6/10. On 10/29/10 Letters of Administration were granted to Edward L. Posavec, III under Montgomery County File No. 46-2010-3468. The Heirs of David Posavec are the real owners of the property. Their interest is represented by the Administrator.

TO BE SOLD AS THE PROPERTY OF EDWARD L. POSAVEC, III, ADMINISTRATOR OF THE ESTATE OF DAVID POSAVEC, DECEASED

PROPERTY ADDRESS: 1939 OLD READING ROAD, LOT #59, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 30-12-001-80

Seized and taken into execution to be sold as the property of EDWARD L POSAVEC, III 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 L. POSAVEC, III, ADMINISTRATOR OF
THE ESTATE OF DAVID POSAVEC, DECEASED,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-701

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 praccipe for the writ of execution was filed, the following information concerning the real property located at **1939 OLD READING ROAD, LOT 59 CATAWISSA, PA 17820:**

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

EDWARD L. POSAVEC, III
ADMINISTRATOR OF THE ESTATE OF
DAVID POSAVEC, DECEASED
2055 ALLENTOWN ROAD
HATFIELD, PA 19440

EDWARD L. POSAVEC, III
ADMINISTRATOR OF THE ESTATE OF
DAVID POSAVEC, DECEASED
1939 OLD READING ROAD, LOT 59
CATAWISSA, PA 17820
HATFIELD, PA 19440

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:

PA Dept of Revenue
Bureau of Compliance
Attn: Lori Adams
P. O. Box 281230
Harrisburg, PA 17128-1230

Department of Public Welfare
TPL Casualty Unit – Estate Recovery
P. O. Box 8486
Willow Oak Building
Harrisburg, PA 17105-8486

PA Department of Revenue
Inheritance Tax Division
P. O. Box 280601
Harrisburg, PA 17128-0601

Roaring Creek
Property Owners Association
James Hafer, Chairman
1939 Old Reading Road
Lot AA
Catawissa, PA 17820

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

PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):

Bonnie Posavec
410 Whites Road
Lansdale, PA 19446

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

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:

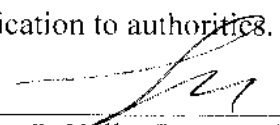
DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
1939 OLD READING ROAD, LOT 59
CATAWISSA, PA 17820

Bonnie Posavec
410 Whites Road
Lansdale, PA 19446

(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: July 22, 2015

MIDFIRST BANK,
PLAINTIFF

VS.

EDWARD L. POSAVEC, III, ADMINISTRATOR OF
THE ESTATE OF DAVID POSAVEC, DECEASED,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-701

2015-ED-97

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: **1939 OLD READING ROAD, LOT 59 CATAWISSA, PA 17820** as follows:

Amount due pursuant to Judgment	\$96,119.35
Additional Interest @	\$2,059.88
Per diem of \$16.88	
to 10/01/15	

Escrow Deficit	\$115.00
----------------	----------

TOTAL WRIT	\$98,294.23
-------------------	--------------------

PLUS COSTS:

Dated: 7/21/15

Barbara M. Silvestri
PROTHONOTARY

(SEAL)

By Roxanne Antonello
DEPUTY

Prothonotary & Clerk of Sev. Courts
Sec. Order No. 101 Monday, 10/20/15

MIDFIRST BANK,
PLAINTIFF

VS.

EDWARD L. POSAVEC, III, ADMINISTRATOR OF
THE ESTATE OF DAVID POSAVEC, DECEASED,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-701

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: **October 14th 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:

1939 OLD READING ROAD, LOT 59
CATAWISSA, PA 17820

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

No. 2015-CV-701

JUDGMENT AMOUNT \$96,119.35

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

EDWARD L. POSAVEC, III, ADMINISTRATOR OF THE ESTATE
OF DAVID POSAVEC, DECEASED

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 piece or parcel of land situate in the Township of Roaring Creek, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the centerline of a 50 foot private access road, said point also being the southerly line of Lot No. 60, at the northeast corner of Lot No. 57 and at the northwest corner of this lot; thence along the centerline of said access road and along the southerly line of portions of Lots Nos. 60 and 62, North 64 degrees 26 minutes 00 seconds East, 383.15 feet to the northwest corner of Lot No. 61; thence leaving said access road and along the westerly line of said Lot No. 61, South 12 degrees 06 minutes 55 seconds East 1182.45 feet to an iron pin corner, said point also being the southwest corner of said Lot No. 61 and the southeast corner of this lot; thence South 59 degrees 47 minutes 07 seconds West, 111.44 feet to an iron pin at the northeast corner of Lot No. 80; thence along the northerly line of a portion of said Lot No. 80, South 76 degrees 53 minutes 00 seconds West, 266.75 feet to an iron pin at the southeast corner of Lot No. 57 first above mentioned, said point also being the southwest corner of this lot; thence along the easterly line of said Lot No. 57, North 12 degrees 06 minutes 56 seconds West, 1132.45 feet to an iron pin corner in the centerline of the 50 foot private access road aforesaid, the place of BEGINNING.

HAVING THEREON erected a dwelling known as: 1939 Old Reading Road, Lot 59, Catawissa, PA 17820

TAX PARCEL: 30-12-001-80

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to conditions and restrictions of record, and as contained in chain of title.

BEING THE SAME PREMISES which David Posavec, Darrin Posavec, Jamie Posavec and Eric Posavec (father and sons) by Deed dated 08/14/08 and recorded 09/09/08 in Columbia County Instrument No. 200809436, granted and conveyed unto David Posavec. The said David Posavec died Testate on 9/6/10. On 10/29/10 Letters of Administration were granted to Edward L. Posavec, III under Montgomery County File No. 46-2010-3468. The Heirs of David Posavec are the real owners of the property. Their interest is represented by the Administrator.

TO BE SOLD AS THE PROPERTY OF EDWARD L. POSAVEC, III, ADMINISTRATOR OF THE ESTATE OF DAVID POSAVEC, DECEASED

REAL ESTATE OUTLINE

ED # 2015 ED 97

DATE RECEIVED 7-29-2015
DOCKET AND INDEX 2015 CV 701

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>	717-234-4178 m. d. y. h. d. y.
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>204527</u>

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

SALE DATE Oct. 14th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

ALL THAT CERTAIN piece or parcel of land situate in the Township of Roaring Creek, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the centerline of a 50 foot private access road, said point also being the southerly line of Lot No. 60, at the northeast corner of Lot No. 57 and at the northwest corner of this lot; thence along the centerline of said access road and along the southerly line of portions of Lots Nos. 60 and 62, North 64 degrees 26 minutes 00 seconds East, 383.15 feet to the northwest corner of Lot No. 61; thence leaving said access road and along the westerly line of said Lot No. 61, South 12 degrees 06 minutes 55 seconds East 1182.45 feet to an iron pin corner, said point also being the southwest corner of said Lot No. 61 and the southeast corner of this lot; thence South 59 degrees 47 minutes 07 seconds West, 111.44 feet to an iron pin at the northeast corner of Lot No. 80; thence along the northerly line of a portion of said Lot No. 80, South 76 degrees 53 minutes 00 seconds West, 266.75 feet to an iron pin at the southeast corner of Lot No. 57 first above mentioned, said point also being the southwest corner of this lot; thence along the easterly line of said Lot No. 57, North 12 degrees 06 minutes 56 seconds West, 1132.45 feet to an iron pin corner in the centerline of the 50 foot private access road aforesaid, the place of BEGINNING.

HAVING THEREON erected a dwelling known as: 1939 Old Reading Road, Lot 59, Catawissa, PA 17820

TAX PARCEL: 30-12-001-80

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UNDER AND SUBJECT to conditions and restrictions of record, and as contained in chain of title.

BEING THE SAME PREMISES which David Posavec, Darrin Posavec, Jamie Posavec and Eric Posavec (father and sons) by Deed dated 08/14/08 and recorded 09/09/08 in Columbia County Instrument No. 200809436, granted and conveyed unto David Posavec. The said David Posavec died Testate on 9/6/10. On 10/29/10 Letters of Administration were granted to Edward L. Posavec, III under Montgomery County File No. 46-2010-3468. The Heirs of David Posavec are the real owners of the property. Their interest is represented by the Administrator.

TO BE SOLD AS THE PROPERTY OF EDWARD L. POSAVEC, III, ADMINISTRATOR OF THE ESTATE OF DAVID POSAVEC, DECEASED

SHORT LEGAL TO ADVERTISE:

ALL THAT CERTAIN piece or parcel of land situate in the Township of Roaring Creek, County of Columbia, State of Pennsylvania, together with the dwelling erected thereon known and numbered as: 1939 Old Reading Road, Lot 59, Catawissa, PA 17820

TAX PARCEL: 30-12-001-80

Reference Columbia County Instrument No. 200809436

TO BE SOLD AS THE PROPERTY OF EDWARD L. POSAVEC, III, ADMINISTRATOR OF THE ESTATE OF DAVID POSAVEC, DECEASED

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 L. POSAVEC, III, ADMINISTRATOR OF THE ESTATE OF DAVID POSAVEC, DECEASED**

Filed to No. **2015-CV-701**

INSTRUCTIONS

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

1939 OLD READING ROAD, LOT 59 CATAWISSA, PA 17820

(A more complete legal description accompanies these documents.)

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

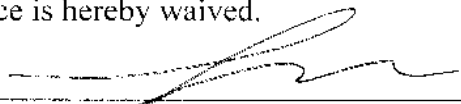
EDWARD L. POSAVEC, III, ADMINISTRATOR OF THE ESTATE OF DAVID POSAVEC, DECEASED, 2055 ALLENTOWN ROAD HATFIELD, PA 19440

**ALTERNATE ADDRESS:
1939 OLD READING ROAD, LOT 59
CATAWISSA, PA 17820**

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, July 22, 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

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE

DATE: July 22, 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 L. POSAVEC, III, ADMINISTRATOR OF THE ESTATE OF DAVID POSAVEC,
DECEASED***

**PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE and NOTICE OF SALE
OF REAL ESTATE** *please serve deft. with notice of sale.

No. 2015-CV-701

SERVICE TO BE MADE ON DEFENDANT:

**EDWARD L. POSAVEC, III, ADMINISTRATOR OF THE ESTATE OF DAVID
POSAVEC, DECEASED, 2055 ALLENTOWN ROAD HATFIELD, PA 19440**

ALTERNATE ADDRESS:

**1939 OLD READING ROAD, LOT 59
CATAWISSA, PA 17820**

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE

DATE: July 28, 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 L. POSAVEC, III, ADMINISTRATOR OF THE ESTATE OF DAVID POSAVEC,
DECEASED***

**PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE and NOTICE OF SALE
OF REAL ESTATE**

** please post property with notice of sale!*

No. 2015-CV-701

SERVICE TO BE MADE ON DEFENDANT: POST PROPERTY

**POSTING PROPERTY AT: 1939 OLD READING ROAD, LOT 59
CATAWISSA, PA 17820**

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

SHERIFF:

I am submitting documentation necessary to schedule a Sheriff's 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.

Inquiries relating to the actual sale should be directed to Barb Villarrial.

Document Receipt

Trans #	5921	Carrier / service:	USPS Server	First-Class Mail®	7/30/2015 12:00:00 AM
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Ship to:

BONNIE POSAVEC

410 WHITES ROAD

Tracking #: 71901140006000059135

Doc Ref #: 2015ED97

Postage 5.1300

LANSDALE PA 19446

97

Document Receipt

Trans #	5920	Carrier / service:	USPS Server	First-Class Mail®	7/30/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000059128

Doc Ref #: 2015ED97

Postage 5.1300

PHILADELPHIA PA 19106

97

Document Receipt

Trans #	5919	Carrier / service:	USPS Server	First-Class Mail®	7/30/2015 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 #:	71901140006000059111
Doc Ref #:	2015ED97
Postage	5.1300

PHILADELPHIA PA 19107

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000059104

Doc Ref #: 2015ED97

Postage 5.1300

HARRISBURG PA 17105

97

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Trans #	5917	Carrier / service:	USPS Server	First-Class Mail®	7/30/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000059098

Doc Ref #: 2015ED97

Postage 5.1300

HARRISBURG PA 17128

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



206527

CHECK NO. 206527
CHECK DATE 07/28/2015

PAY TO THE ORDER OF
One thousand three hundred fifty and NO/100
COLUMBIA COUNTY SHERIFF

CHECK AMOUNT
\$1,350.00

VOID AFTER 90 DAYS

AUTHORIZED SIGNATURE

Security features. Details on back.

⑈ 206527⑈ ⑆031301846⑆ 513209312⑈