

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

URBAN FINANCIAL REO LLC (et al.)
vs.
CLAYTON L MILLER

Case Number
2019CV275

PROPERTY ADDRESS
1896 FAIRVIEW AVENUE, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
05/28/2019	Advance Fee	Advance Fee	145716	\$0.00	\$1,350.00
05/28/2019	Advertising Sale (Newspaper)			\$15.00	\$0.00
05/28/2019	Advertising Sale Bills & Copies			\$17.50	\$0.00
05/28/2019	Crying Sale			\$10.00	\$0.00
05/28/2019	Docketing			\$15.00	\$0.00
05/28/2019	Levy			\$15.00	\$0.00
05/28/2019	Mailing Costs			\$78.00	\$0.00
05/28/2019	Posting Handbill			\$15.00	\$0.00
05/28/2019	Press Enterprise Inc.			\$1,632.00	\$0.00
05/28/2019	Sheriff Automation Fund			\$50.00	\$0.00
05/28/2019	Web Posting			\$100.00	\$0.00
08/27/2019	Service			\$315.00	\$0.00
08/27/2019	Service Mileage			\$24.00	\$0.00
08/27/2019	Copies			\$10.50	\$0.00
08/27/2019	Notary Fee			\$10.00	\$0.00
08/27/2019	Surcharge			\$220.00	\$0.00
09/15/2020	Tax Claim Search			\$5.00	\$0.00
				\$2,532.00	\$1,350.00

TOTAL BALANCE:	\$(1,182.00)
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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
FINANCE OF AMERICA REVERSE LLC

vs.

Defendant
CLAYTON L MILLER

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY PC
123 S. BROAD STREET
SUITE 2080
PHILADELPHIA, PA 19109

Sheriff's Sale Date: Wednesday, August 28, 2019

Writ of Execution No. : 2019CV275

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1896 FAIRVIEW AVENUE, BERWICK, PA 18603

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	\$78.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,632.00
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$315.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$10.50
Notary Fee	\$10.00
Surcharge	\$220.00

Total Sheriff Costs \$2,722.00

Municipal Costs

Delinquent Taxes	\$1,417.83
Sewer	\$2,021.90

Total Municipal Costs \$3,439.73

Distribution Costs

Recording Fees	\$72.75
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Total Distribution Costs \$72.75

Grand Total: \$6,234.48

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

URBAN FINANCIAL REO LLC, * IN THE COURT OF COMMON PLEAS
 PLAINTIFF, * OF THE 26TH JUDICIAL DISTRICT
 VS. * OF PENNSYLVANIA
 CLAYTON L. MILLER, * COLUMBIA COUNTY BRANCH
 DEFENDANT. * CIVIL ACTION - LAW
 * NO. 2019-CV-275
 *

APPEARANCES:

✓CHELSEA ANNE NIXON, ESQUIRE, Attorney for the Plaintiff.

The Defendant appeared pro se telephonically.

ORDER OF COURT

AND NOW, to wit, on this 20th day of April, 2020, after the conduct of a hearing on a Petition under Rule 3132, Pa. R.C.P. to vacate and set aside Sheriff sale of real property filed on October 28, 2019, said Petition is hereby granted pursuant to the following terms and conditions:

1. The Sheriff's sale of August 28, 2019 of the subject premises in the present action located at 1896 Fairview Avenue, Berwick, Pa., 18603, the results of the sale and any deed issued after that sale with respect to the subject premises to the Plaintiff is hereby stricken and vacated.

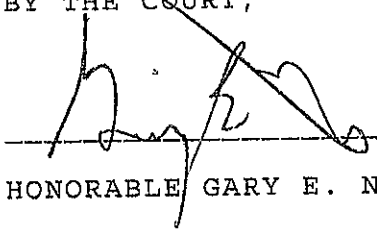
2. The present action is hereby discontinued without prejudice. However, pursuant to the Plaintiff's

FILED
 PROthonotary
 2020 APR 21 A 4:59
 CLERK OF COURT
 COUNTY OF COLUMBIA

agreement on the record this date, the Plaintiff, nor any successor in interest, shall file another foreclosure action based upon the mortgage which is the subject of this action until and after the death of Clayton L. Miller, the Defendant.

3. The judgment in foreclosure entered in the present action is hereby vacated.

BY THE COURT,



HONORABLE GARY E. NORTON, JUDGE

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

FINANCE OF AMERICA REVERSE LLC VS. CLAYTON MILLER

NO. 65-2019 ED

NO. 275-2019 JD

DATE/TIME OF SALE: AUGUST 28 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 6234.48

POUNDAGE -- 2% OF BID \$ 124.69

TRANSFER TAX -- 2% OF FAIR MKT \$ _____

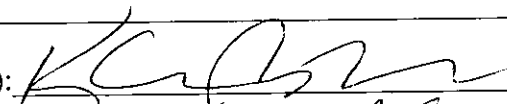
MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 6359.17

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 
TONY WEISS

TOTAL DUE: \$ 6359.17

LESS DEPOSIT: \$ 1354.60

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 5009.17

SHERIFF'S SALE COST SHEET

19-275

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>315.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>78.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</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>10.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>610.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1632.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1882.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>72.75</u>	
TOTAL *****		\$ <u>82.75</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>1417.83</u>
TOTAL *****	\$ <u>1417.83</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>2021.90</u>
WATER 20	\$ _____
TOTAL *****	\$ <u>2021.90</u>

SURCHARGE FEE (DSTE)	\$ <u>220.00</u>
MISC. _____	\$ _____
TOTAL *****	\$ <u>10</u>

TOTAL COSTS (OPENING BID) \$ 6234.48

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Submitted by: Plaintiff

Signature:  _____

Name: Andrew L. Markowitz, Esquire

Attorney No. (If applicable) 28009

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

BY: Andrew L. Markowitz, Esquire - ID # 28009

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

Urban Financial REO LLC,

Plaintiff,

v.

Clayton L. Miller,

Defendant.

Columbia County
Court of Common Pleas

Number: 2019-CV-275

AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 1896 Fairview Avenue, Berwick, Pennsylvania 18603, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name	Address
Clayton L. Miller	1896 Fairview Avenue Berwick, PA 18603

2. Name and address of Defendant in the judgment:

Name	Address
Clayton L. Miller	1896 Fairview Avenue Berwick, Pennsylvania 18603

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

Name	Address
Plaintiff herein	

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

Name	Address
------	---------

Plaintiff herein

Secretary of Housing and Urban Development	451 Seventh Street, S.W. Washington, DC 20410
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5. Name and address of every other person who has any record lien on the property:

Name	Address
Berwick Area Joint Sewer Authority	1108 Freas Avenue Berwick, PA 18603
Berwick Area Joint Sewer Authority c/o Anthony J. McDonald Esquire	106 W. Front Street Berwick, PA 18603
Berwick Area Joint Sewer Authority c/o Marinos McDonald L Knecht LLP	106 W. Front Street Berwick, PA 18603

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

Name	Address
NONE	

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

Name	Address
Tenants/Occupants	1896 Fairview Avenue Berwick, Pennsylvania 18603
United States of America c/o United States Attorney for the Middle District of PA	Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg , PA 17108-1754
Domestic Relations of Columbia County	11 West Main Street Bloomsburg , PA 17815
Tax Claim Bureau Columbia County Courthouse	35 West Main Street Basement Level Bloomsburg , PA 17815

United States of America c/o United States Attorney for the Middle District of PA	William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton , PA 18503
United States of America Internal Revenue Service Technical Support Group	William Green Federal Building 600 Arch Street, Room 3259 Philadelphia , PA 19106
Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue Bureau of Compliance Lien Section	P.O. Box 280948 Harrisburg PA 17128-0948
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
Commonwealth of PA Department of Revenue	Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Sales
Commonwealth Of Pennsylvania	Department Of Welfare P.O. Box 2675 Harrisburg, PA 17105
United States of America c/o Atty General of the United States	U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001

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

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

8. Name and address of Attorney of record:

Name

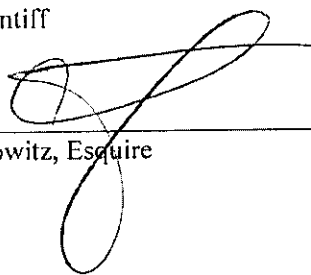
Address

NONE

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

Date: 8/30/19

McCABE, WEISBERG & CONWAY, LLC
Attorneys for Plaintiff

BY: 
Andrew L. Markowitz, Esquire

Finance of America Reverse LLC v. Clayton L. Miller
Columbia County; Number: 2019-CV-275

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

BY: Andrew L. Markowitz, Esquire - ID # 28009

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

Urban Financial REO LLC,

Plaintiff,

v.

Clayton L. Miller,

Defendant.

Columbia County
Court of Common Pleas

Number: 2019-CV-275

AFFIDAVIT OF SERVICE

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 22nd day of July, 2019, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Affidavit Pursuant to 3129.1 which is attached hereto.

A copy of the Notice of Sheriff's Sale and certificate of mailing is also attached hereto and made a part hereof.

SWORN AND SUBSCRIBED

BEFORE ME THIS 30 DAY

OF August, 20 19

Kimberly Blujanski
NOTARY PUBLIC

DATE: 8/30/19

McCABE, WEISBERG & CONWAY, LLC
Attorneys for Plaintiff

BY: [Signature]
Andrew L. Markowitz, Esquire

Commonwealth of Pennsylvania - Notary Seal
KIMBERLY BLUJANSKI, Notary Public
Philadelphia County
My Commission Expires May 15, 2021
Commission Number 1276726

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

Urban Financial REO LLC, Plaintiff, v. Clayton L. Miller, Defendant.	Columbia County Court of Common Pleas Number: 2019-CV-275
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TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Clayton L. Miller

PROPERTY: 1896 Fairview Avenue, Berwick, PA 18603

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$77,169.08

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on **August 28, 2019 at 9:00AM** in **Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, PA 17815**. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

This letter may be an attempt to collect a debt and any information obtained will be used for that purpose.

If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY** as **WE ARE NOT PERMITTED TO GIVE YOU LEGAL ADVICE**

21.			UNITED STATES OF AMERICA C/O ATTY GENERAL OF THE UNITED STATES U.S. DEPT OF JUSTICE, ROOM 4400 950 PENNSYLVANIA AVENUE NW WASHINGTON, DC 20530-0001									
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)										
21												

44-22-2014

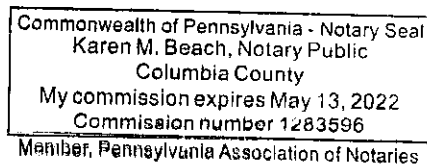
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

James T. Micklow 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 August 7, 14 & 21, 2019 and 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.

.....*James T. Micklow*.....

Sworn and subscribed to before me this 21st day of August 2019.....

.....*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

FINANCE OF AMERICA REVERSE LLC
vs.
MILLER, CLAYTON L

Case Number
2019CV275

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/28/2019 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 1896 FAIRVIEW AVENUE
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge Posted · Other

Adult In Charge:

Relation:

Date: 7/24/19

Time: 1140

Deputy: 4

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2019CV275

1896 FAIRVIEW AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FINANCE OF AMERICA REVERSE LLC
vs.
CLAYTON L MILLER

Case Number
2019CV275

SHERIFF'S RETURN OF SERVICE

05/30/2019 09:58 AM - DEPUTY MICHAEL TKACH, 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: CLAYTON L MILLER AT 1896 FAIRVIEW AVENUE, BERWICK, PA 18603.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

May 30, 2019

NOTARY

Affirmed and subscribed to before me this

30TH day of MAY, 2019

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT. 4, 2020

Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

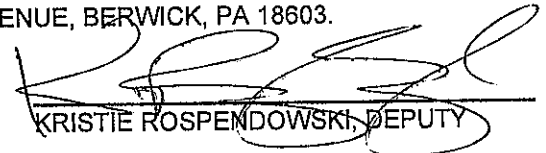


FINANCE OF AMERICA REVERSE LLC
vs.
CLAYTON L. MILLER

Case Number
2019CV275

SHERIFF'S RETURN OF SERVICE

07/24/2019 11:40 AM - DEPUTY KRISTIE ROSPENDOWSKI, 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 1896 FAIRVIEW AVENUE, BERWICK, PA 18603.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

July 25, 2019

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT. 4, 2020

NOTARY

Affirmed and subscribed to before me this

25TH day of JULY, 2019

Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

(c) CountySuite Sheriff Teleosoft, Inc.



Nationwide Court Services, Inc.

Sheriff's Copy of Affidavit(s)

Attention Sheriff of the County of

Columbia

From: Sandra Pryz

Date: 7 / 8 / 2019

Re: Copy of Affidavit(s)

Dear Sir or Madam:

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

Should you have any questions feel free to contact me at: 631-981-7915 ext 311 or spryz@nationwidecourtservice.com

Thank you in advance for your cooperation.

Truly yours,

Sandra Pryz

COURT OF COMMON PLEAS OF PENNSYLVANIA, COLUMBIA COUNTY

FINANCE OF AMERICA REVERSE LLC,

Plaintiff(s),

vs.

CLAYTON L. MILLER,

Defendant(s).

Index No.: 2019-CV-275
Date Issued: 08/28/2019

AFFIDAVIT OF SERVICE



538538

STATE OF Pennsylvania
County of Columbia

ss:

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

On 6/22/2019 at 2:13 AM / ☒ PM I served the within NOTICE OF SHERIFF'S SALE OF REAL PROPERTY on CLAYTON L. MILLER at 1896 FAIRVIEW AVENUE, BERWICK, PA 18603, in the manner indicated below:

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

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

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

☐ **POSTED IN ACCORDANCE WITH COURT ORDER:** I affixed thereat a true copy of the aforementioned documents in a conspicuous manner at the above address in accordance with the court order.

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

Additional Comments: _____

Description of person process was left with:

Sex: Male Skin/Race: White Approx. Age: 70-75 Hair Color: Gray/Black Height: 5'4"-5'7"
Weight: 125-135 LBS Other: _____

Is defendant in the military? YES ☐ NO ☐

Signed and sworn before me on this 1 day of July, 2019.

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Brandy M. Golden, Notary Public
Susquehanna County
My commission expires April 8, 2023
Commission number 1261844
Member, Pennsylvania Association of Notaries

X Victor Vlachos
Victor Vlachos
(Print Name)

ClientRef#: 19-100042PA
LawFirmRef#: 19-100042PA
CID #28PA McCabe, Weisberg & Conway, P.C.
123 S. Broad Street, Suite 1400
Philadelphia, PA 19109

Phelan Hallinan & Schmieg, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

215-320-0007

Fax: 215-563-7009

Sue Moran
Legal Assistant, Ext. 1253

Representing Lenders in
Pennsylvania and New Jersey

July 15, 2019

Office of the **Sheriff**
COLUMBIA County Courthouse

Dear Sir/Madame:

Enclosed are Affidavits of Service of Notice of Sale for filing with your office. We have forwarded copies of the same to the Prothonotary.

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,

Sue Moran
Enclosure

AFFIDAVIT OF SERVICE

PLAINTIFF
LAKEVIEW LOAN SERVICING, LLC

COLUMBIA COUNTY

PH # 1038713

DEFENDANT
MARILYN R. MILLER

SERVICE TEAM/ spl
COURT NO.: 2019-CV-412

SERVE MARILYN R. MILLER AT:
46 PROSSEDA DRIVE
DANVILLE, PA 17821-6778

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: July 24, 2019

Previous Successful Service

SERVED

Served and made known to MARILYN R. MILLER, Defendant on the 23rd day of JUNE, 2019, at 3:35 o'clock P. M., at 46 PROSSEDA DR, DANVILLE, PA in the manner described below:

☒ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ _____ an officer of said Defendant's company.

☐ Other: _____.

Description: Age 70 Height 5'9" Weight 200 Race W Sex F Other _____

I, Ronald Moli, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 6/23/19

NAME: Ronald Moli

PRINTED NAME: Ronald Moli

TITLE: Process Server

NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock ____ M., I, _____, a competent adult hereby state that Defendant NOT FOUND because:

☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer on 6/15/19 at 12:40 pm; 6/18/19 at 9:50 am; _____ at _____

☐ Service Refused ☐ Red Tag Door ☐ Deceased ☐ Defendant Unknown

☐ Cluster Mail Box ☐ Can't Gain Access

Comments: _____

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: _____

PRINTED NAME: _____

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

2019
ED 65

DATE: 09-JUL-19

FEE: \$5.00

CERT. NO35581

MILLER CLAYTON L
1896 FAIRVIEW AVENUE
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED: 0312-0845
LOCATION: 1896 FAIRVIEW AVE BERWICK
PARCEL: 04D-02 -066-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2018	PRIM	1,393.47	19.36		0.00	1,412.83
TOTAL DUE :						\$1,412.83

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: September, 2019

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2018

REQUESTED BY: COLUMBIA COUNTY SHERIFF

PHELAN HALLINAN DIAMOND & JONES, LLP
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

ATTORNEY FOR PLAINTIFF

LAKEVIEW LOAN SERVICING, LLC

Plaintiff

v.

MARILYN R. MILLER

Defendant

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

No.: 2019-CV-412

COLUMBIA COUNTY

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

JUL 03 2019

Date

By:

Peter Wapner, Esquire
Attorney for Plaintiff

Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax 215-568-7616

CHRISTINE SCHOFFLER
Legal Assistant

Office of the Prothonotary
Columbia County Courthouse
35 W. Main St.
Bloomsburg, PA 17815

Re: LAKEVIEW LOAN SERVICING, LLC VS. MARILYN R. MILLER,
COLUMBIA County, No.: 2019-CV-412, No.:

Dear Sir/Madam:

Enclosed for filing please find an Affidavit of Service Pursuant to Rule 3129.2 and a Certificate of Compliance. Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

****Property is listed for the 07/24/2019 Sheriff Sale.****

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Very truly yours,

CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of COLUMBIA County

PH # 1038713

PHELAN HALLINAN DIAMOND & JONES, LLP Attorney for Plaintiff
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

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

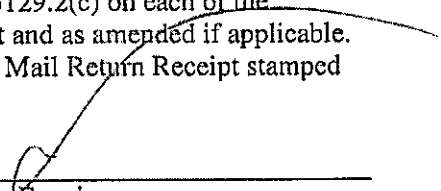
LAKEVIEW LOAN SERVICING, LLC	:	
Plaintiff,	:	
	:	CIVIL DIVISION
v.	:	
	:	
MARILYN R. MILLER	:	No.: 2019-CV-412
Defendant(s)	:	
	:	

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".

Date: **JUL 03 2019**



Peter Wapner, Esquire
Attorney for Plaintiff

Certificate of Mailing - Firm

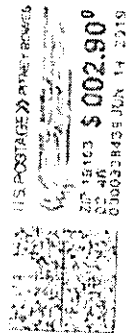
Name and Address of Sender Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 PH # 1038713 / RB: MARLYN R. MILLER (COLUMBIA) / SZR - 07/24/2019 SALE / 1021 / Writ Team	TOTAL NO. of Pieces Listed by Sender 6	TOTAL NO. of Pieces Received at Post OfficeTM	Affix Stamp Here Postmark with Date of Receipt.																																												
Postmaster, per (name of receiving employee)		<table border="1"> <thead> <tr> <th data-bbox="167 919 548 951">USPS® Tracking Number Firm-specific Identifier</th> <th data-bbox="557 919 954 951">Address (Name, Street, City, State, and ZIP CodeTM)</th> <th data-bbox="963 919 1092 951">Postage</th> <th data-bbox="1101 919 1230 951">Fee</th> <th data-bbox="1239 919 1369 951"></th> <th data-bbox="1377 919 1481 951">Total Amount</th> </tr> </thead> <tbody> <tr> <td data-bbox="167 951 548 1003">1.</td> <td data-bbox="557 951 954 1003">TENANT/OCCUPANT 1244 CHERRY STREET BLOOMSBURG PA 17815-0572</td> <td data-bbox="963 951 1092 1003">\$0.50</td> <td data-bbox="1101 951 1230 1003"></td> <td data-bbox="1239 951 1369 1003"></td> <td data-bbox="1377 951 1481 1003"></td> </tr> <tr> <td data-bbox="167 1003 548 1056">2.</td> <td data-bbox="557 1003 954 1056">SKYVIEW ACRES HOMEOWNERS ASSOCIATION RD 1 BOX 1423 PALMERTON PA 18071</td> <td data-bbox="963 1003 1092 1056">\$0.50</td> <td data-bbox="1101 1003 1230 1056"></td> <td data-bbox="1239 1003 1369 1056"></td> <td data-bbox="1377 1003 1481 1056"></td> </tr> <tr> <td data-bbox="167 1056 548 1108">3.</td> <td data-bbox="557 1056 954 1108">DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 180 BLOOMSBURG PA 17815</td> <td data-bbox="963 1056 1092 1108">\$0.50</td> <td data-bbox="1101 1056 1230 1108"></td> <td data-bbox="1239 1056 1369 1108"></td> <td data-bbox="1377 1056 1481 1108"></td> </tr> <tr> <td data-bbox="167 1108 548 1161">4.</td> <td data-bbox="557 1108 954 1161">COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HUMAN SERVICES P.O. Box 2675 Harrisburg PA 17105</td> <td data-bbox="963 1108 1092 1161">\$0.50</td> <td data-bbox="1101 1108 1230 1161"></td> <td data-bbox="1239 1108 1369 1161"></td> <td data-bbox="1377 1108 1481 1161"></td> </tr> <tr> <td data-bbox="167 1161 548 1213">5.</td> <td data-bbox="557 1161 954 1213">INTERNAL REVENUE SERVICE ADVISORY 1000 Liberty Avenue Room 704 Pittsburgh PA 15222</td> <td data-bbox="963 1161 1092 1213">\$0.50</td> <td data-bbox="1101 1161 1230 1213"></td> <td data-bbox="1239 1161 1369 1213"></td> <td data-bbox="1377 1161 1481 1213"></td> </tr> <tr> <td data-bbox="167 1213 548 1266">6.</td> <td data-bbox="557 1213 954 1266">U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING 228 Walnut Street, Suite 220 PO Box 11734 Harrisburg PA 17106-1734</td> <td data-bbox="963 1213 1092 1266">\$0.50</td> <td data-bbox="1101 1213 1230 1266"></td> <td data-bbox="1239 1213 1369 1266"></td> <td data-bbox="1377 1213 1481 1266"></td> </tr> </tbody> </table>				USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code TM)	Postage	Fee		Total Amount	1.	TENANT/OCCUPANT 1244 CHERRY STREET BLOOMSBURG PA 17815-0572	\$0.50				2.	SKYVIEW ACRES HOMEOWNERS ASSOCIATION RD 1 BOX 1423 PALMERTON PA 18071	\$0.50				3.	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 180 BLOOMSBURG PA 17815	\$0.50				4.	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HUMAN SERVICES P.O. Box 2675 Harrisburg PA 17105	\$0.50				5.	INTERNAL REVENUE SERVICE ADVISORY 1000 Liberty Avenue Room 704 Pittsburgh PA 15222	\$0.50				6.	U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING 228 Walnut Street, Suite 220 PO Box 11734 Harrisburg PA 17106-1734	\$0.50			
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Certificate of Mailing – Firm

Name and Address of Sender Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19105 PH # 1038713 / RR: MARLYN R. MILLER (COLUMBIA) / SZR - 07/24/2019 SALB / 1021 / With Team	TOTAL NO. of Pieces Listed by Sender 2	TOTAL NO. of Pieces Received at Post Office™ Postmaster, per (name of receiving employee)	Affix Stamp Here Postmark with Date of Receipt.		
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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code®)	Postage	Fee		Parcel Airmail
1.	COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAX INHERITANCE TAX DIVISION 6th Floor, Strawberry Square Dept. #280601 Harrisburg PA 17128	\$0.50			
2.	DEPARTMENT OF HUMAN SERVICES TPL CASUALTY UNIT ESTATE RECOVERY PROGRAM P.O. Box 8486 Willow Oak Building Harrisburg PA 17105-8486	\$0.50			



IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

FILED
PROTHONOTARY

2019 JUN 28 P 12:12

CLERK OF COURTS
COUNTY OF COLUMBIA

LAKEVIEW LOAN SERVICING, LLC
Plaintiff

vs.

MARILYN R. MILLER
Defendant

: Court of Common Pleas
:
: Civil Division
:
: COLUMBIA County
:
: No.: 2019-CV-412

ORDER

AND NOW, this 28th day of June, 2019 the Prothonotary is

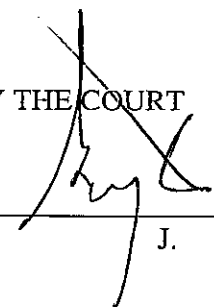
ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc
pro tunc in this case as follows:

Principal Balance	\$188,390.56
Interest Through June 13, 2019	\$5,813.71
Late Charges	\$331.48
Legal fees	\$2,365.00
Cost of Suit and Title	\$668.75
Sheriff's Sale Costs	\$1,350.00
Property Inspections	\$99.00
Property Preservation	\$245.00
Escrow Deficit	\$597.49

TOTAL \$199,860.99

Plus interest at six percent per annum.

BY THE COURT


J.



June 5, 2019

Timothy T. Chamberlain
Sheriff of Columbia County
Court House-P.O. BOX 380
Bloomsburg, Pa 17815

FINANCE OF AMERICA REVERSE, LLC.

VS.

CLAYTON L. MILLER

NO: 2019-CV-275

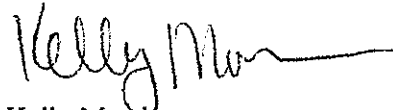
NO: 2019-ED-65

Dear Timothy:

The amount due on the sewer account #115281 for the property located at 1896 Fairview Avenue, Berwick, Pa through September 30, 2019 is \$2021.90. This amount includes fees to satisfy a lien on this property.

Please feel free to contact me with any questions that you may have.

Sincerely,



Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

Tax Notice 2019 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

BERWICK BOROUGH
TAX COLLECTOR
1615 LINCOLN AVENUE
BERWICK PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS
NO PERSONAL CHECKS AFTER DEC. 1, 2019

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2019BILL NO.
5077

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	19,114	11.385	213.26	217.61	239.37
SINKING		1	18.73	19.11	21.02
FIRE		25	23.41	23.89	25.08
LIGHT		25	23.41	23.89	25.08
BORO RE		17.1	320.31	326.85	343.19
The discount & penalty have been calculated for your convenience			599.12	611.35	653.74
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

MILLER CLAYTON L
1896 FAIRVIEW AVENUE
BERWICK PA 18603

CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	5 %
PARCEL 04D-02 000-00,000	
1896 FAIRVIEW AVE	
.3306 Acres	Land 5,760
	Buildings 13,354
Total Assessment	19,114

This tax returned
to courthouse on:
January 1, 2020

WPC 4293

FILE COPY

4.29

If you desire a receipt, send a self-addressed stamped envelope with your payment.
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

2018 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District
Berwick Borough

Make Check Payable To: The Berwick Area School District

The Berwick Area School District
Connie C. Gingham, Tax Collector
1615 Lincoln Avenue
Berwick, PA 18603

Telephone: 570-752-7442

Taxes are due and payment is requested from:

MILLER CLAYTON L
1896 FAIRVIEW AVE
BERWICK, PA 18603-2517

not paid

Bill Date: 7/1/2018

Bill #: 2693

RETURN THIS COUPON IF PAYING IN FULL

Parcel #: 04D02 06600000

Prop. Type

Property Location and Description:

1896 FAIRVIEW AVE
3.11

Assessment:

L= 5,760
B= 13,354
I= 19,114

Tax Description	Mills/Rate	Amount
1896 FAIRVIEW AVE	43.2000	825.72
HOMESTEAD EXCLUSION	(4,461.00)	(192.72)
FARMSTEAD EXCLUSION	NA	NA
If Paid by 10/31/2018	2% Discounted Amount	620.34
If Paid by 10/31/2018	FACE Amount	633.00
If Paid After 10/31/2018	10% Penalty Amount	696.30

Last Day to Pay: 12/31/2018

For a receipt, return the entire bill with payment
and a self-addressed stamped envelope.

Office Hours:

Monday, Tuesday, and Thursday from 9:30am - 4:00pm
Closed Wednesday and Friday
Closed Holidays

Home School Tax Exemption Applied

CIVIL ACTION LAW**McCABE, WEISBERG & CONWAY, LLC**

Attorneys for Plaintiff

MARGARET GAIRO, ESQUIRE - ID # 34419
 ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
 ANN E. SWARTZ, ESQUIRE - ID # 201926
 JOSEPH F. RIGA, ESQUIRE - ID # 57716
 JOSEPH I. FOLEY, ESQUIRE - ID # 314675
 LAUREN M. MOYER, ESQUIRE - ID # 320589
 CHELSEA A. NIXON, ESQUIRE - ID # 324130

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

Finance of America Reverse LLC,

Plaintiff,

v.

Clayton L. Miller,

Defendant.

Columbia County
 Court of Common Pleas

Number: 2019-CV-275

2019-EP-65

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Clayton L. Miller
 1896 Fairview Avenue
 Berwick, PA 18603

Your house (real estate) at **1896 Fairview Avenue, Berwick, Pennsylvania 18603** is scheduled to be sold at Sheriff's Sale on August 28, 2019 at 9:00 am in **Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815** to enforce the court judgment of \$77,169.08 obtained by Finance of America Reverse LLC against the above premises.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FINANCE OF AMERICA REVERSE LLC
vs.
MILLER, CLAYTON L

Case Number
2019CV275

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 65

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/28/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: CLAYTON L MILLER

Primary Address: 1896 FAIRVIEW AVENUE
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: Def.

Date: 5/30/19

Time: 9:58

Deputy: 6

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

MILLER, CLAYTON L

2019CV275

1896 FAIRVIEW AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FINANCE OF AMERICA REVERSE LLC
vs.
MILLER, CLAYTON L

Case Number
2019CV275

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

65

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/28/2019 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:

Sherry Evens

Relation:

Clerk

Date:

5/30/19

Time:

12:28

Deputy:

8

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2019CV275

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FINANCE OF AMERICA REVERSE LLC
vs.
MILLER, CLAYTON L

Case Number
2019CV275

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 65

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/28/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Served @
106 W. Front St.
Berwick Pa. 18603

Serve To:

Name: MARINOS & KNECHT LLP
Primary Address: 120 REAR EAST 3RD STREET
BERWICK, PA 18603 *Bad*

Phone: 1-570-520-4019 **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Jennifer Hess

Relation: Clerk

Date: 5/30/19 **Time:** 10:34

Deputy: 6 **Mileage:**

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

MARINOS & KNECHT LLP

2019CV275

120 REAR EAST 3RD STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FINANCE OF AMERICA REVERSE LLC
vs.
MILLER, CLAYTON L

Case Number
2019CV275

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 65

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/28/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Served @
106 W. Front St.
Berwick Pa. 18603

Serve To:

Name: ANTHONY MCDONALD, ESQ.

Primary Address: 106 MARKET STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Jennifer Hess

Relation: Clerk

Date: 5/30/19 Time: 10:34

Deputy: 6 Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

MCDONALD ESQ., ANTHO

2019CV275

106 MARKET STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FINANCE OF AMERICA REVERSE LLC
vs.
MILLER, CLAYTON L

Case Number
2019CV275

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

65

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/28/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie C. Gingham

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Def

Date:

5/30/19

Time:

10:15

Deputy:

6

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

GINGHER, CONNIE C.

2019CV275

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FINANCE OF AMERICA REVERSE LLC
vs.
MILLER, CLAYTON L

Case Number
2019CV275

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 65

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/28/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 1896 FAIRVIEW AVENUE
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Clayton Miller

Relation: Occupant

Date: 5/30/19 **Time:** 9:58

Deputy: 6 **Mileage:**

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

2019CV275

1896 FAIRVIEW AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FINANCE OF AMERICA REVERSE LLC
vs.
MILLER, CLAYTON L

Case Number
2019CV275

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 65

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/28/2019 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: Jorden Rowe

Relation: Clerk

Date: 5/30/19 Time: 8:30

Deputy: 6 Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2019CV275

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FINANCE OF AMERICA REVERSE LLC
vs.
MILLER, CLAYTON L

Case Number
2019CV275

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

65

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/28/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK AREA JOINT SEWER AUTH.

Primary Address: 1108 FREAS AVENUE
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Kelly

Relation:

Clerk

Date:

5/30/19

Time:

9:48

Deputy:

6

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

BERWICK AREA JOINT SE

2019CV275

1108 FREAS AVENUE, BERWICK, PA 18603

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 05/28/19

Account:

Name:

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

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

Telephone: (570) 389-5622

Ad ID: 1168876
Description: **CLAYTON MILLER SALE**
Run Dates: 08/07/19 to 08/21/19
Class: 2
Agate Lines: 270
Blind Box:

Total Ad Cost \$1,632.00
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	08/07/19	08/21/19	3	\$1,632.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV275

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, AUGUST 28, 2019 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.

LEGAL DESCRIPTION

ALL THOSE CERTAIN PIECES OR PARCELS OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

LOT NO. 1 - BEGINNING AT THE CORNER OF LOT FIFTY-NINE ON THE SOUTH OF FAIRVIEW AVENUE;

THENCE EASTERLY ALONG SAID AVENUE FORTY-FIVE FEET TO A CORNER OF LOT NO. 57;

THENCE SOUTHERLY ALONG SAID LOT ONE HUNDRED SIXTY FEET TO AN ALLEY;

THENCE WESTERLY ALONG SAID ALLEY FORTY-FIVE FEET TO CORNER OF LOT NO. 59;

THENCE NORTHERLY ALONG SAID LOT ONE HUNDRED SIXTY FEET TO FAIRVIEW AVENUE, THE PLACE OF BEGINNING.

BEING LOT NO. 58 AS MARKED AND DESIGNED ON PLOT OR PLACE OF FAIRCHILD ADDITION TO WEST BERWICK, NOW

BERWICK, PENNSYLVANIA.

LOT NO. 2 - BEGINNING AT THE CORNER OF LOT NO. 56 ON THE SOUTHERLY SIDE OF FAIRVIEW AVENUE;

THENCE ALONG SAID LOT A DISTANCE OF ONE HUNDRED SIXTY FEET TO AN ALLEY;

THENCE WESTERLY ALONG SAID ALLEY, A DISTANCE OF FORTY-FIVE FEET TO THE CORNER OF LOT NO. 58;

THENCE ALONG SAID LOT A DISTANCE OF ONE HUNDRED SIXTY FEET TO FAIRVIEW AVENUE;

THENCE EASTERLY ALONG SAID AVENUE A DISTANCE OF FORTY-FIVE FEET TO THE PLACE OF BEGINNING.

BEING LOT NO. 57, AS MARKED AND DESIGNATED ON THE PLOT OF FAIRCHILD'S ADDITION TO WEST BERWICK, NOW BERWICK, PENNSYLVANIA.

BEING KNOWN AS: 1896 FAIRVIEW AVENUE, BERWICK, PENNSYLVANIA 18603

TAX ID: 04D-02-066-00.000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Clayton L. Miller and Janice E. Miller, His Wife by

deed dated December 1, 1982 and recorded December 8, 1982 in Deed Book 3 12, Page 845, granted and conveyed unto

Clayton L. Miller.

REAL DEBT \$77,169.08

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CLAYTON L. MILLER

McCabe, Weisberg & Conway, LLC

173 South Broad Street, Suite 1400, Philadelphia, PA 19109

PROPERTY ADDRESS: 1896 FAIRVIEW AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-02-066-00.000

Seized and taken into execution to be sold as the property of CLAYTON L. MILLER

in suit of FINANCE OF AMERICA REVERSE LLC.

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 con-

nection with any action against the bidder in which the bidder is found liable for dam-

ages. 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 other-

wise, signed by an authorized representative of the plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

P.R.C.P. 3180 TO 3183 and Rule 3257

Finance of America Reverse LLC

Plaintiff

v.

Clayton L. Miller

Defendant

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 65 Term 2019 E.D.

No. _____ Term _____ A.D.

No. 2019-CV-275 Term _____ J.D.

WRIT OF EXECUTION

MORTGAGE FORECLOSURE

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgement, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

Being Known As: 1896 Fairview Avenue, Berwick, PA 18603

Amount Due	\$	77,169.08
Interest from 05/14/19 to DATE OF SALE	\$	
_____ plus \$12.68 per diem thereafter		
(Costs to be added)		
Total	\$	

Dated: 5/24/2019
(SEAL)

Barbara N. Jurek
Prothonotary, Common Pleas Court of
Columbia County, Pennsylvania

By: [Signature] Deputy
Prothonotary & Clerk of Sev. Courts
My Comm. Ex. 1st Monday in 2020

No. 65 Term 2019 E.D.

No. _____ Term _____ A.D.

No. 2019-CV-275 Term _____ J.D.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY PENNSYLVANIA

Finance of America Reverse LLC

v.

Clayton L. Miller

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCABE, WEISBERG & CONWAY, LLC

BY: _____

☐ Margaret Gairo, Esq.

☐ Christine L. Graham, Esq.

☐ Joseph F. Riga, Esq.

☒ Lauren M. Moyer, Esq.

Attorneys for Plaintiff

☐ Andrew L. Markowitz, Esq.

☐ Ann E. Swartz, Esq.

☐ Joseph I. Foley, Esq.

☐ Chelsea A. Nixon, Esq.

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
LAUREN M. MOYER, ESQUIRE - ID # 320589
CHELSEA A. NIXON, ESQUIRE - ID # 324130

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

Finance of America Reverse LLC,

Plaintiff,

v.

Clayton L. Miller,

Defendant.

Columbia County
Court of Common Pleas

Number: 2019-CV-275

2019-ED-65

AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 1896 Fairview Avenue, Berwick, Pennsylvania 18603, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name**Address**

Clayton L. Miller

1896 Fairview Avenue
Berwick, PA 18603 ✓

2. Name and address of Defendant in the judgment:

Name**Address**

Clayton L. Miller

1896 Fairview Avenue
Berwick, Pennsylvania 18603 ✓

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

Name**Address**

Plaintiff herein

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

Name	Address
Plaintiff herein	
Secretary of Housing and Urban Development	451 Seventh Street, S.W. ✓ Washington, DC 20410
Finance of America Reverse LLC	8909 South Yale Ave. Tulsa, OK 74137

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

Name	Address
Berwick Area Joint Sewer Authority	1108 Freas Avenue ✓ Berwick, PA 18603
Berwick Area Joint Sewer Authority c/o Anthony J. McDonald Esquire	106 W. Front Street ✓ Berwick, PA 18603
Berwick Area Joint Sewer Authority c/o Marinos McDonald L Knecht LLP	106 W. Front Street ✓ Berwick, PA 18603

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

Name	Address
NONE	

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

Name	Address
Tenants/Occupants	1896 Fairview Avenue ✓ Berwick, Pennsylvania 18603

United States of America
c/o United States Attorney for
the Middle District of PA

Harrisburg Federal Building & Courthouse
228 Walnut Street, Ste. 220
Harrisburg , PA 17108-1754 ✓

Domestic Relations of
Columbia County

11 West Main Street
Bloomsburg , PA 17815 ✗

Tax Claim Bureau
Columbia County Courthouse

35 West Main Street
Basement Level
Bloomsburg , PA 17815 ✗

United States of America
c/o United States Attorney for
the Middle District of PA

William J. Nealon Federal Bldg.
235 North Washington Avenue, Ste. 311
Scranton , PA 18503 ✗

United States of America
Internal Revenue Service
Technical Support Group

William Green Federal Building
600 Arch Street, Room 3259
Philadelphia , PA 19106 ✗

Commonwealth of
Pennsylvania

Department of Public Welfare
Bureau of Child Support Enforcement
P.O. Box 2675
Harrisburg, PA 17105
ATTN: Dan Richard ✗

Commonwealth of
Pennsylvania
Inheritance Tax Office

110 North 8th Street
Suite #204
Philadelphia, PA 19107 ✗

Commonwealth of
Pennsylvania
Bureau of Individual Tax
Inheritance Tax Division

6th Floor, Strawberry Square
Department #280601
Harrisburg, PA 17128 ✗

Department of Public Welfare
TPL Casualty Unit
Estate Recovery Program

Willow Oak Building
P.O. Box 8486
Harrisburg, PA 17105-8486 ✗

PA Department of Revenue
Bureau of Compliance
Lien Section

P.O. Box 280948
Harrisburg PA 17128-0948 ✗

Commonwealth of
Pennsylvania Department of
Revenue Bureau of Compliance

Clearance Support Department 281230
Harrisburg, PA 17128-1230
ATTN: Sheriff's Sales

Commonwealth of PA
Department of Revenue

Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946
Attn: Sheriff's Sales

Commonwealth Of
Pennsylvania

Department Of Welfare
P.O. Box 2675
Harrisburg, PA 17105

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

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

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

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

8. Name and address of Attorney of record:

Name

Address

NONE

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

Date: 5/20/19

McCABE, WEISBERG & CONWAY, LLC

BY: _____

☐ Margaret Gairo, Esq. ☐ Andrew L. Markowitz, Esq.

☐ Christine L. Graham, Esq. ☐ Ann E. Swartz, Esq.

☐ Joseph F. Riga, Esq. ☐ Joseph I. Foley, Esq.

☒ Lauren M. Moyer, Esq. ☐ Chelsea A. Nixon, Esq.

Attorneys for Plaintiff

Finance of America Reverse LLC v. Clayton L. Miller
Columbia County; Number: 2019-CV-275

CIVIL ACTION LAW

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
LAUREN M. MOYER, ESQUIRE - ID # 320589
CHELSEA A. NIXON, ESQUIRE - ID # 324130

123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

Finance of America Reverse LLC,

Plaintiff,

v.

Clayton L. Miller,

Defendant.

Columbia County
Court of Common Pleas

Number: 2019-CV-275

2019-EP-65

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Clayton L. Miller
1896 Fairview Avenue
Berwick, PA 18603

Your house (real estate) at **1896 Fairview Avenue, Berwick, Pennsylvania 18603** is scheduled to be sold at Sheriff's Sale on August 28, 2019 at 9:00 am in **Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815** to enforce the court judgment of \$77,169.08 obtained by Finance of America Reverse LLC against the above premises.

NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Finance of America Reverse LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg & Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY
AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg & Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg & Conway, LLC at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET

FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE

**North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760**

ASSOCIATION DE LICENCIADOS

**North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760**

REAL ESTATE OUTLINE

ED # 65 ED 2019

DATE RECEIVED 5-24-19
DOCKET AND INDEX 2019 CV 275

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>145714</u>

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

SALE DATE Aug 28th 19 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>8-7-19</u>
2 ND WEEK	<u>8-14-19</u>
3 RD WEEK	<u>8-21-19</u>

PRAECIPE FOR WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 TO 3183

Finance of America Reverse LLC
3900 Capital City Boulevard
Lansing, Michigan 48906

Plaintiff

v.

Clayton L. Miller
1896 Fairview Avenue
Berwick, Pennsylvania 18603,

Defendant

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

No. 65 Term 2019 E.D.

No. _____ Term, _____ A.D.

No. 2019-CV-275 Term, _____ J.D.

**PRAECIPE FOR WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

TO THE PROTHONOTARY:

Amount Due	\$	77,169.08
Interest from 05/14/19 to	\$	
DATE OF SALE _____		
plus \$12.68 per diem thereafter		
(Costs to be added)		
Total	\$	

FILED
PROTHONOTARY
2019 MAY 24 A 11:00
CLERK OF COURTS
COUNTY OF COLUMBIA

Date: 5/20/19

McCABE, WEISBERG & CONWAY, LLC

BY: _____

<input type="checkbox"/> Margaret Gairo, Esq.	<input checked="" type="checkbox"/> Andrew L. Markowitz, Esq.
<input type="checkbox"/> Christine L. Graham, Esq.	<input checked="" type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input checked="" type="checkbox"/> Lauren M. Moyer, Esq.	<input type="checkbox"/> Chelsea A. Nixon, Esq.

Attorneys for Plaintiff

NOTE: Please furnish description of Property

No. 65 Term 2019 E.D.

No. _____ Term _____ A.D.

No. 2019-CV-275 Term _____ J.D.

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY PENNSYLVANIA**

Finance of America Reverse LLC

v.

Clayton L. Miller

**PRAECIPE FOR WRIT OF EXECUTION
(Mortgage foreclosure)**

Filed:

McCABE, WEISBERG & CONWAY, LLC

BY: _____

- ☐ Margaret Gairo, Esquire
- ☐ Andrew L. Markowitz, Esquire
- ☐ Christine L. Graham, Esquire
- ☐ Ann E. Swartz, Esquire
- ☐ Joseph F. Riga, Esquire
- ☐ Joseph I. Foley, Esquire
- ☒ Lauren M. Moyer, Esquire
- ☐ Chelsea A. Nixon, Esquire

Attorneys for Plaintiff

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

P.R.C.P. 3180 TO 3183 and Rule 3257

Finance of America Reverse LLC

Plaintiff

v.

Clayton L. Miller

Defendant

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 65 Term 2019 E.D.

No. _____ Term _____ A.D.

No. 2019-CV-275 Term _____ J.D.

WRIT OF EXECUTION

MORTGAGE FORECLOSURE

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgement, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

Being Known As: 1896 Fairview Avenue, Berwick, PA 18603

Amount Due	\$	77,169.08
Interest from 05/14/19 to DATE OF SALE	\$	
plus \$12.68 per diem thereafter		
(Costs to be added)		
Total	\$	

Dated: 5/24/2019
(SEAL)

Barbara N. Linew
Prothonotary, Common Pleas Court of
Columbia County, Pennsylvania

By: [Signature] Deputy
My Com. Ex. 1st Monday in 2020

No. 65 Term 2019 E.D.

No. _____ Term _____ A.D.

No. 2019-CV-275 Term _____ J.D.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY PENNSYLVANIA

Finance of America Reverse LLC

v.

Clayton L. Miller

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCABE, WEISBERG & CONWAY, LLC

BY: _____

☐ Margaret Gairo, Esq.

☐ Christine L. Graham, Esq.

☐ Joseph F. Riga, Esq.

☒ Lauren M. Moyer, Esq.

Attorneys for Plaintiff

☐ Andrew L. Markowitz, Esq.

☐ Ann E. Swartz, Esq.

☐ Joseph I. Foley, Esq.

☐ Chelsea A. Nixon, Esq.

LEGAL DESCRIPTION

ALL THOSE CERTAIN PIECES OR PARCELS OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

LOT NO. 1 – BEGINNING AT THE CORNER OF LOT FIFTY-NINE ON THE SOUTH OF FAIRVIEW AVENUE;

THENCE EASTERLY ALONG SAID AVENUE FORTY-FIVE FEET TO A CORNER OF LOT NO. 57;

THENCE SOUTHERLY ALONG SAID LOT ONE HUNDRED SIXTY FEET TO AN ALLEY;

THENCE WESTERLY ALONG SAID ALLEY FORTY-FIVE FEET TO CORNER OF LOT NO. 59;

THENCE NORTHERLY ALONG SAID LOT ONE HUNDRED SIXTY FEET TO FAIRVIEW AVENUE, THE PLACE OF BEGINNING.

BEING LOT NO. 58 AS MARKED AND DESIGNED ON PLOT OR PLACE OF FAIRCHILD ADDITION TO WEST BERWICK, NOW BERWICK, PENNSYLVANIA.

LOT NO. 2 – BEGINNING AT THE CORNER OF LOT NO. 56 ON THE SOUTHERLY SIDE OF FAIRVIEW AVENUE;

THENCE ALONG SAID LOT A DISTANCE OF ONE HUNDRED SIXTY FEET TO AN ALLEY;

THENCE WESTERLY ALONG SAID ALLEY, A DISTANCE OF FORTY-FIVE FEET TO THE CORNER OF LOT NO. 58;

THENCE ALONG SAID LOT A DISTANCE OF ONE HUNDRED SIXTY FEET TO FAIRVIEW AVENUE;

THENCE EASTERLY ALONG SAID AVENUE A DISTANCE OF FORTY-FIVE FEET TO THE PLACE OF BEGINNING.

BEING LOT NO. 57. AS MARKED AND DESIGNATED ON THE PLOT OF FAIRCHILD'S ADDITION TO WEST BERWICK, NOW BERWICK, PENNSYLVANIA.

BEING KNOWN AS: 1896 FAIRVIEW AVENUE, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 04D-02-066-00,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Clayton L. Miller and Janice E. Miller, His Wife by deed dated December 1, 1982 and recorded December 9, 1982 in Deed Book 312, Page 845, granted and conveyed unto Clayton L. Miller.

REAL DEBT: \$77,169.08

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
CLAYTON L. MILLER

McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400, Philadelphia, PA 19109

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date MAY 28TH , 2019

Re: Sheriff's Sale Advertising Dates

FINANCE OF AMERICA REVERSE LLC
VS.

CLAYTON L. MILLER

No 65 of 2019 E.D. and No. 275 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week AUGUST 7TH 2019

2nd Week AUGUST 14TH 2019

3rd Week AUGUST 21ST 2019

SALE DATE: AUGUST 28TH 2019 at 9:00 am

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV275

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, AUGUST 28, 2019
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.

LEGAL DESCRIPTION

ALL THOSE CERTAIN PIECES OR PARCELS OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

LOT NO. 1 - BEGINNING AT THE CORNER OF LOT FIFTY-NINE ON THE SOUTH OF FAIRVIEW AVENUE;

THENCE EASTERLY ALONG SAID AVENUE FORTY-FIVE FEET TO A CORNER OF LOT NO. 57;

THENCE SOUTHERLY ALONG SAID LOT ONE HUNDRED SIXTY FEET TO AN ALLEY;

THENCE WESTERLY ALONG SAID ALLEY FORTY-FIVE FEET TO CORNER OF LOT NO. 59;

THENCE NORTHERLY ALONG SAID LOT ONE HUNDRED SIXTY FEET TO FAIRVIEW AVENUE, THE PLACE OF BEGINNING. BEING LOT NO. 58 AS MARKED AND DESIGNED ON PLOT OR PLACE OF FAIRCHILD ADDITION TO WEST BERWICK, NOW BERWICK, PENNSYLVANIA.

LOT NO. 2 - BEGINNING AT THE CORNER OF LOT NO. 56 ON THE SOUTHERLY SIDE OF FAIRVIEW AVENUE;

THENCE ALONG SAID LOT A DISTANCE OF ONE HUNDRED SIXTY FEET TO AN ALLEY;

THENCE WESTERLY ALONG SAID ALLEY, A DISTANCE OF FORTY-FIVE FEET TO THE CORNER OF LOT NO. 58;

THENCE ALONG SAID LOT A DISTANCE OF ONE HUNDRED SIXTY FEET TO FAIRVIEW AVENUE;

THENCE EASTERLY ALONG SAID AVENUE A DISTANCE OF FORTY-FIVE FEET TO THE PLACE OF BEGINNING.

BEING LOT NO. 57, AS MARKED AND DESIGNATED ON THE PLOT OF FAIRCHILD'S ADDITION TO WEST BERWICK, NOW BERWICK, PENNSYLVANIA.

BEING KNOWN AS: 1896 FAIRVIEW AVENUE, BERWICK, PENNSYLVANIA 18603

TAX I.D. 04D-02-066-00,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Clayton L. Miller and Janice E. Miller, His Wife by deed dated December 1, 1982 and recorded December 9, 1982 in Deed Book 3 12, Page 845, granted and conveyed unto Clayton L. Miller.

REAL DEBT: \$77,169.08

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CLAYTON L. MILLER

McCabe, Weisberg & Conway, LLC

123 South Broad Street, Suite 1400, Philadelphia, PA 19109

PROPERTY ADDRESS: 1896 FAIRVIEW AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-02-066-00,000

Seized and taken into execution to be sold as the property of CLAYTON L MILLER in suit of FINANCE OF AMERICA REVERSE LLC.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

LEGAL DESCRIPTION

ALL THOSE CERTAIN PIECES OR PARCELS OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

LOT NO. 1 – BEGINNING AT THE CORNER OF LOT FIFTY-NINE ON THE SOUTH OF FAIRVIEW AVENUE;

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LOT NO. 2 – BEGINNING AT THE CORNER OF LOT NO. 56 ON THE SOUTHERLY SIDE OF FAIRVIEW AVENUE;

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TAX I.D. #: 04D-02-066-00,000

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REAL DEBT: \$77,169.08

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
CLAYTON L. MILLER

McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400, Philadelphia, PA 19109

LAW OFFICES
McCABE, WEISBERG & CONWAY, LLC
SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

May 16, 2019

Sheriff's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

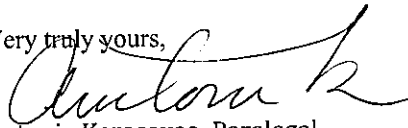
Re: Finance of America Reverse LLC vs. Clayton L. Miller
Columbia County, Number 2019-CV-275
Premises: 1896 Fairview Avenue, Berwick, Pennsylvania 18603

Dear Sir or Madam:

Enclosed please find 1 copy/ies of Notice of Sheriff's Sale of Real Estate Pursuant to PA.R.C.P.
3129 relative to the above matter. Kindly serve the defendants in the manner listed below:

****Kindly post the handbill to the property address: 1896 Fairview Avenue, Berwick, Pennsylvania
18603.**

Very truly yours,


Antonia Karasavas, Paralegal
McCabe, Weisberg & Conway, LLC

/ak
Enclosure

McCABE, WEISBERG & CONWAY, LLC

LAUREN M. MOYER, ESQUIRE - ID # 320589

CHELSEA A. NIXON, ESQUIRE - ID # 324130

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

Attorneys for Plaintiff

Finance of America Reverse LLC,

Plaintiff,

v.

Clayton L. Miller,

Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2019-CV-275

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

2019-ED-65

SIR OR MADAM:

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

INSTRUCTIONS

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

1896 Fairview Avenue, Berwick, Pennsylvania 18603

(more fully described as attached)

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

Clayton L. Miller
1896 Fairview Avenue
Berwick, Pennsylvania 18603

WAIVER OF WATCHMAN

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

Date: 5/20/19

McCABE, WEISBERG & CONWAY, LLC

BY: 

☐ Margaret Gairo, Esq. ☐ Andrew L. Markowitz, Esq.

☐ Christine L. Graham, Esq. ☐ Ann E. Swartz, Esq.

☐ Joseph F. Riga, Esq. ☐ Joseph I. Foley, Esq.

☒ Lauren M. Moyer, Esq. ☐ Chelsea A. Nixon, Esq.

Attorneys for Plaintiff

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
LAUREN M. MOYER, ESQUIRE - ID # 320589
CHELSEA A. NIXON, ESQUIRE - ID # 324130

123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

Finance of America Reverse LLC,
Plaintiff,

v.

Clayton L. Miller,
Defendant.

Columbia County
Court of Common Pleas

Number: 2019-CV-275

2019-ED-65

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF PHILADELPHIA:

The undersigned, being duly sworn according to law, deposes and says that the Defendant, Clayton L. Miller, is not in the Military or Naval Service of the United States, or otherwise within the provisions of the Servicemembers Civil Relief Act, 50 U.S.C. §3931; and that the Defendant, Clayton L. Miller, is over eighteen (18) years of age, and resides as follows:

Clayton L. Miller
1896 Fairview Avenue
Berwick, PA 18603

SWORN AND SUBSCRIBED

BEFORE ME THIS 21ST DAYOF May, 2019
Kellie Keller

NOTARY PUBLIC

DATE:

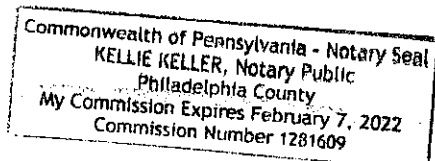
5/21/19

McCABE, WEISBERG & CONWAY, LLC

BY:

[Signature]
☐ Margaret Gairo, Esq. ☐ Andrew L. Markowitz, Esq.
☐ Christine L. Graham, Esq. ☐ Ann E. Swartz, Esq.
☐ Joseph F. Riga, Esq. ☐ Joseph I. Foley, Esq.
☒ Lauren M. Moyer, Esq. ☐ Chelsea A. Nixon, Esq.

Attorneys for Plaintiff





Status Report Pursuant to Servicemembers Civil Relief Act

SSN: [REDACTED]
Birth Date:
Last Name: MILLER
First Name: CLAYTON
Middle Name: L
Status As Of: May-21-2019
Certificate ID: M7766G33K4HB6H2

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

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

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

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

Michael V. Sorrento, Director
Department of Defense - Manpower Data Center
400 Gigling Rd.
Seaside, CA 93955

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. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.osd.mil/faq.xhtml#Q33>. 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.



Status Report Pursuant to Servicemembers Civil Relief Act

SSN: [REDACTED]
Birth Date:
Last Name: MILLER
First Name: CLAYTON
Middle Name:
Status As Of: May-21-2019
Certificate ID: T55T139H33RF4TD

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

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

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Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

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

Michael V. Sorrento, Director
Department of Defense - Manpower Data Center
400 Gigling Rd.
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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.

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate in the Borough of Berwick, Columbia County, Pennsylvania, and being known as 1896 Fairview Avenue, Berwick, Pennsylvania 18603.

TAX MAP AND PARCEL NUMBER:04D-02-066-00,000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$77,169.08

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Clayton L. Miller

McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
LAUREN M. MOYER, ESQUIRE - ID # 320589
CHELSEA A. NIXON, ESQUIRE - ID # 324130

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

Finance of America Reverse LLC,

Plaintiff,

v.

Clayton L. Miller,

Defendant.

Columbia County
Court of Common Pleas

Number: 2019-CV-275

2019-ED-65

AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 1896 Fairview Avenue, Berwick, Pennsylvania 18603, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name**Address**

Clayton L. Miller

1896 Fairview Avenue
Berwick, PA 18603

2. Name and address of Defendant in the judgment:

Name**Address**

Clayton L. Miller

1896 Fairview Avenue
Berwick, Pennsylvania 18603

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

Name**Address**

Plaintiff herein

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

Name	Address
Plaintiff herein	
Secretary of Housing and Urban Development	451 Seventh Street, S.W. Washington, DC 20410
Finance of America Reverse LLC	8909 South Yale Ave. Tulsa, OK 74137

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

Name	Address
Berwick Area Joint Sewer Authority	1108 Freas Avenue Berwick, PA 18603
Berwick Area Joint Sewer Authority c/o Anthony J. McDonald Esquire	106 W. Front Street Berwick, PA 18603
Berwick Area Joint Sewer Authority c/o Marinos McDonald L Knecht LLP	106 W. Front Street Berwick, PA 18603

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

Name	Address
NONE	

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

Name	Address
Tenants/Occupants	1896 Fairview Avenue Berwick, Pennsylvania 18603

United States of America c/o United States Attorney for the Middle District of PA	Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg , PA 17108-1754
Domestic Relations of Columbia County	11 West Main Street Bloomsburg , PA 17815
Tax Claim Bureau Columbia County Courthouse	35 West Main Street Basement Level Bloomsburg , PA 17815
United States of America c/o United States Attorney for the Middle District of PA	William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton , PA 18503
United States of America Internal Revenue Service Technical Support Group	William Green Federal Building 600 Arch Street, Room 3259 Philadelphia , PA 19106
Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue Bureau of Compliance Lien Section	P.O. Box 280948 Harrisburg PA 17128-0948

Commonwealth of
Pennsylvania Department of
Revenue Bureau of Compliance

Clearance Support Department 281230
Harrisburg, PA 17128-1230
ATTN: Sheriff's Sales

Commonwealth of PA
Department of Revenue

Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946
Attn: Sheriff's Sales

Commonwealth Of
Pennsylvania

Department Of Welfare
P.O. Box 2675
Harrisburg, PA 17105

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

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

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

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

8. Name and address of Attorney of record:

Name

Address

NONE

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

Date: 5/20/19

McCABE, WEISBERG & CONWAY, LLC

BY: 

☐ Margaret Gairo, Esq. ☐ Andrew L. Markowitz, Esq.
☐ Christine L. Graham, Esq. ☐ Amy E. Swartz, Esq.
☐ Joseph F. Riga, Esq. ☐ Joseph I. Foley, Esq.
☒ Lauren M. Moyer, Esq. ☐ Chelsea A. Nixon, Esq.

Attorneys for Plaintiff

Finance of America Reverse LLC v. Clayton L. Miller
Columbia County; Number: 2019-CV-275

LEGAL DESCRIPTION

ALL THOSE CERTAIN PIECES OR PARCELS OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

LOT NO. 1 – BEGINNING AT THE CORNER OF LOT FIFTY-NINE ON THE SOUTH OF FAIRVIEW AVENUE;

THENCE EASTERLY ALONG SAID AVENUE FORTY-FIVE FEET TO A CORNER OF LOT NO. 57;

THENCE SOUTHERLY ALONG SAID LOT ONE HUNDRED SIXTY FEET TO AN ALLEY;

THENCE WESTERLY ALONG SAID ALLEY FORTY-FIVE FEET TO CORNER OF LOT NO. 59;

THENCE NORTHERLY ALONG SAID LOT ONE HUNDRED SIXTY FEET TO FAIRVIEW AVENUE, THE PLACE OF BEGINNING.

BEING LOT NO. 58 AS MARKED AND DESIGNED ON PLOT OR PLACE OF FAIRCHILD ADDITION TO WEST BERWICK, NOW BERWICK, PENNSYLVANIA.

LOT NO. 2 – BEGINNING AT THE CORNER OF LOT NO. 56 ON THE SOUTHERLY SIDE OF FAIRVIEW AVENUE;

THENCE ALONG SAID LOT A DISTANCE OF ONE HUNDRED SIXTY FEET TO AN ALLEY;

THENCE WESTERLY ALONG SAID ALLEY, A DISTANCE OF FORTY-FIVE FEET TO THE CORNER OF LOT NO. 58;

THENCE ALONG SAID LOT A DISTANCE OF ONE HUNDRED SIXTY FEET TO FAIRVIEW AVENUE;

THENCE EASTERLY ALONG SAID AVENUE A DISTANCE OF FORTY-FIVE FEET TO THE PLACE OF BEGINNING.

BEING LOT NO. 57. AS MARKED AND DESIGNATED ON THE PLOT OF FAIRCHILD'S ADDITION TO WEST BERWICK, NOW BERWICK, PENNSYLVANIA.

BEING KNOWN AS: 1896 FAIRVIEW AVENUE, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 04D-02-066-00,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Clayton L. Miller and Janice E. Miller, His Wife by deed dated December 1, 1982 and recorded December 9, 1982 in Deed Book 312, Page 845, granted and conveyed unto Clayton L. Miller.

REAL DEBT: \$77,169.08

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
CLAYTON L. MILLER

McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400, Philadelphia, PA 19109

McCABE, WEISBERG & CONWAY, LLC

LAUREN M. MOYER, ESQUIRE - ID # 320589

CHELSEA A. NIXON, ESQUIRE - ID # 324130

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

Attorneys for Plaintiff

Finance of America Reverse LLC,

Plaintiff,

v.

Clayton L. Miller,

Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2019-CV-275

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

2019-ED-65

SIR OR MADAM:

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

INSTRUCTIONS

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

1896 Fairview Avenue, Berwick, Pennsylvania 18603

(more fully described as attached)

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

Clayton L. Miller
1896 Fairview Avenue
Berwick, Pennsylvania 18603

WAIVER OF WATCHMAN

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

Date: 5/20/19

McCABE, WEISBERG & CONWAY, LLC

BY: 

☐ Margaret Gairo, Esq. ☐ Andrew L. Markowitz, Esq.

☐ Christine L. Graham, Esq. ☐ Ann E. Swartz, Esq.

☐ Joseph F. Riga, Esq. ☐ Joseph I. Foley, Esq.

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Attorneys for Plaintiff

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CHELSEA A. NIXON, ESQUIRE - ID # 324130

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Philadelphia, PA 19109

(215) 790-1010

Attorneys for Plaintiff

Finance of America Reverse LLC,

Plaintiff,

v.

Clayton L. Miller,

Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2019-CV-275

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

2019-ED-65

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INSTRUCTIONS

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1896 Fairview Avenue, Berwick, Pennsylvania 18603
(more fully described as attached)

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

Clayton L. Miller
1896 Fairview Avenue
Berwick, Pennsylvania 18603

WAIVER OF WATCHMAN

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

Date: 5/20/19

McCABE, WEISBERG & CONWAY, LLC

BY:

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Attorneys for Plaintiff

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

MARGARET GAIRO, ESQUIRE - ID # 34419
 ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
 ANN E. SWARTZ, ESQUIRE - ID # 201926
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 CHELSEA A. NIXON, ESQUIRE - ID # 324130

123 South Broad Street, Suite 1400
 Philadelphia, PA 19109
 (215) 790-1010

Finance of America Reverse LLC,
 Plaintiff,

v.

Clayton L. Miller,
 Defendant.

Columbia County
 Court of Common Pleas

Number: 2019-CV-275

2019-ED-65

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:
 SS.

COUNTY OF PHILADELPHIA:

The undersigned, being duly sworn according to law, deposes and says that the Defendant, Clayton L. Miller, is not in the Military or Naval Service of the United States, or otherwise within the provisions of the Servicemembers Civil Relief Act, 50 U.S.C. §3931; and that the Defendant, Clayton L. Miller, is over eighteen (18) years of age, and resides as follows:

Clayton L. Miller
 1896 Fairview Avenue
 Berwick, PA 18603

SWORN AND SUBSCRIBED

BEFORE ME THIS 21st DAY

OF May, 2019
Kellie Keller

NOTARY PUBLIC

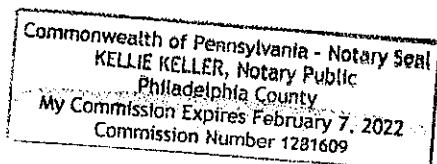
DATE: 5/21/19

McCABE, WEISBERG & CONWAY, LLC

BY:

☐ Margaret Gairo, Esq. ☐ Andrew L. Markowitz, Esq.
☐ Christine L. Graham, Esq. ☐ Ann E. Swartz, Esq.
☐ Joseph F. Riga, Esq. ☐ Joseph I. Foley, Esq.
☒ Lauren M. Moyer, Esq. ☐ Chelsea A. Nixon, Esq.

Attorneys for Plaintiff



**Status Report
Pursuant to Servicemembers Civil Relief Act**

SSN: [REDACTED]
Birth Date:
Last Name: MILLER
First Name: CLAYTON
Middle Name: L
Status As Of: May-21-2019
Certificate ID: M7766G33K4HB6H2

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

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

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

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

Michael V. Sorrento, Director
Department of Defense - Manpower Data Center
400 Gigling Rd.
Seaside, CA 93955

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. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.osd.mil/faq.xhtml#Q33>. 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.



Status Report Pursuant to Servicemembers Civil Relief Act

SSN: [REDACTED]
Birth Date:
Last Name: MILLER
First Name: CLAYTON
Middle Name:
Status As Of: May-21-2019
Certificate ID: T55T139H33RF4TD

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

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

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

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

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400 Gigling Rd.
Seaside, CA 93955

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

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

MARGARET GAIRO, ESQUIRE - ID # 34419
 ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
 ANN E. SWARTZ, ESQUIRE - ID # 201926
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 CHELSEA A. NIXON, ESQUIRE - ID # 324130

123 South Broad Street, Suite 1400
 Philadelphia, PA 19109
 (215) 790-1010

Finance of America Reverse LLC,
 Plaintiff,

v.

Clayton L. Miller,
 Defendant.

Columbia County
 Court of Common Pleas

Number: 2019-CV-275

2019-ED-65

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF PHILADELPHIA:

The undersigned, being duly sworn according to law, deposes and says that the Defendant, Clayton L. Miller, is not in the Military or Naval Service of the United States, or otherwise within the provisions of the Servicemembers Civil Relief Act, 50 U.S.C. §3931; and that the Defendant, Clayton L. Miller, is over eighteen (18) years of age, and resides as follows:

Clayton L. Miller
 1896 Fairview Avenue
 Berwick, PA 18603

SWORN AND SUBSCRIBED

BEFORE ME THIS 21ST DAY

OF May, 2019

NOTARY PUBLIC

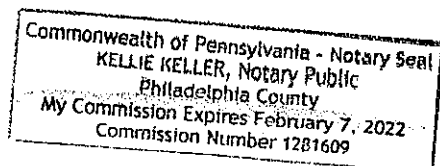
DATE: 5/21/19

McCABE, WEISBERG & CONWAY, LLC

BY:

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 [] Christine L. Graham, Esq. [] Ann E. Swartz, Esq.
 [] Joseph F. Riga, Esq. [] Joseph I. Foley, Esq.
 [] Lauren M. Moyer, Esq. [] Chelsea A. Nixon, Esq.

Attorneys for Plaintiff





Status Report Pursuant to Servicemembers Civil Relief Act

SSN: [REDACTED]
Birth Date:
Last Name: MILLER
First Name: CLAYTON
Middle Name: L
Status As Of: May-21-2019
Certificate ID: M7766G33K4HB6H2

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

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

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

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

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Department of Defense - Manpower Data Center
400 Gigling Rd.
Seaside, CA 93955

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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).

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Status Report Pursuant to Servicemembers Civil Relief Act

SSN: [REDACTED]
Birth Date:
Last Name: MILLER
First Name: CLAYTON
Middle Name:
Status As Of: May-21-2019
Certificate ID: T55T139H33RF4TD

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

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

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Order Notification Start Date	Order Notification End Date	Status	Service Component
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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.

Document Receipt

Trans #	16287	Carrier / service:	USPS Server	First-Class Mail®	5/28/2019 12:00:00 AM
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Ship to:

COMMON OF PENNA

TAX DIVISION

6TH FLOOR STRAWBERRY SQUARE

DEPARTMENT #280601

Tracking #: 71901140006000159156

Doc Ref #: 2019ED65

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	16288	Carrier / service:	USPS Server	First-Class Mail®	5/28/2019 12:00:00 AM
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Ship to:

TPL CASUALTY UNIT

ESTATE CASUALTY
PROGRAM

WILLOW OAK BUILDING

P.O. BOX 8486

HARRISBURG PA 17105

Tracking #: 71901140006000159163

Doc Ref #: 2019ED65

Postage 5.4200

Document Receipt

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Ship to:

UNITED STATES OF AMERICA

ATTY GENERAL

ROOM 4400

950 PENNSYLVANIA AVE NW

WASHINGTON DC 20530

Tracking #: 71901140006000159125

Doc Ref #: 2019ED65

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Document Receipt

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Ship to:

UNITED STATES OF AMERICA

ATTY GENERAL

ROOM 4400

Tracking #: 71901140006000159125

950 PENNSYLVANIA AVE NW

Doc Ref #: 2019ED65

WASHINGTON DC 20530

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Document Receipt

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Ship to:

USA MIDDLE DISTRICT

WILLIAM J NEALON FED BLDG

235 NORTH WASHINGTON AVE

Tracking #: 71901140006000159132

SUITE 311

Doc Ref #: 2019ED65

SCRANTON PA 18503

Postage 5.4200

Document Receipt

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Ship to:

COMMON OF PENNA

INHERITANCE TAX OFFICE

110 NORTH 8TH STREET

Tracking #: 71901140006000159149

SUITE # 204

Doc Ref #: 2019ED65

PHILDELPHIA PA 19107

Postage 5.4200

Document Receipt

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Ship to:

UNITED STATE OF AMERICA

ATTY GEN DRPT OF JUSTICE

ROOM 5111

950 PENNSYLVANIA AVE NW

Tracking #: 71901140006000159118

Doc Ref #: 2019ED65

Postage 5.4200

WASHINGTON DC 20530

Document Receipt

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Ship to:

UNITED STATE OF AMERICA

ATTY GEN DRPT OF JUSTICE

ROOM 5111

Tracking #: 71901140006000159118

950 PENNSYLVANIA AVE NW

Doc Ref #: 2019ED65

WASHINGTON DC 20530

Postage 5 4200

Document Receipt

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Ship to:

COP REVENUE BUREAU

CLEARANCE SUPPORT DEPT
28130

DEPT 281230 ATTN: SHERIFF SALES

Tracking #: 71901140006000159101

Doc Ref #: 2019ED65

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000159095

Doc Ref #: 2019ED65

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans #	16280	Carrier / service:	USPS Server	First-Class Mail®	5/28/2019 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000159088

Doc Ref #: 2019ED65

Postage 5.4200

KING OF PA 19406
PRUSSIA

Document Receipt

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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #:	71901140006000159071
Doc Ref #:	2019ED65
Postage	5.4200

KING OF
PRUSSIA PA 19406

Document Receipt

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000159064

Doc Ref #: 2019ED65

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000159064

Doc Ref #: 2019ED65

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000159057

Doc Ref #: 2019ED65

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000159040

Doc Ref #: 2019ED65

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000159040

Doc Ref #: 2019ED65

Postage 5.4200

HARRISBURG PA 17105

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Ship to:

COMMONWEALTH OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000159040

Doc Ref #: 2019ED65

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

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Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE1000 LIBERTY AVENUE
SUITE 220

Tracking #: 71901140006000159033

Doc Ref #: 2019ED65

Postage 5.4200

PITTSBURGH PA 15222

Document Receipt

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Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE1000 LIBERTY AVENUE
SUITE 220

Tracking #: 71901140006000159033

Doc Ref #: 2019ED65

Postage 5.4200

PITTSBURGH PA 15222

Document Receipt

Trans #	16275	Carrier / service:	USPS Server	First-Class Mail®	5/28/2019 12:00:00 AM
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Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE1000 LIBERTY AVENUE
SUITE 220

Tracking #: 71901140006000159033

Doc Ref #: 2019ED65

Postage 5.4200

PITTSBURGH PA 15222

McCABE, WEISBERG & CONWAY, LLC

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

PNC BANK

NO. 145716

145716

PAY: One thousand three hundred fifty and NO/100

8/9/30

DATE 05/16/2019 AMOUNT \$1,350.00

2 SIGNATURES REQUIRED OVER \$25,000.00
VOID AFTER 180 DAYS

TO THE
ORDER
OF

Sheriff of Columbia County

PA

Listing Prop for Sheriff Sale(19-100042) - Miller, Clayton

Shed



Sharon A. Miller

⑈ 145716 ⑈ ⑆ 0430000961 1077693512 ⑈

Security Features Included. Details on back.