

SHERIFF'S SALE REAL ESTATE  
FINAL COST SHEET

Turbotville Nat'l Bank vs Colbert F. Taylor et al

NO. 22-99 E.D. NO. 150-99 J.D.

DATE OF SALE: 3-27-99

BID PRICE ( INCLUDES COSTS )	\$ <u>40,500.00</u>
POUNDAGE 2% BID PRICE	\$ <u>810.00</u>
TRANSFER TAX 2% BID PRICE	\$ <u>-</u>
MISC. COSTS	\$ <u>-</u>

TOTAL NEEDED TO PURCHASE \$ 41310.00

PURCHASER(S): The Turbotville National Bank  
ADDRESS: PO Box 37 Turbotville 17772  
NAME(S) ON DEED: \_\_\_\_\_  
PURCHASER(S) SIGNATURE(S): [Signature]

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE	\$ <u>4734.21</u>
LESS DEPOSIT	\$ <u>900.00</u>
DOWN PAYMENT	\$ <u>3834.21</u>
AMOUNT DUE IN EIGHT DAYS	\$ <u>- 0 -</u>

3-17-99  
Filed

REAL ESTATE  
SHERIFF'S SALE--COST SHEET

Jurisdictional Dist 1 vs Gilbert F. Lewis & Miller Sr

NO. 72-97 E.D. NO. 150-47 J.D. DATE OF SALE 3-23-99 TIME OF SALE 10:00

DOCKET AND RETURN \$ 12.00  
SERVICE PER DEFENDANT OR GARNISHEE 170.00  
LEVY (PER PARCEL) 15.00  
MAILING COSTS 22.88  
ADVERTISING, SALE BILLS, & COPIES 15.00  
ADVERTISING SALE (PLUS NEWSPAPER) 15.00  
MILEAGE 17.00  
POSTING HANDBILLS 15.00  
CRYING?ADJOURN SALE (EACH SALE) 10.00  
SHERIFF'S DEED 12.00  
TRANSFER TAX FORM 15.00  
DISTRIBUTION FORM 15.00  
OTHER Notarials  
COPIES 12.00  
7.50

TOTAL.....\$ 341.38

PRESS-ENTERPRISE INC \$ 307.91  
SOLICITOR'S SERVICES 75.00

TOTAL.....\$ 382.91

PROTHONOTARY (NOTARY) \$ 10.00  
RECORDER OF DEEDS 28.50

OTHER \_\_\_\_\_

TOTAL.....\$ 38.50

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 1999 \$ 735.76  
SCHOOL DISTRICT TAXES, 19 \_\_\_\_\_ \$ \_\_\_\_\_  
DELINQUENT TAXES, 1997, 1998 \$ 1864.27

TOTAL.....\$ 2115.03

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL 1999 \$ 982.39  
WATER--MUNICIPAL 19 \$ \_\_\_\_\_

TOTAL.....\$ 982.39

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL.....\$ 5.00

MISCELLANEOUS \_\_\_\_\_ \$ \_\_\_\_\_  
\_\_\_\_\_ \$ \_\_\_\_\_

TOTAL.....\$ \_\_\_\_\_

TOTAL COSTS (OPEN BID).....\$ 3924.21

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 360  
BLOOMSBURG, PA 17015

PHONE  
~~570-389-5622~~  
570-389-5622

24 HOUR PHONE  
(717) 704-6300

Koch, Foust & Martin  
Christopher J. Foust  
131 Broadway St.,  
Milton, PA 17847

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, COMMONWEALTH  
OF PENNA.

The Turbotville National Bank  
VS.

Gilbert F. Miller & Tania L. Miller Jr.  
WRIT OF EXECUTION 22 of 1999  
(MORTGAGE FORECLOSURE) CV 99-150

POSTING OF PROPERTY

On April 22, 1999 at 1312 hours  
Chief Deputy Timothy T. Chamberlain POSTED A COPY OF THE SHERIFF'S SALE BILL  
ON THE PROPERTY OF 210-212 Iron St., Berwick, Pa.  
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY  
SHERIFF Timothy T. Chamberlain.

SO ANSWERS:

Timothy T. Chamberlain  
DEPUTY SHERIFF

Harry A. Roadarmel Jr.  
SHERIFF HARRY A. ROADARMEL, JR.

Sworn and subscribed before me  
this 23<sup>rd</sup> day of

April 1999

Sarah J. Hower  
Sarah J. Hower

NOTARIAL SEAL  
SARAH HOWER, Notary Public  
Bloomsburg, Columbia County PA  
My Commission Expires June 21, 1999

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA 17815

PHONE  
(717) 309-5622

24 HOUR PHONE  
(717) 784-6300

Koch, Foust, Martin  
Christopher J. Foust, ESQ.  
131 Broadway St.  
Milton, PA 17847

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, COMMONWEALTH  
OF PENNA.  
The Turbotville National Bank  
NO. CV 99-150  
Gilbert F. & Tania L MILLER JR  
WRIT OF EXECUTION 99-22

SERVICE ON Gilbert F. & Tania L. MILLER JR.

ON March 27, 1999 AT \_\_\_\_\_, A TRUE AND ATTESTED COPY OF

THE WITHIN WRIT OF EXECUTION AND A TRUE COPY OF THE NOTICE OF EXECUTION WAS

SERVED ON THE DEFENDANT, Gilbert F. & Tania L. MILLER, JR., by Certified Mail

AT 1503 Cambridge Heights Place, Concord N.C. 28027 BY DEPUTY SHERIFF ~~XXXXXXXXXXXXXXXX~~ Certified Mailings

Z286532144 & Z286532145

CERTIFIED MAIL

SERVICE WAS MADE BY ~~XXXXXX~~ SAID WRIT OF EXECUTION AND

NOTICE OF EXECUTION Notice Pursuant to P.R.C.P. 3129.2

TO Gilbert F. Miller Jr. (Signature on both)

SO ANSWERS:

NOTE: This a corrected Return of Service

DEPUTY SHERIFF

FOR:

*Harry A. Roadarmel, Jr.*  
HARRY A. ROADARMEL, JR. SHERIFF

Sworn and subscribed before me

this 27th day of

April 19 99

*Sarah J. Hower*

Sarah J. Hower

NOTARIAL SEAL  
SARAH HOWER, Notary Public  
Bloomsburg, Columbia County PA  
My Commission Expires June 21, 1999

PHONE 752-2723 (Area Code 717)  
344 MARKET ST. BERWICK, PA. 18603

No 3503

DATE May 25, 1999

Sheriff's Office  
Courthouse  
Bloomsburg Pa 17815  
ATTENTION: HARRY ROADARMEL

### STATEMENT

DETACH AND MAIL WITH YOUR CHECK. YOUR CANCELLED CHECK IS YOUR RECEIPT.  
ACCOUNTS PAYABLE 30 DAYS FROM STATEMENT DATE.

SHERIFF'S SALE May 27, 1999 Property located at 210-212 Iron St., Berwick and owned by Gilbert Miller. The following is owing for sewer rental:

# 113522	APRIL 99	\$ 942.39
	MAY 99	+ 40.00
		<u>\$ 982.39</u>

Thank You

DATE PAID	PAID BY CHECK NO.

# SHERIFF'S SALE

THURSDAY, MAY 27, 1999 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 22 of 99 AND CIVIL WRIT NO. 150 OF 1999 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST AND BEST BIDDER, FOR CASH, IN A COURT ROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at the northwesterly corner of Lot No. 37 on the easterly side of Iron Street; thence in a northerly direction, along the easterly line of Iron Street, a distance of 38 feet to the southwesterly corner of Lot No. 35; thence in an easterly direction, along the southerly line of said lot, a distance of 123 feet to an alley; thence in a southerly direction, along said alley, a distance of 38 feet to the northeasterly corner of Lot No. 37; thence in a westerly direction, along the northerly line of said lot, a distance of 123 feet to the easterly line of Iron Street, the place of beginning.

Being Lot No. 36. located at 210-212 Iron St., Berwick, PA

BEING the same premises conveyed to Gilbert F. Miller, Jr. and Tania L. Wagner by deed of Wayne I. Dunstan and Karen M. Duclos, now by marriage Karen M. Dunstan, his wife, dated December 28, 1992 and recorded in Columbia County in Deed Book 521, Page 868 on December 30, 1992.

TERMS OF SALE: Ten (10) percent cash or cashier's check of the bid price or the amount of the opening bid (costs), whichever is higher, due at time of Sale. Entire balance of the amount due in cash or cashier's check within eight (8) days after the Sale.

ALL PARTIES IN INTEREST AND CLAIMANTS: Will take notice that a Schedule of the Distribution will be filed within thirty (30) days after the Sale and the Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days of the posting of the Schedule.

ATTORNEYS FOR PLAINTIFF:  
Koch, Foust & Martin.  
Christopher J. Foust  
131 Broadway St.  
Milton, PA 17847

SHERIFF OF COLUMBIA COUNTY  
Harry A. Roadarmel Jr.

THE TURBOTVILLE NATIONAL BANK,  
Plaintiff

vs.

GILBERT F. MILLER, JR. and  
TANIA L. MILLER, his wife,  
Defendants

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY, PA  
:  
: CIVIL ACTION - LAW  
:  
: NO. CV-99-150  
: EX-99-22

**NOTICE PURSUANT TO P.R.C.P. 3129.2**

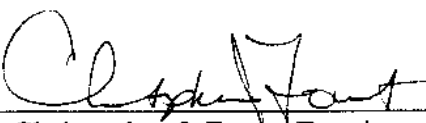
TO: GILBERT F. MILLER, JR.  
1503 CAMBRIDGE HEIGHTS PLACE  
CONCORD, NC 28027

one of the owners of record in  
real estate hereinafter described:

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County upon the above-stated judgment, and directed to the Sheriff of Columbia County, the Sheriff of Columbia County will expose to public sale at the Sheriff's Office, Columbia County Court House, Bloomsburg, Pennsylvania, on May 27, 1999 at 10:00 AM, the real estate and improvements erected thereon, described in Exhibit "A" attached hereto and made a part of this Notice. Owners of the property are Gilbert F. Miller, Jr. and Tania L. Miller, his wife.

A Schedule of Proposed Distribution will be filed by the Sheriff on June 9, 1999 Distribution will be made on June 21, 1999 in accordance with the schedule unless exceptions are filed thereof within ten (10) days of the filing of the Schedule of Proposed Distribution.

KOCH, FOUST & MARTIN

By   
Christopher J. Foust, Esquire  
Attorney for Plaintiff

Date:

THE TURBOTVILLE NATIONAL BANK,	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	OF COLUMBIA COUNTY, PA
	:	
vs.	:	CIVIL ACTION - LAW
	:	
GILBERT F. MILLER, JR. and	:	
TANIA L. MILLER, his wife,	:	NO. CV-99-150
Defendants	:	EX-99-

**JUDGMENT EXECUTION**

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

BEGINNING at the northwesterly corner of Lot No. 37 on the easterly side of Iron Street; thence in a northerly direction, along the easterly line of Iron Street, a distance of 38 feet to the southwesterly corner of Lot No. 35; thence in an easterly direction, along the southerly line of said lot, a distance of 123 feet to an alley; thence in a southerly direction, along said alley, a distance of 38 feet to the northeasterly corner of Lot No. 37; thence in a westerly direction, along the northerly line of said lot, a distance of 123 feet to the easterly line of Iron Street, the place of beginning.

Being Lot No. 36.

BEING the same premises conveyed to Gilbert F. Miller, Jr. and Tania L. Wagner by deed of Wayne I. Dunstan and Karen M. Duclos, now by marriage Karen M. Dunstan, his wife, dated December 28, 1992 and recorded in Columbia County in Deed Book 521, Page 868 on December 30, 1992.



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA 17815

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 784-6300

Koch, Foust & Martin  
Christopher J. Foust, ESQ  
131 Broadway Street  
Milton, PA 17847

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, COMMONWEALTH  
OF PENNA.  
The Turbotville National Bank  
NO. CV-99-150  
Gilbert F. & Tania L. MILLER Jr.  
WRIT OF EXECUTION 99-22

SERVICE ON Gilbert F. & Tania L. MILLER JR.,

ON March 27, 1999 AT \_\_\_\_\_, A TRUE AND ATTESTED COPY OF

THE WITHIN WRIT OF EXECUTION AND A TRUE COPY OF THE NOTICE OF EXECUTION WAS

SERVED ON THE DEFENDANT, Gilbert F. & Tania L. MILLER, BY Certified Mail

AT 1503 Cambridge Heights Place, Concord, NC 28027 ~~XXXXXXXXXXXX~~ by Certified  
and Z286 532 145

Mailings Z286 532 144 SERVICE WAS MADE BY HANDING SAID WRIT OF EXECUTION AND

NOTICE OF EXECUTION TO Gilbert F. Miller Jr. (Signature)

NOTE: All other lien holders and creditors have been served as of April 6, 1999  
GO ANSWERS:

*Timothy J. Christ*  
DEPUTY SHERIFF

FOR:

*Harry A. Roadarmel Jr.*  
HARRY A. ROADARMEL, JR. SHERIFF

Sworn and subscribed before me  
this 12<sup>th</sup> day of

April 1999

*Sarah J. Hower*  
Sarah J. Hower

NOTARIAL SEAL  
SARAH HOWER, Notary Public  
Bloomsburg, Columbia County PA  
My Commission Expires June 30, 1999

Print your name and address on the reverse side of the mailpiece, or on the back if space does not permit.  
 Write "Return Receipt Requested" on the mailpiece below the article number.  
 The Return Receipt will show to whom the article was delivered and the date delivered.

- Addressee's Address
  - Restricted Delivery
- Consult postmaster for fee.

4a. Article Number  
 Z 052 311 747

- 4b. Service Type
- Registered
  - Express Mail
  - Return Receipt for Merchandise
  - COD

7. Date of Delivery  
 MAR 26 1999

3. Article Addressed to:  
 Office of F.A.I.R  
 Dept. of Public Welfare  
 P.O. BOX 8016  
 Harrisburg, PA 17105

- Certified
- Insured

5. Received By: (Print Name)  
*[Signature]*

6. Signature: (Addressee or Agent)  
*[Signature]*

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994

102595-97-B-0179 Domestic Return Receipt

is your RETURN completed on the reverse side?

**SENDER:**  
 Complete items 1 and/or 2 for additional services.  
 Complete items 3, 4a, and 4b.  
 Print your name and address on the reverse of this form so that we can return this card to you.  
 Attach this form to the front of the mailpiece, or on the back if space does not permit.  
 Write "Return Receipt Requested" on the mailpiece below the article number.  
 The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:  
 Gilbert F. Miller Jr.  
 1503 Cambridge Heights Place  
 Concord, NC 28027

4a. Article Number  
 A286 532 144

4b. Service Type  
 Registered  Certified  
 Express Mail  Insured  
 Return Receipt for Merchandise  COD

7. Date of Delivery  
 3-27-99

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)  
*[Signature]*

8. Addressee's Address (Only if requested and fee is paid)

I also wish to receive the following services (for an extra fee):  
 1.  Addressee's Address  
 2.  Restricted Delivery  
 Consult postmaster for fee.

3. Article Addressed to:  
 Tania L. Miller  
 1503 Cambridge Heights Place  
 Concord, NC 28027

4a. Article Number  
 Z 286 532 145

4b. Service Type  
 Registered  Certified  
 Express Mail  Insured  
 Return Receipt for Merchandise  COD

7. Date of Delivery  
 3-27-99

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)  
*[Signature]*

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994 102595-97-B-0179 Domestic Return Receipt

I also wish to receive the following services (for an extra fee):  
 1.  Addressee's Address  
 2.  Restricted Delivery  
 Consult postmaster for fee.

3. Article Addressed to:  
 Small Business Administration  
 7 North Wilkes Barre Blvd.  
 Wilkes-Barre, PA 18702-5241

4a. Article Number  
 Z 052 311 822

4b. Service Type  
 Registered  Certified  
 Express Mail  Insured  
 Return Receipt for Merchandise  COD

7. Date of Delivery  
 4/9/99

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)  
*[Signature]*

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994 102595-97-B-0179 Domestic Return Receipt

is your RETURN completed on the reverse side?

THE TURBOTVILLE NATIONAL BANK,  
Plaintiff

vs.

GILBERT F. MILLER, JR. and  
TANIA L. MILLER, his wife,  
Defendants

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY, PA

: CIVIL ACTION - LAW

: NO. CV-99-150  
: EX-99-22

REC'D CIVIL DIVISION  
MAR 17 11 15 AM '99

### PRAECIPE FOR WRIT OF EXECUTION

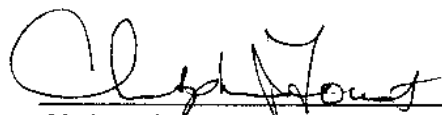
TO THE PROTHONOTARY OF COLUMBIA COUNTY:

Issue a Writ of Execution in this matter directed to the Sheriff of Columbia County against Gilbert F. Miller, Jr. and Tania L. Miller, his wife, Defendants, and index this writ against Gilbert F. Miller, Jr. and Tania L. Miller, his wife, Defendants, as a lis pendens against the real property of the Defendants as described on Exhibit "A" attached hereto and made a part hereof.

Please direct the Sheriff of Columbia County to levy upon the real estate described in Exhibit "A" and all fixtures found on the real estate and within the buildings thereon contained. The address is 210 - 212 Iron Street, Berwick, Pennsylvania 18603.

Amount due	\$44,889.04
Interest due 7/15/98 to 1/26/99	1,998.40
Attorney's fee	<u>4,250.00</u>
	\$51,137.44

Plus Interest to date of sale, and Court costs.



Christopher J. Foust, Esquire  
Attorney for Plaintiff

Dated: 3-17-99

**TAX NOTICE**  
 1999 COUNTY & MUNICIPAL  
 BERWICK BOROUGH

MAKE CHECKS PAYABLE TO:

Connie C Gingham  
 1615 Lincoln Avenue  
 Berwick, PA 18603

HOURS Mon, Tue, Thur & Fri 9-4pm  
 CLOSED WED. & HOLIDAYS

PHONE (570) 752-7442

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

M  
A  
I  
L  
T  
O

MILLER, GILBERT F & TANIA L JR  
 R R 2 BOX 203 A  
 MILLVILLE PA 17846

**IF YOU DESIRE A RECEIPT ENCLOSE A STAMPED ADDRESSED ENVELOPE WITH YOUR PAYMENT!**

FOR COLUMBIA COUNTY		DATE		BILL NO	
DESCRIPTION	ASSESSMENT	MILLS	TAX	AMOUNT	INCL PENALTY
			LESS DISCOUNT	FACE	DUE
General Fund	19612	4.096	78.72	80.33	88.36
Sinking Fund		.845	16.24	16.57	18.23
Borough R.E.		5.800	111.47	113.75	119.44
Fire		1.250	24.03	24.52	25.75
Light		1.050	20.18	20.59	21.62
			250.64	255.76	273.40

THE DISCOUNT & THE PENALTY  
 HAVE BEEN COMPUTED  
 FOR YOUR CONVENIENCE

**PAY THIS  
 AMOUNT**



TYPE: R PROPERTY DESCRIPTION CNTY BORO  
 Discount 2% 2%  
 Penalty 10% 5%  
 ACCT NO: 03335  
 PARCEL 04C, 04--030-00, 000  
 210-212 IRON ST LOT 36  
 .11 acres LAND 2,500  
 BUILDINGS 17,112  
 THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT  
 REC'D BY

JUNE 30  
 IF PAID ON  
 OR BEFORE

JUNE 30  
 IF PAID  
 AFTER

This Tax Returned  
 To Courthouse On:  
 JANUARY 01, 2000

TOTAL ASSESSED 19,612



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300  
BEDFORDSBURG, PA 17015

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 284-6700

DATE: March 25, 1999

RE: Sheriff's Sale Advertising Dates:

Turbotville Nat'l Bank v: Gilbert F and Tania L. Miller Jr.

No. 2 of 1999 ED No. 150 of 1999 JD

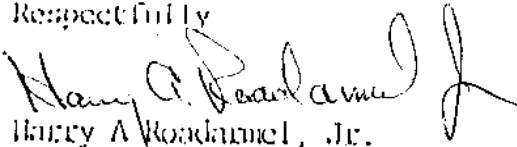
Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week May 6, 1999 DATE AOF SALE MAY 27, 1999 at 1000  
2nd week May 13, 1999  
3rd week May 20, 1999

Feel free to contact me if you have any questions.

Respectfully

  
Harry A Roadarmel, Jr.  
Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 390  
SHERIFF'S DEPARTMENT'S PAPER OUTLINE

PHONE  
(717) 309-5622

24 HOUR PHONE  
(717) 784-6300

RECEIVE AND TIME STAMP WRIT 3-17-99

DOCKET AND INDEX 3-26-99

SET FILE FOLDER UP 3-26-99

CHECK FOR PROPER INFO

WRIT OF EXECUTION 3

COPY OF DESCRIPTION 3

WHEREABOUTS OF LAST KNOWN ADDRESS ✓

NON-MILITARY AFFIDAVIT ✓

NOTICES OF SHERIFF'S SALE ✓

WATCHMAN RELEASE FORM ✓

AFFIDAVIT OF LIENS LIST ✓

CHECK FOR ~~100.00~~ -- AMOUNT 7520 - 100.00

\* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE NOTIFY THE ATTY TO SEND ADDITIONAL INFO

SET SALE DATE AND ADV. DATES AND POSTING DATES MAY 27, 1999 1000

POST ALL DATES ON CALENDAR MAY 6, 13, 20

\* SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT

\* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THURSDAY TILL SALE 3 TIMES

\* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE \_\_\_\_\_

\* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)

\* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO'S ON EXECUTION PAPERS \_\_\_\_\_

TYPE PROPER INFO ON DESCRIPTION (refer to previous sales) \_\_\_\_\_

SERVICE

TYPE CARDS FOR DEFENDANTS \_\_\_\_\_

PUT PAPERS TOGETHER FOR DEFENDANTS \_\_\_\_\_

\* COPY OF WRIT FOR EACH DEFENDANT

\* NOTICE OF SHERIFF SALE

\* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LIEN HOLDERS \_\_\_\_\_

\* NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT \_\_\_\_\_

\* DOCKET ALL DATES

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA. 17815

24 HOUR PHONE  
(717) 784-6300(2)

PHONE  
(717) 389-5622

SHERIFF'S SALE OUTLINE CONT

SALE BILLS

SEND DESCRIPTION TO PRINTER \_\_\_\_\_

\*\* THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS \_\_\_\_\_

SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. \_\_\_\_\_

SEND NOTICES TO LOCAL TAX COLLECTORS \_\_\_\_\_

NOTICES TO WATER AND SEWER AUTH. \_\_\_\_\_

SEND NOTICES TO FEDERAL AND STATE TAX AUTH \_\_\_\_\_

IF BUSINESS SEND COPY TO SBA AUTH. \_\_\_\_\_

HANDBILLS

SEND COPIES OF HANDBILLS TO:

RECORDER'S OFFICE \_\_\_\_\_

TAX CLAIM OFFICE \_\_\_\_\_

TAX ASSESSMENT OFFICE \_\_\_\_\_

PROTH OFFICE (post on board) \_\_\_\_\_

POST IN FRONT LOBBY \_\_\_\_\_

POST IN SHERIFF'S OFFICE \_\_\_\_\_

SEND COPY TO ATTY \_\_\_\_\_

POST PROPERTY ACCORDING TO DATE SET \_\_\_\_\_

SEND RETURN OF POSTING TO ATTY \_\_\_\_\_

DOCKET ALL COSTS \_\_\_\_\_

PREPARE COST SHEET 2 DAYS BEFORE SALE

\* BE SURE ALL COSTS ARE RECEIVED \_\_\_\_\_

PREPARE FINAL COSTS SHEET DAY OF SALE \_\_\_\_\_

HOLD SALE \_\_\_\_\_

POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE \_\_\_\_\_

PAY DISTRIBUTION ACCORDING TO DATE \_\_\_\_\_

\* WHEN PAYING INCLUDE ADDRESS OF CHANGE OF OWNER TO WHOM IT MAY CONCERN

RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT \_\_\_\_\_

PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED \_\_\_\_\_

WHEN DEED IS RECORDED SEND TO BUYER \_\_\_\_\_

THE TURBOTVILLE NATIONAL BANK,	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	OF COLUMBIA COUNTY, PA
	:	
vs.	:	CIVIL ACTION - LAW
	:	
GILBERT F. MILLER, JR. and	:	
TANIA L. MILLER, his wife,	:	NO. CV-99-150
Defendants	:	EX-99-22

**WRIT OF EXECUTION NOTICE**

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a Debtor's exemption of \$300.00. There are other exemptions which may be applicable to you. A summary of some of the major exemptions follows. You may have other exemptions or rights.

If you have an exemption, you should do the following promptly: (1) fill out the attached claim form and demand for a prompt hearing; (2) deliver the form or mail it to the Sheriff's Office at the address noted.

You should come to Court ready to explain your exemption. If you do not come to Court and prove your exemption, you may lose some of your property.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

Office of the Court Administrator  
 Columbia County Courthouse  
 P.O. Box 380  
 Bloomsburg, Pennsylvania 17815  
 570-389-5667



**MAJOR EXEMPTIONS UNDER PENNSYLVANIA AND FEDERAL LAW:**

1. \$300.00 statutory exemption.
2. Bibles, school books, sewing machines, uniforms and equipment.
3. Most wages and unemployment compensation.
4. Social Security benefits.
5. Certain retirement funds and accounts.
6. Certain veteran and armed forces benefits.
7. Certain insurance proceeds.
8. Such other exemptions as may be provided by law.

ADDITIONALLY, YOU HAVE THE RIGHT TO FILE A MOTION TO OPEN OR STRIKE THE JUDGMENT, AND TO DO SO YOU OR YOUR ATTORNEY MUST FILE A MOTION WITH THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY IMMEDIATELY.

ADDITIONALLY, YOU HAVE THE RIGHT TO SET ASIDE THE SALE OF YOUR PROPERTY IF THE SALE PRICE IS GROSSLY INADEQUATE, AND TO DO SO YOU OR YOUR ATTORNEY MUST FILE A MOTION WITH THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY IMMEDIATELY.

THE TURBOTVILLE NATIONAL BANK,	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	OF COLUMBIA COUNTY, PA
	:	
vs.	:	CIVIL ACTION - LAW
	:	
GILBERT F. MILLER, JR. and	:	
TANIA L. MILLER, his wife,	:	NO. CV-99-150
Defendants	:	EX-99-22

**CLAIM FOR EXEMPTION**

TO THE SHERIFF OF COLUMBIA COUNTY:

I, the above-named Defendant, claim exemption of property from levy or attachment:

(1) from my personal property in my possession which has been levied upon:

(a) I desire that my \$300.00 statutory exemption be:

(i) set aside in kind (specify property to be set aside in kind)

(ii) paid in cash following the sale of property levied upon;

(b) I claim the following exemption (specify property and basis of exemption

(2) From my property which is in the possession of a third party, I claim the following

exemptions:

(a) my \$300.00 statutory exemption in cash      in kind (specify property)

(b) Social Security benefits on deposit in the amount of

\$ \_\_\_\_\_.

(c) Other (specify amount and basis of exemption)

I request a prompt court hearing to determine the exemption. Notice of the hearing should be given to me at

2-

I verify that the statements made in this Claim for Exemption are true and correct. 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.

---

Defendant

THIS CLAIM TO BE FILED WITH THE  
OFFICE OF THE SHERIFF OF COLUMBIA COUNTY  
COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815  
(570) 389-5622

Date:

THE TURBOTVILLE NATIONAL BANK,	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	OF COLUMBIA COUNTY, PA
	:	
vs.	:	CIVIL ACTION - LAW
	:	
GILBERT F. MILLER, JR. and	:	
TANIA L. MILLER, his wife,	:	NO. CV-99-150
Defendants	:	EX-99- 22

MAR 17 11 29 AM '99

**AFFIDAVIT PURSUANT TO RULE 3129.1(B)**

CHRISTOPHER J. FOUST, ESQUIRE, attorney for Plaintiff in the above captioned action, sets forth, as of the date of the Praecipe for the Writ of Execution was filed, the following information concerning the real property located in the Borough of Berwick, County of Columbia, Pennsylvania, as more fully described on Exhibit "A" attached hereto:

1. Name and address of Owners or Reputed Owners:

Gilbert F. Miller, Jr.  
 1503 Cambridge Heights Place  
 Concord, NC 28027

Tania L. Miller  
 1503 Cambridge Heights Place  
 Concord, NC 28027

2. Name and address of Defendants in the judgment:

Gilbert F. Miller, Jr.  
 1503 Cambridge Heights Place  
 Concord, NC 28027

Tania L. Miller  
 1503 Cambridge Heights Place  
 Concord, NC 28027

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

The Turbotville National Bank  
 P.O. Box 37  
 Turbotville, PA 17772

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

The Turbotville National Bank  
 P.O. Box 37  
 Turbotville, PA 17772

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

None

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

None

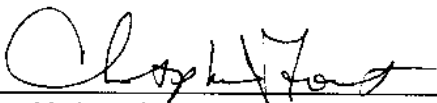
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by this sale:

Columbia County Tax Claims Bureau  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

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.

KOCH, FOUST & MARTIN

Dated: 3-17-79

By:   
Christopher J. Foust, Esquire  
Attorney for Plaintiff  
Attorney I.D. No. 25713  
131 Broadway Street  
Milton, PA 17847  
(570) 742-8746

THE TURBOTVILLE NATIONAL BANK,	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	OF COLUMBIA COUNTY, PA
	:	
vs.	:	CIVIL ACTION - LAW
	:	
GILBERT F. MILLER, JR. and	:	
TANIA L. MILLER, his wife,	:	NO. CV-99-150
Defendants	:	EX-99- <u>77</u>

**JUDGMENT EXECUTION**

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

BEGINNING at the northwesterly corner of Lot No. 37 on the easterly side of Iron Street; thence in a northerly direction, along the easterly line of Iron Street, a distance of 38 feet to the southwesterly corner of Lot No. 35; thence in an easterly direction, along the southerly line of said lot, a distance of 123 feet to an alley; thence in a southerly direction, along said alley, a distance of 38 feet to the northeasterly corner of Lot No. 37; thence in a westerly direction, along the northerly line of said lot, a distance of 123 feet to the easterly line of Iron Street, the place of beginning.

Being Lot No. 36.

BEING the same premises conveyed to Gilbert F. Miller, Jr. and Tania L. Wagner by deed of Wayne I. Dunstan and Karen M. Duclos, now by marriage Karen M. Dunstan, his wife, dated December 28, 1992 and recorded in Columbia County in Deed Book 521, Page 868 on December 30, 1992.

**KOCH, FOUST & MARTIN**  
 ATTORNEYS AT LAW  
 131 BROADWAY ST.  
 MILTON, PA 17847

DATE	INVOICE	AMOUNT

60-1375  
313

7530

*Debit* *Handwritten* *me* *00* *100*

TO THE ORDER OF		CHECK NO.	AMOUNT	EXPLANATION	CHECK AMT.
<i>Stevenson</i>	<i>- Stevenson</i>	7530	900.00	TNB.U. Miller	900.00
F.I.C.A.	FED. WITH.	STATE	LOCAL		

DOLLARS

THE TURBOTVILLE NATIONAL BANK  
 TURBOTVILLE, PA

*[Signature]*

⑆007530⑆ ⑆031313753⑆ 0607126⑆0⑆

THE TURBOTVILLE NATIONAL BANK,	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	OF COLUMBIA COUNTY, PA
	:	
vs.	:	CIVIL ACTION - LAW
	:	
GILBERT F. MILLER, JR. and	:	
TANIA L. MILLER, his wife,	:	NO. CV-99-150
Defendants	:	EX-99-22

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# Turbotville National Bank

57181

P.O. Box 37 • Turbotville, PA 17772 • 717/649-5118

60-1375/313

PAY TO THE ORDER OF

*Olivia Country Store*

DATE

*May 27, 1999*

*\$3834.21*

DOLLARS

THIS DOCUMENT HAS A MICRO-PRINT SIGNATURE LINE, SIMILAR WATERMARK AND CHLOROSTAIN PAPER. ABSENCE OF THESE FEATURES WILL INDICATE A COPY

## CASHIER'S CHECK

⑈057181⑈ ⑈031313753⑈ 005000700⑈

*[Signature]*

9 66... 95 0000... 9

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 300  
BLOOMSBURG, PA 17815

PHONE  
1717 389-5622

TELEPHONE  
(717) 786-6300

Date: March 25, 1999

To

Office of F.A.I.R  
Dept. of Public Welfare  
P.O. BOX 8016  
Harrisburg, PA 17105

S.  
2  
R  
W

Re: Turbotville Nat'l Bank vs. Gilbert F. Jr., & Tania L. MILLER

No: 22 of 1999 ED No: 150 of 1999 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

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

Respectfully,

*Harry A. Roadarmel, Jr.*  
Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 300  
BLOOMSBURG, PA 17815

PHONE  
(717) 389-5622

TELEGRAM PHONE  
(717) 704-6300

Date: March 25, 1999

To: Small Business Administration  
20 N. Penna. Avenue  
Room 2327  
Wilkes-Barre, PA 18701

Re: Turbotville Nat'l Bank vs. Gilbert F. Jr., & Tania L. MILLER

No: 22 of 1999 ED No: 150 of 1999 JD

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*Harry A. Roadarmel, Jr.*  
Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 300  
BLOOMSBURG, PA 17815

PHONE  
717 244-5111  
389-5622

TELEPHONE  
(717) 704-6000

Date: March 25, 1999

To: Tania L. MILLER  
1503 Cambridge Heights Place  
Concord, NC 28027

Re: Turbotville Nat'l Bank vs. Gilbert F. Jr., & Tania L. MILLER

No: 22 of 1999 ED No: 150 of 1999 JD

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Respectfully,

*Harry A. Roadarmel, Jr.*  
Harry A. Roadarmel, Jr.  
Sheriff of Columbia County



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 300  
BLOOMSBURG, PA 17815

PHONE  
(717) 339-5622

TELEPHONE  
(717) 704-6100

Date: March 25, 1999

To: Gilbert F. Miller Jr.  
1503 Cambridge Heights Place  
Concord, N.C. 28027

Re: Turbotville Nat'l Bank vs. Gilbert F. Jr., & Tania L. MILLER

No: 22 of 1999 ED No: 150 of 1999 JU

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Respectfully,

*Harry A. Roadarmel Jr.*  
Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 300  
HARRISBURG, PA 17115

PHONE  
(717) 833-5622  
389-5622

TELEPHONE  
(717) 704-6300

Date: March 25, 1999

To: 

Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance Clearance Support Section Dept. 281230 Harrisburg, PA 17128-0946
--

Re: Turbotville Nat'l Bank vs. Gilbert F. Jr., & Tania L. MILLER

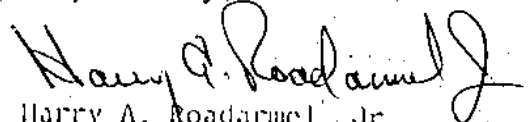
No: 22 of 1999 ED No: 150 of 1999 JD

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Respectfully,

  
Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 300  
BLOOMSBURG, PA 17815

PHONE  
(717) 339-5622

TELEPHONE  
(717) 781-6000

Date: March 25, 1999

To: DOMESTIC RELATIONS  
702 SAWMILL ROAD  
BLOOMSBURG, PA 17815

Re: Turbotville Nat'l Bank vs. Gilbert F. Jr., & Tania L. MILLER

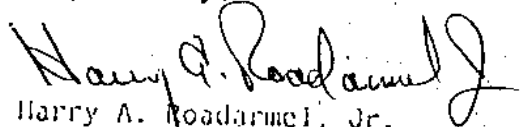
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Respectfully,

  
Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

**WRIT OF EXECUTION - (MONEY JUDGEMENTS) Rules P.R.C.P. 3101 to 3149**

THE TURBOTVILLE NATIONAL BANK  
 .....  
 .....  
 vs  
 GILBERT F. MILLER, JR. and  
 .....  
 TANIA L. MILLER, his wife  
 .....

No. .... 22 ... Term 19<sup>99</sup>...E.D.  
 No. .... 150 ..... Term 19<sup>99</sup>...J.D.  
 No. .... Term 19.....

WRIT OF EXECUTION  
 (MONEY JUDGEMENTS)

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF ..... COLUMBIA  
 TO THE SHERIFF OF ..... COLUMBIA ..... COUNTY, PENNA.

To satisfy the judgement, interest and costs against... Gilbert F. Miller, Jr. and Tania L.  
 Miller, his wife, ..... Defendant (s):

(1) You are directed to levy upon the property of the defendant (s) and to sell his, her (or their) interest therein; (Inquisition and Exemption Laws waived and Condemnation agreed to)  
 (2) You are also directed to attach the property of the defendant not levied upon in the possession of .....  
 ..... as Garnishee (s)  
 (Specifically describe property)

(3) LEVY AGAINST THE REAL PROPERTY AS DESCRIBED IN EXHIBIT "A" AND ALL FIXTURES OF DEFENDANTS FOUND ON THE REAL ESTATE AND WITHIN THE BUILDINGS THEREON CONTAINED.

and to notify the Garnishee (s) that  
 (a) an attachment has been issued;  
 (b) the garnishee (s) is enjoined from paying any debt to or for the account of the defendant (s) and from delivering any property of the defendant (s) or otherwise disposing thereof.  
 (3) If the property of the defendant not levied upon and subject to attachment is found in the possession of anyone other than the named garnishee (s), you are directed to notify him that he has been added as a garnishee and is enjoined as above stated.

<u>COSTS</u>	Amount due	\$44,889.04.....
Attorney's Fee	\$4,250.00	Interest from 7/15/98 to 1/26/99
Court Costs to date of sale		1,998.40..... plus interest to date of sale
		Total \$46,887.44.....

Plus costs as per endorsement hereon.

Dated 3/17/1999  
 (SEAL)

Tania B. Kline  
 .....  
 Prothonotary, Court of Common Pleas of  
 Columbia County, Penna.  
 By: Elizabeth A. Brennan  
 Deputy