

**SHERIFF'S SALE COST SHEET**

National City vs. Shelton  
 NO. 7-15 ED NO. 7-1-04 JD DATE/TIME OF SALE 5:00pm

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>23.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>88.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>1.00</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>1.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>368.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>—</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>192.00</u>

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>—</u>	
SCHOOL DIST. 20	\$ <u>—</u>	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>—</u>	
WATER 20	\$ <u>—</u>	
TOTAL *****		\$ <u>—</u>

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>	
MISC. _____	\$ <u>—</u>	
_____	\$ <u>—</u>	
TOTAL *****		\$ <u>150.00</u>

TOTAL COSTS (OPENING BID) \$ 668.00

*Refund \$ 5-34.00*

# Vitti and Vitti and Associates, P.C.

COUNSELLORS AT LAW  
916 FIFTH AVENUE  
PITTSBURGH, PENNSYLVANIA 15219

PHONE: (412) 281-1725

FAX: (412) 281-3810

LOUIS P. VITTI  
LOIS M. VITTI \*  
RODNEY PERMIGLIANT

\* Admitted in PA, NY & NJ



DAVID F. ALPERN ~ *Of Counsel*  
Phone: (412) 471-1960 & 1961 / Fax: (412) 232-3666  
E-Mail: AlpernDFA@city-net.com

Today is Friday

May 14, 2010

Sheriff of Columbia County  
Columbia County Courthouse  
Fax # 570-389-5625

**RE: National City Real Estate, et al, vs. Michael E. Miller**  
**NO: 1867 CV 2009**

To whom it may concern:

Please stay the writ on the above captioned case.

REASON: per client instructions.

MONEY REALIZED: YES \_\_\_\_\_ for the amount of \$ \_\_\_\_\_.

NO XXXX

Thank you for your attention to this matter.

Very Truly Yours,

*Louis P. Vitti*

Louis P. Vitti

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 5/8/2010

SERVICE# 5 - OF - 15 SERVICES  
DOCKET # 71ED2010

PLAINTIFF NATIONAL CITY REAL ESTATE SERVICES, LLC SBM  
NATIONAL CITY MORTGAGE CO. DBA EASTERN  
MORTGAGE SERVICES

DEFENDANT MICHAEL E. MILLER  
ATTORNEY FIRM LOUIS P. VITTI

<b>PERSON/CORP TO SERVED</b>
CLERK OF COURTS
PO BOX 380
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON BARBARA SILVETTI

RELATIONSHIP Chief Clerk IDENTIFICATION \_\_\_\_\_

DATE 5-13-10 TIME 1430 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_ Sex \_\_\_ Height \_\_\_ Weight \_\_\_ Eyes \_\_\_ Hair \_\_\_ Age \_\_\_ Military \_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_ POB  POE \_\_\_ CCSO \_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY J. Arter DATE 5-13-10

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 5/8/2010

SERVICE# 12 - OF - 15 SERVICES  
DOCKET # 71ED2010

PLAINTIFF NATIONAL CITY REAL ESTATE SERVICES, LLC SBM  
NATIONAL CITY MORTGAGE CO. DBA EASTERN  
MORTGAGE SERVICES

DEFENDANT MICHAEL E. MILLER  
ATTORNEY FIRM LOUIS P. VITTI

<b>PERSON/CORP TO SERVED</b>
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON DEB MILLER

RELATIONSHIP CLERK IDENTIFICATION \_\_\_\_\_

DATE 5-13-10 TIME 1:50 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_ Sex \_\_\_ Height \_\_\_ Weight \_\_\_ Eyes \_\_\_ Hair \_\_\_ Age \_\_\_ Military \_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_ POB  POE \_\_\_ CCSO \_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

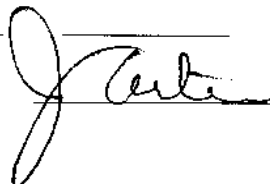
TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY



DATE 5-13-10

# SHERIFF'S SALE

WEDNESDAY AUGUST 4, 2010 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 71 OF 2010 ED AND CIVIL WRIT NO. 1867 OF 2009 JD 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 BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN message and piece, parcel and lot of land situate on the South side of Second Street in the Village of Espy in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at the corner of Lot now or formerly of Earnest Mood, and running thence by said Lot southwardly one hundred seventy-three and one-fourth (173 ¼) feet to an Alley; thence by said Alley eastwardly sixty (60) feet to lot now or late of Sadie Hummel; thence by said Lot northwardly one hundred seventy-three and one fourth (173 ¼) feet to Second Street, aforesaid, and thence along Second Street westwardly sixty (60) feet to the place of beginning.

Whereon are erected a two and one-half story dwelling house and outbuildings.

Having erected thereon a dwelling known as 2450 2nd Street, Bloomsburg, PA 17815.

BEING Parcel Number: 31-3C2-93.

Being the same premises which Ronald H. Knoebel and Debra G. Knoebel, husband and wife, by their deed dated 12/12/2002 and recorded 12/13/2002 in the Recorder's Office of Columbia

County, Pennsylvania in Inst # 200214424 granted and conveyed unto Michael E. Miller

## 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 (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 either to 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 a default all sums paid by 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.**

Plaintiff's Attorney  
Louis P. Vitti  
916 Fifth Ave.  
Pittsburgh, PA 15219

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

REAL ESTATE OUTLINE

ED # 71-10

DATE RECEIVED 5-8-10  
DOCKET AND INDEX 5-13-10

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>
CHECK FOR \$ <del>1,350.00</del> OR <u>1200.00</u>	<input checked="" type="checkbox"/>

CK# 17579

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

SALE DATE	<u>Aug. 4, 10</u>	TIME <u>1000</u>
POSTING DATE	<u>June 29, 10</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>July 14</u>	
	2 <sup>ND</sup> WEEK <u>21</u>	
	3 <sup>RD</sup> WEEK <u>28</u>	

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

National City Real Estate Services, LLC  
sbm National City Mortgage, fka National  
City Mortgage, dba Easter Mortgage  
Services,

Plaintiff,

vs.

Michael E. Miller

Defendants.

CIVIL DIVISION

NO. 1867 CV 2009

*2010-ED-71*  
**PRAECIPE FOR WRIT OF  
EXECUTION AND AFFIDAVIT OF  
LAST KNOWN ADDRESS**

Code MORTGAGE FORECLOSURE

Filed on behalf of  
Plaintiff

Counsel of record for this  
party:

Louis P. Vitti, Esquire  
Supreme Court #01072

Vitti and Vitti and Assoc., P.C.  
916 Fifth Avenue  
Pittsburgh, PA 15219

(412) 281-1725

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

NATIONAL CITY REAL ESTATE  
SERVICES, LLC sbm NATIONAL  
CITY MORTGAGE CO. dba EASTERN  
MORTGAGE SERVICES,

Plaintiff,

vs.

MICHAEL E. MILLER

Defendant.

*2010-ED-71*  
) NO: 1867 CV 2009  
)  
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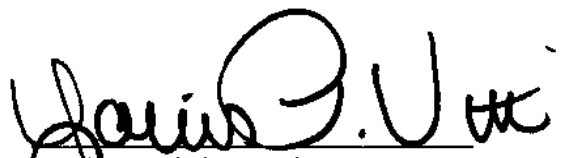
**PRAECIPE FOR WRIT OF  
EXECUTION IN MORTGAGE FORECLOSURE**

TO: PROTHONOTARY OF COLUMBIA COUNTY

Issue a Writ of Execution in favor of the Plaintiff and against the Defendant(s) in the  
above-captioned matter as follows:

Amount Due	\$72,670.87
Interest <b>04/30/2010- Sale Date</b>	_____.
Total	<u>\$_____.</u>

The real estate, which is the subject matter of the Praecipe for Writ of Execution is situate  
in the Township of Scott, County of Columbia and State of Pennsylvania. HET a dwg k/a 2450 2nd Street,  
Bloomsburg, PA 17815. Tax ID # 31-3C2-93.

  
Louis P. Vitti, Esquire  
Attorney for Plaintiff



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

National City Real Estate, et al

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 1867 CV 2009 Term 19 E.D.  
No. 2010-EP-71 Term 19 A.D.  
No. Term 19 J.D.

vs

Michael E. Miller

PRAECIPE FOR WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

To the Prothonotary:

Issue writ of execution in the above matter:

Amount Due

\$ 76,670.87

Interest from 4/30/10 - Sale Date \$ and Costs.

Jacobs P. Vaw  
Attorney for the Plaintiff(s)

Note: Please furnish description of Property.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

NATIONAL CITY REAL ESTATE  
SERVICES, LLC sbm NATIONAL  
CITY MORTGAGE CO. dba EASTERN  
MORTGAGE SERVICES,

Plaintiff,

vs.

MICHAEL E. MILLER

Defendant.

) NO: 1867 CV 2009

)  
) *2010-ED-71*  
)

)

)

)

)

LEGAL DESCRIPTION

ALL THAT CERTAIN messuage and piece, parcel and lot of land situate on the South side of Second Street in the Village of Espy in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the corner of Lot now or formerly of Earnest Mood, and running thence by said Lot southwardly one hundred seventy-three and one-fourth ( $173 \frac{1}{4}$ ) feet to an Alley; thence by said Alley eastwardly sixty (60) feet to lot now or late of Sadie Hummel; thence by said Lot northwardly one hundred seventy-three and one fourth ( $173 \frac{1}{4}$ ) feet to Second Street, aforesaid, and thence along Second Street westwardly sixty (60) feet to the place of beginning.

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IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

NATIONAL CITY REAL ESTATE  
SERVICES, LLC sbm NATIONAL  
CITY MORTGAGE CO. dba EASTERN  
MORTGAGE SERVICES,

Plaintiff,

vs.

MICHAEL E. MILLER

Defendant.

) NO: 1867 CV 2009

) 2010-ED-71

**AFFIDAVIT**

I, Louis P. Vitti, do hereby swear that, to the best of my knowledge, information and belief,  
the Defendant(s), is/are the owners of the real property on which the Plaintiff seeks to execute . That the  
Defendants' last known address is 2450 2nd Street, Bloomsburg, PA 17815.

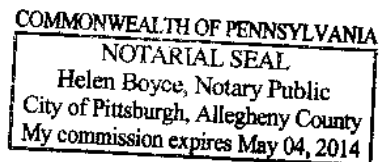
  
Louis P. Vitti, Esquire

SWORN TO and subscribed

before me this 29th day of

April, 2010.

  
Notary Public



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

National City Real Estate Services, LLC  
sbm National City Mortgage, fka National  
City Mortgage, dba Easter Mortgage  
Services,

Plaintiff,

vs.

Michael E. Miller

Defendants.

CIVIL DIVISION

NO. 1867 CV 2009

**PRAECIPE FOR DEFAULT  
JUDGMENT, CERTIFICATION OF  
MAILING AND AFFIDAVIT OF NON-  
MILITARY SERVICE**

Code MORTGAGE FORECLOSURE

Filed on behalf of  
Plaintiff

Counsel of record for this  
party:

Louis P. Vitti, Esquire  
Supreme Court #01072

Vitti and Vitti and Assoc., P.C.  
916 Fifth Avenue  
Pittsburgh, PA 15219

(412) 281-1725

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

NATIONAL CITY REAL ESTATE SERVICES, LLC sbm NATIONAL CITY MORTGAGE CO. dba EASTERN MORTGAGE SERVICES,	) NO: 1867 CV 2009
	)
	)
	)
Plaintiff,	)
vs.	)
MICHAEL E. MILLER	)
	)
Defendant.	)

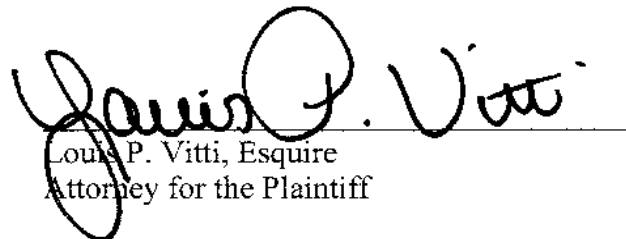
**PRAECIPE FOR DEFAULT JUDGMENT  
AND ASSESSMENT OF DAMAGES**

TO: PROTHONOTARY OF COLUMBIA COUNTY

Enter judgment in Default of an Answer in the amount of **\$72,670.87**, in favor of the National City Real Estate, et al, Plaintiff in the above-captioned action, against the Defendant, Michel E. Miller and assess Plaintiff's damages as follows and/or as calculated in the Complaint:

Unpaid Principal Balance	<b>\$61,447.67</b>
Interest from <b>03/01/09-04/29/2010</b> (Plus <b>6.00%</b> per day after <b>04/29/2010</b> )	<b>4,639.71</b>
Late charges (Plus <b>\$22.56</b> per month from <b>10/20/2009-Sale Date</b> )	<b>180.48</b>
Attorney's fee	<b>3,072.38</b>
Escrow Deficit (Plus any additional charges that may be incurred by the Plaintiff and transmitted to the sheriff as charges on the writ prior to the date of the sheriff's sale)	<b><u>3,330.63</u></b>
<b>Total Amount Due</b>	<b><u>\$72,670.87</u></b>

The real estate, which is the subject matter of the Complaint, is situate in the Township of Scott, County of Columbia and State of Pennsylvania. HET a dwg k/a 2450 2nd Street, Bloomsburg, PA 17815. Tax ID # 31-3C2-93.

  
Louis P. Vitti, Esquire  
Attorney for the Plaintiff

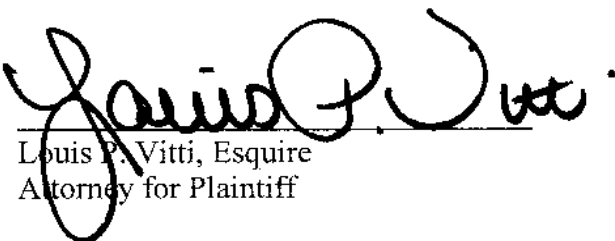
IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

NATIONAL CITY REAL ESTATE SERVICES, LLC sbm NATIONAL CITY MORTGAGE CO. dba EASTERN MORTGAGE SERVICES,	)	NO: 1867 CV 2009
	)	
	)	
	)	
Plaintiff,	)	
vs.	)	
MICHAEL E. MILLER	)	
	)	
Defendant.	)	

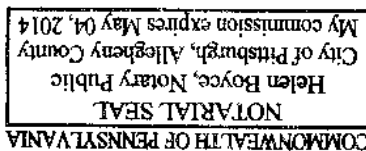
**CERTIFICATION OF MAILING**


I, Louis P. Vitti, do hereby certify that a Notice of Intention to Take Judgment was mailed to the Defendant(s), in the above-captioned case on April 16, 2010, giving ten (10) day notice that judgment would be entered should no action be taken.

VITTI AND VITTI AND ASSOCIATES, P.C.

BY:   
Louis P. Vitti, Esquire  
Attorney for Plaintiff

SWORN to and subscribed  
before me this 29th day  
of April, 2010.



  
Notary Public

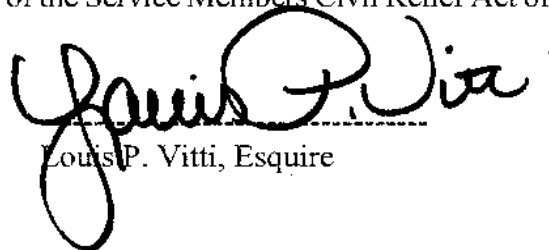
IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

COMMONWEALTH OF PENNSYLVANIA, SS:

COUNTY OF ALLEGHENY

BEFORE me, the undersigned authority, personally appeared Louis P. Vitti, Esquire, who, being duly sworn according to law, deposes and says that he is advised and believes that DEFENDANT(S) is/are not presently in the active military service of the United States of America and not members of the Army of the United States, United States Navy, the Marine Corps, or the Coast Guard, and not officers of the Public Health Service detailed by proper authority for duty with the Army or Navy; nor engaged in any active military service or duty with any military or naval units covered by the Service Members Civil Relief Act of 2004 and designated therein as military service, and to the best of this affiant's knowledge is/are not enlisted in military service covered by said act, and that the averments herein set forth, insofar as they are within his knowledge, are correct, and true; and insofar as they are based on information received from others, are true and correct as he verily believes. In the alternative, should the defendant(s) be currently serving in the military the Service Members Relief Act does not apply as the mortgage in question did not originate before the period of the Service Members military service and is secured by a mortgage pursuant to 50 U.S.C. App §533 formerly cited as 50 U.S.C. App §532 (a)(1)(2).

This Affidavit is made under the provisions of the Service Members Civil Relief Act of 2004.

  
Louis P. Vitti, Esquire

SWORN to and subscribed

before me this 29th day

of April, 2010.

  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
Notary Public  
City of Pittsburgh, Allegheny County  
My commission expires May 04, 2014

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

NATIONAL CITY REAL ESTATE  
SERVICES, LLC sbm NATIONAL  
CITY MORTGAGE CO. dba EASTERN  
MORTGAGE SERVICES,

Plaintiff,

vs.

MICHAEL E. MILLER

Defendant.

) NO: 1867 CV 2009  
)  
) *2010-ED-71*  
)  
)  
)  
)

AFFIDAVIT

I, Louis P. Vitti, do hereby swear that, to the best of my knowledge, information and belief, the Defendant(s), is/are the owners of the real property on which the Plaintiff seeks to execute . That the Defendants' last known address is 2450 2nd Street, Bloomsburg, PA 17815.

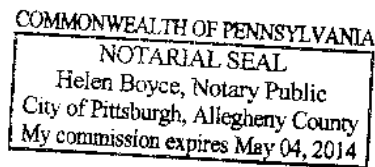
*Louis P. Vitti*  
Louis P. Vitti, Esquire

SWORN TO and subscribed

before me this 29th day of

April, 2010.

*Helen Boyce*  
Notary Public





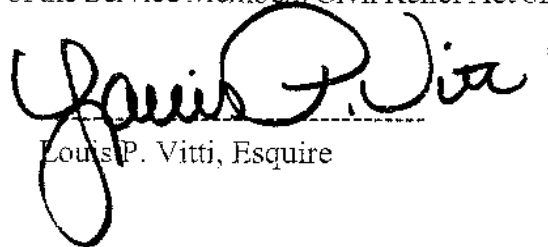
IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

COMMONWEALTH OF PENNSYLVANIA, SS:

COUNTY OF ALLEGHENY

BEFORE me, the undersigned authority, personally appeared Louis P. Vitti, Esquire, who, being duly sworn according to law, deposes and says that he is advised and believes that DEFENDANT(S) is/are not presently in the active military service of the United States of America and not members of the Army of the United States, United States Navy, the Marine Corps, or the Coast Guard, and not officers of the Public Health Service detailed by proper authority for duty with the Army or Navy; nor engaged in any active military service or duty with any military or naval units covered by the Service Members Civil Relief Act of 2004 and designated therein as military service, and to the best of this affiant's knowledge is/are not enlisted in military service covered by said act, and that the averments herein set forth, insofar as they are within his knowledge, are correct, and true; and insofar as they are based on information received from others, are true and correct as he verily believes. In the alternative, should the defendant(s) be currently serving in the military the Service Members Relief Act does not apply as the mortgage in question did not originate before the period of the Service Members military service and is secured by a mortgage pursuant to 50 U.S.C. App §533 formerly cited as 50 U.S.C. App §532 (a)(1)(2).

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Louis P. Vitti, Esquire

SWORN to and subscribed

before me this 29th day

of April, 2010.

  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
Notary Public  
City of Pittsburgh, Allegheny County  
My commission expires May 04, 2014

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

NATIONAL CITY REAL ESTATE  
SERVICES, LLC sbm NATIONAL  
CITY MORTGAGE CO. dba EASTERN  
MORTGAGE SERVICES,

Plaintiff,

vs.

MICHAEL E. MILLER

Defendant.

) NO: 1867 CV 2009

) *3070-ED-71*  
)  
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Having erected thereon a dwelling known as 2450 2nd Street, Bloomsburg, PA 17815.

BEING Parcel Number: 31-3C2-93.

Being the same premises which Ronald H. Knoebel and Debra G. Knoebel, husband and wife, by their deed dated 12/12/2002 and recorded 12/13/2002 in the Recorder's Office of Columbia County, Pennsylvania in Inst # 200214424 granted and conveyed unto Michael E. Miller.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

NATIONAL CITY REAL ESTATE  
SERVICES, LLC sbm NATIONAL  
CITY MORTGAGE CO. dba EASTERN  
MORTGAGE SERVICES,

Plaintiff,

vs.

MICHAEL E. MILLER

Defendant.

) NO: 1867 CV 2009

) *2010-ED-71*

)

)

)

)

**AFFIDAVIT**

I, Louis P. Vitti, hereby certify that as representative of National City Real Estate, et al, am familiar with the above-captioned case and various servicing activities related thereto and that the provisions of the laws of the Commonwealth of Pennsylvania and specifically, Act 91 of 1983, have been complied with in the above-captioned case.

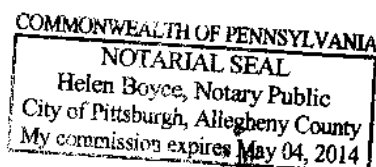
*Louis P. Vitti*  
Louis P. Vitti, Esquire  
Attorney for Plaintiff

SWORN to and subscribed

before me this 29th day

of April, 2010.

*Helen Boyce*  
Notary Public



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

NATIONAL CITY REAL ESTATE  
SERVICES, LLC sbm NATIONAL  
CITY MORTGAGE CO. dba EASTERN  
MORTGAGE SERVICES,

Plaintiff,

vs.

MICHAEL E. MILLER

Defendant.

) NO: 1867 CV 2009

)  
) *2010-ED-71*  
)

**AFFIDAVIT PURSUANT TO RULE 3129.1**

National City Real Estate, et al, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 2450 2nd Street, Bloomsburg, PA 17815.

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

Name:	Address (Please indicate if this cannot be reasonably ascertained)
Michael E. Miller	2450 2nd Street Bloomsburg, PA 17815

2. Name and address of Defendant(s) in the judgment:

Name:	Address (Please indicate if this cannot be reasonably ascertained)
Same as No. 1 above.	

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 (Please indicate if this cannot be reasonably ascertained)
None.	

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

Name Address (Please indicate if this cannot be reasonably ascertained)

First Guaranty Mortgage Corporation 5115 E Trindle Road Suite B  
Mechanicsburg, PA 17050

IMPAC Funding Corporation 20371 Irvine Ave  
Santa Ana Heights, Ca 92707

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

Name Address (Please indicate if this cannot be reasonably ascertained)

None

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

Name Address (Please indicate if this cannot be reasonably ascertained)

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 (Please indicate if this cannot be reasonably ascertained)

Tax Collector of Scott Township 2626 Old Burwick Road  
Bloomsburg, PA 17815

United Water of PA 90 Irondale Ave  
Bloomsburg, PA 17815

Scott Township Authority 350 Tenny Street  
Bloomsburg, PA 17815

Commonwealth of PA -DPW P.O. Box 8016  
Harrisburg, PA 17105

Clerk of Courts P.O. Box 380  
Criminal/Civil Division Bloomsburg, PA 17815

Tax Claim Bureau of Columbia County

35 West Main Street  
Bloomsburg, PA 17815

Court of Common Pleas of  
Columbia County  
Domestic Relations Division

P.O. Box 380  
Bloomsburg, PA 17815

PA Dept. of Sheriff Sales  
Bureau of Compliance

Dept. #281230  
Harrisburg, PA 17128-1230

Tenant/Occupant

2450 2nd Street  
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.

April 29, 2010  
Date

  
Louis P. Vitt, Esquire  
Attorney for Plaintiff

SWORN TO and subscribed  
before me this 29th day  
of April, 2010.

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Helen Boyce, Notary Public  
City of Pittsburgh, Allegheny County  
My commission expires May 04, 2014

  
Notary Public

Document Receipt

---

Trans # 22937 Carrier / service: POST 2PM 5/13/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000002161

Doc Ref #: 71ED2010

PHILADELPHIA PA 19106

Document Receipt

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Trans # 22936 Carrier / service: POST 2PM 5/13/2010

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT  
OFFICE

PARKVIEW TOWERS Tracking #: 9171924291001000002154  
1150 FIRST AVE, 10TH FLR, STE 1001

Doc Ref #: 71ED2010

KING OR PA 19406  
PRUSSIA



Document Receipt

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Trans # 22935 Carrier / service: POST 2PM 5/13/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000002147

Doc Ref #: 71ED2010

HARRISBURG PA 17105

Document Receipt

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Trans # 22934 Carrier / service: POST 2PM 5/13/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000002130

DEPARTMENT 281230

Doc Ref #: 71ED2010

HARRISBURG PA 17128

Document Receipt

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Trans # 22932 Carrier / service: POST 2PM 5/13/2010

Ship to: 22932

IMPAC FUNDING CORPORATION

20371 IRVINE AVENUE

Tracking #: 9171924291001000002123

Doc Ref #: 71ED2010

SANTA ANA CA 92707  
HEIGHTS

Document Receipt

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Trans # 22931 Carrier / service: POST 2PM 5/13/2010

Ship to: 22931

FIRST GUARANTY MORTGAGE  
CORPORATION

5115 E. TRINDLE ROAD SUITE B

Tracking #: 9171924291001000002116

Doc Ref #: 71ED2010

MECHANICSBUR PA 17050  
G

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

NATIONAL CITY REAL ESTATE  
SERVICES, LLC sbm NATIONAL  
CITY MORTGAGE CO. dba EASTERN  
MORTGAGE SERVICES,

Plaintiff,

vs.

MICHAEL E. MILLER

Defendant.

) NO: 1867 CV 2009

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*2010-ED-71*

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Address (Please indicate if this  
cannot be reasonably ascertained)

Michael E. Miller

2450 2nd Street  
Bloomsburg, PA 17815

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Name:

Address (Please indicate if this  
cannot be reasonably ascertained)

Same as No. 1 above.

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cannot be reasonably ascertained)

None.

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Name Address (Please indicate if this cannot be reasonably ascertained)

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

Name Address (Please indicate if this cannot be reasonably ascertained)

None

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Name Address (Please indicate if this cannot be reasonably ascertained)

Tax Collector of Scott Township 2626 Old Burwick Road  
Bloomsburg, PA 17815

United Water of PA 90 Irondale Ave  
Bloomsburg, PA 17815

Scott Township Authority 350 Tenny Street  
Bloomsburg, PA 17815

Commonwealth of PA -DPW P.O. Box 8016  
Harrisburg, PA 17105

Clerk of Courts P.O. Box 380  
Criminal/Civil Division Bloomsburg, PA 17815

Tax Claim Bureau of Columbia County

35 West Main Street  
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Court of Common Pleas of  
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Bloomsburg, PA 17815

PA Dept. of Sheriff Sales  
Bureau of Compliance

Dept. #281230  
Harrisburg, PA 17128-1230

Tenant/Occupant

2450 2nd Street  
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.

April 29, 2010  
Date

  
Louis P. Vitt, Esquire  
Attorney for Plaintiff

SWORN TO and subscribed  
before me this 29th day  
of April, 2010.

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Helen Boyce, Notary Public  
City of Pittsburgh, Allegheny County  
My commission expires May 04, 2014

  
Notary Public

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

TO: Michael E. Miller  
2450 2nd Street  
Bloomsburg, PA 17815

AND: ALL LIEN HOLDERS

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in Columbia County Courthouse on \_\_\_\_\_, **2010 at 9:00 A.M.**, the following described real estate, of which Michael E. Miller is owner or reputed owner:

The real estate, which is the subject matter of the Complaint, is situate in the Township of Scott, County of Columbia and State of Pennsylvania. HET a dwg k/a 2450 2nd Street, Bloomsburg, PA 17815. Tax ID # 31-3C2-93.

The said Writ of Execution has issued on a judgment in the mortgage foreclosure action of National City Real Estate Services, et al, vs. Michael E. Miller at 2450 2nd Street, Bloomsburg, PA 17815 in the amount of \$72,670.87.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before the sale date.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from sale date.

Exceptions to Distribution or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

The Writ of Execution 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.



**YOU SHOULD TAKE THIS NOTICE AND THE WRIT OF EXECUTION 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 ADVICE.**

**SUSQUEHANNA LEGAL SERVICES  
36 WEST MAIN STREET  
BLOOMSBURG, PA 17815  
(717) 784-8760**

You may have legal rights to prevent the Sheriff's Sale and the loss of your property. In order to exercise those rights, prompt action on your part is necessary. A lawyer may be able to help you.

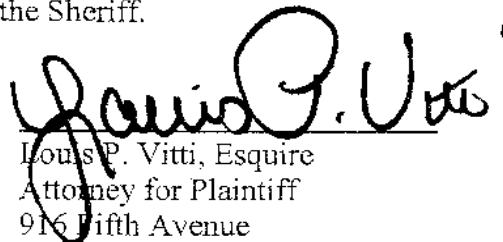
You may have the right to prevent or delay the Sheriff's Sale by filing, before the sale occurs, a petition to open or strike the judgment or a petition to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened in you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the Plaintiff has a valid claim to foreclose the Mortgage.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right, you would have to file a petition to strike the judgment.

You may also have the right to petition the Court to stay or delay the execution and the Sheriff's Sale if you can show a defect in the Writ of Execution or service or demonstrate any other legal or equitable right.

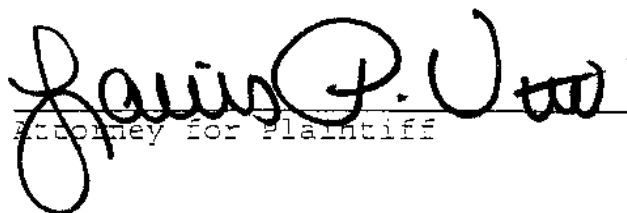
You may also have the right to have the Sheriff's Sale set aside if the property is sold for a grossly inadequate price or if there are defects in the Sheriff's Sale. To exercise this right, you should file a petition with the Court after the sale and before the Sheriff has delivered his Deed to the property. The Sheriff will deliver the Deed if no petition to set aside the sale is filed within ten (10) days from the date when the Schedule of Distribution is filed in the Office of the Sheriff.



Louis P. Vitti, Esquire  
Attorney for Plaintiff  
916 Fifth Avenue  
Pittsburgh, PA 15219  
(412) 281-1725

**\*\* THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

WAIVER OF WATCHMAN/WAIVER OF INSURANCE - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

  
\_\_\_\_\_  
Attorney for Plaintiff

✓

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

NATIONAL CITY REAL ESTATE SERVICES, LLC	)	
sbm NATIONAL CITY MORTGAGE, INC. fka	)	
NATIONAL CITY MORTGAGE CO. dba EASTERN	)	NO. 1867 CV 2009
MORTGAGE SERVICES,	)	
	)	Plaintiff,
	)	
vs.	)	
	)	
MICHAEL E. MILLER	)	
	)	
	)	Defendant.

ORDER OF COURT

NOW, this 10 day of March, 2010, it appearing to the Court that the Sheriff has been frustrated in service of process, it is ORDERED, ADJUDGED and DECREED that service of the Complaint and all subsequent documents upon all Defendant(s) be accomplished by ordinary mail to Defendant(s) Michael E. Miller last known address 2450 2nd Street, Bloomsburg, PA 17815 and by posting the property by the Sheriff in order to effect compliance with Rule 400, et seq. and Rule 3129.1, et seq.

BY THE COURT:

2010 MAR 10 10:00 AM  
CLERK OF COURT

1/1 Matt W. Naus J.

**SHERIFF'S DIRECTIONS**

TO: SHERIFF OF COLUMBIA COUNTY:

RE: National City Real Estate Services, et al, vs. Michael E. Miller

NO: 1867 CV 2009

KINDLY: SERVE the Defendant(s), Michael E. Miller per ATTACHED ORDER OF COURT service at the address listed below:

**2450 2nd Street  
Bloomsburg, PA 17815**

ATTORNEY: Louis P. Vitti, Esquire  
916 Fifth Avenue  
Pittsburgh, PA 15219  
(412) 281-1725

DATE: April 29, 2010

---

REPORT OF DEPUTY SHERIFF:

SERVICE UPON: \_\_\_\_\_  
DATE OF SERVICE: \_\_\_\_\_  
PLACE SERVED: \_\_\_\_\_

\*\*\*\*\*

SERVICE NOT MADE DUE TO: \_\_\_\_\_

ATTEMPTS MADE: \_\_\_\_\_  
DATE OF REPORT: \_\_\_\_\_

BY: \_\_\_\_\_  
Deputy Sheriff

**SHERIFF'S DIRECTIONS**

TO: SHERIFF OF COLUMBIA COUNTY:

RE: National City Real Estate, et al, vs. Michael E. Miller

NO: 1867 CV 2009

KINDLY: PLEASE Post the Handbill at the address listed below:

**2450 2nd Street  
Bloomsburg, PA 17815**

ATTORNEY: Louis P. Vitti, Esquire  
916 Fifth Avenue  
Pittsburgh, PA 15219  
(412) 281-1725

DATE: April 29, 2010

---

REPORT OF DEPUTY SHERIFF:

SERVICE UPON: \_\_\_\_\_  
DATE OF SERVICE: \_\_\_\_\_  
PLACE SERVED: \_\_\_\_\_

\*\*\*\*\*

SERVICE NOT MADE DUE TO: \_\_\_\_\_

ATTEMPTS MADE: \_\_\_\_\_  
DATE OF REPORT: \_\_\_\_\_

BY: \_\_\_\_\_  
Deputy Sheriff

VITTI AND VITTI AND ASSOCIATES, P.C.

17579

916 - 5TH AVE  
PITTSBURGH, PA. 15218

DATE

4/29/10

8-8/430  
188

PAY  
TO THE  
ORDER OF

Sherrif of Columbia County  
Twelve hundred and 00/100

\$ 1,200.00

DOLLARS



**PNC BANK**

PNC Bank N.A. 001  
Pittsburgh, PA

For Miller # 62665

⑆017579⑆ ⑆043000096⑆ 1136510053⑆

*[Handwritten Signature]*