

SHERIFF'S SALE COST SHEET

584-17

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>6.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>384.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1199.67</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1449.67</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>67.00</u>	
TOTAL *****		\$ <u>77.00</u>

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

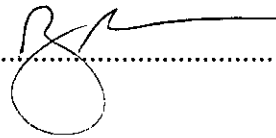
SEWER 20	\$ <u>1901.18</u>	
WATER 20	\$ _____	
TOTAL *****		\$ <u>1901.18</u>

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>0</u>

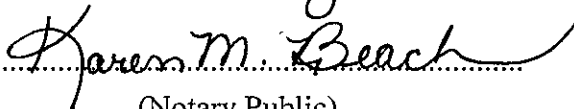
TOTAL COSTS (OPENING BID) \$ 3927.35

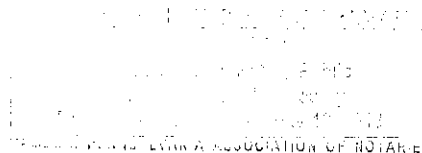
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice August 16, 23, 30, 2017 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....


Sworn and subscribed to before me this 30th day of August 2017.

.....

(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.

.....

**MUNICIPAL AUTHORITY OF THE
TOWN OF BLOOMSBURG**

Town Hall 301 E Second Street Bloomsburg PA 17815
570.784.5422 570.784.1518 fax bloomsburgpa.org

August 29, 2017

Tim Chamberlain
Sheriff of Columbia County
Columbia County Court House
P. O. Box 380
Bloomsburg, PA 17815

RE: Miller, Linda M.
 242 Leonard Street
 Bloomsburg PA 17815

DOCKET NO. 2017-CV-0000584-MF

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property is scheduled for a Sheriff sale on 09/06/17. The Authority would like to inform your office that it holds a claim against this property for unpaid sewer in the amount of \$1,901.18.

If you require any further information, please contact me at 570-784-5422, 2 or amyseamans@bloomsburgpa.org.

Sincerely,



Amy Seamans
Billing and Collections Coordinator

Board of Directors: Thomas Evans, Chairman W. Carey Howell, Vice Chairman
 Claude Renninger, Treasurer Lawrence Mack Andrew Barton

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
MILLER, WADE (et al.)

Case Number
2017CV584

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	73
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 09/06/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Amy or Amber

Name:	BLOOMSBURG MUNICIPAL AUTHORITY
Primary Address:	301 E 2ND STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	<i>AMY SEAMONIS</i>		
Relation:	<i>BILLING & COLLECTIONS</i>		
Date:	<i>8/29/17</i>	Time:	<i>1323</i>
Deputy:	<i>4</i>	Mileage:	

Attorney / Originator:

Name: SHAPIRO & DENARDO	Phone:
--------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BLOOMSBURG MUNICIPAL 2017CV584 301 E 2ND STREET, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
WADE MILLER (et al.)

Case Number
2017CV584

SHERIFF'S RETURN OF SERVICE

07/31/2017 07:22 PM - 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 242 LEONARD STREET, BLOOMSBURG, PA 17815.

KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

August 01, 2017

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
1ST day of AUGUST, 2017

Plaintiff Attorney: SHAPIRO & DENARDO, 3600 HORIZON DRIVE, SUITE 150, KING OF PRUSSIA, PA 19406

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
MILLER, WADE (et al.)

Case Number
2017CV584

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)
Primary Address: 242 LEONARD STREET
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 7/31/17 **Time:** 1922

Deputy: 4:5 **Mileage:**

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2017CV584

242 LEONARD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
WADE MILLER (et al.)

Case Number
2017CV584

SHERIFF'S RETURN OF SERVICE

07/13/2017 04:55 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: WADE MILLER AT 242 LEONARD STREET, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

July 14, 2017

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

14TH day of JULY, 2017

Sarah Jane Klingaman

Plaintiff Attorney: SHAPIRO & DENARDO, 3600 HORIZON DRIVE, SUITE 150, KING OF PRUSSIA, PA 19406

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
WADE MILLER (et al.)

Case Number
2017CV584

SHERIFF'S RETURN OF SERVICE

07/13/2017 04:55 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE WADE MILLER HER SON, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR LINDA MILLER AT 242 LEONARD STREET, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

July 14, 2017

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

14TH day of JULY, 2017

Sarah Jane Klingaman

Plaintiff Attorney: SHAPIRO & DENARDO, 3600 HORIZON DRIVE, SUITE 150, KING OF PRUSSIA, PA 19406

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

REAL ESTATE TAX CERTIFICATION

Date: 07/11/2017

Fee: \$5.00

Cert. NO: 27726

MILLER LINDA M & WADE
242 LEONARD STREET
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG
Deed: 20060 -8367
Location: 242 LEONARD ST
Parcel Id:05W-07 -100-00,000

Assessment: 25,165
Balances as of 07/11/2017

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
MILLER, WADE (et al.)

Case Number
2017CV584

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	73
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 09/06/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS <i>No Caravan</i>		

Serve To:

Name:	LINDA MILLER
Primary Address:	242 LEONARD STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	<i>Wade Miller</i>		
Relation:	<i>owner - son -</i>		
Date:	<i>7-13-17</i>	Time:	<i>4:55</i>
Deputy:	<i>5</i>	Mileage:	

Attorney / Originator:

Name: SHAPIRO & DENARDO	Phone:
--------------------------------	---------------

Service Attempts:

Date:	<i>6-30-17</i>				
Time:	<i>11:08</i>				
Mileage:					
Deputy:	<i>4</i>				

Service Attempt Notes:

1. *No one home L.C.*
2. _____
3. _____
4. _____
5. _____
6. _____

MILLER, LINDA
2017CV584
242 LEONARD STREET, BLOOMSBURG, PA 17815
NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
MILLER, WADE (et al.)

Case Number
2017CV584

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	73
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 09/06/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	WADE MILLER
Primary Address:	242 LEONARD STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Wade Miller		
Relation:	DEF		
Date:	7-13-17	Time:	4:55
Deputy:	5	Mileage:	

Attorney / Originator:

Name:	SHAPIRO & DENARDO
--------------	-------------------

Phone:	
---------------	--

Service Attempts:

Date:	6-26-17					
Time:	1108					
Mileage:						
Deputy:	4					

Service Attempt Notes:

1. LEONIE HOME C.C.
2. _____
3. _____
4. _____
5. _____
6. _____

MILLER, WADE

2017CV584

242 LEONARD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
MILLER, WADE (et al.)

Case Number
2017CV584

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 73

Manner: < Not Specified > **Expires:** **Warrant:**

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

No CARBON

Serve To:

Name: OCCUPANT

Primary Address: 242 LEONARD STREET
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult in Charge · Posted · Other

Adult in Charge: Wade Miller

Relation: Owner

Date: 7-13-17 **Time:** 4:55

Deputy: 5 **Mileage:**

Attorney / Originator:

Name: SHAPIRO & DENARDO **Phone:**

Service Attempts:

Date:	6-26-17	7/13/17	7/5/17	7/11/17		
Time:	1108	20:15	5:28	5:47		
Mileage:						
Deputy:	11	546	546	5411		

Service Attempt Notes:

1. 46 ONE WAY L.C.
2. No answer.
3. _____
4. LC
5. _____
6. _____

OCCUPANT

2017CV584

242 LEONARD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHAPIRO & DeNARDO, LLC

ATTORNEYS AT LAW
A PENNSYLVANIA LIMITED LIABILITY COMPANY

3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
Tel: (610) 278-6800 Fax: (610) 278-9980

GERALD M. SHAPIRO +++
DAVID S. KREISMAN **
CHRISTOPHER A. DENARDO *

+ Licensed in Pennsylvania and New Jersey
++ Licensed in Pennsylvania and Texas
+++ Licensed in Illinois and Florida

* Licensed in Pennsylvania Only
** Licensed in Illinois Only

PA Attorneys

KRISTEN D. LITTLE +
Managing Attorney - PA
KEVIN S. FRANKEL +
SAMANTHA GABLE +
DANIEL T. LUTZ ++
LESLIE J. RASE *
ALISON H. TULIO +
KATHERINE M. WOLF +

Columbia County Clerk
35 West Main Street
P.O. Box 380
Bloomsburg, PA 17815

COPY

RE: U.S. Bank National Association, as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2006-BC5 vs. Wade Miller and Linda M. Miller
Docket No.: 2017-CV-0000584-MF
Property Address: 242 Leonard Street, Bloomsburg, PA 17815
S&D File No.: 17-056249
Sale Date: September 6, 2017

To whom it may concern:

Enclosed please find our Certification of Notice to Lienholders. Kindly file the same.

If you have any questions on this, please don't hesitate to call.

Sincerely,

Cory Mackanich
Legal Assistant

S&D # 17-056249
Enclosures

cc: Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO.
78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323
SAMANTHA GABLE, PA I.D. NO. 320695
DANIEL T. LUTZ, PA I.D. NO. 318144
LESLIE J. RASE, PA I.D. NO. 58365
ALISON H. TULIO, PA I.D. NO. 87075
KATHERINE M. WOLF, PA I.D. NO. 314307
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 17-056249

U.S. Bank National Association, as Trustee
for Specialty Underwriting and Residential
Finance Trust Mortgage Loan Asset-Backed
Certificates, Series 2006-BC5

PLAINTIFF

VS.

Wade Miller and Linda M. Miller
DEFENDANTS

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2017-CV-0000584-MF

CERTIFICATION OF NOTICE TO LIENHOLDERS
PURSUANT TO PA R.C.P 3129.2 (C) (2)

I, Cory Mackanich, Legal Assistant for Shapiro & DeNardo, LLC, attorneys for the Plaintiff, U.S. Bank National Association, as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2006-BC5, hereby certify that Notice of Sale was served on all persons appearing on Exhibit "A" attached hereto, by United States mail, first class, postage prepaid, with Certificates of Mailing on June 26, 2017, the originals of which are attached and that each of said persons appears on Plaintiff's Affidavit pursuant to Pa. R.C.P. 3129.1.

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

SHAPIRO & DENARDO, LLC

Date:

7/3/17

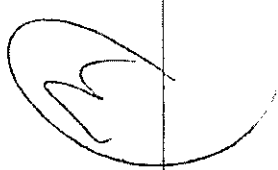
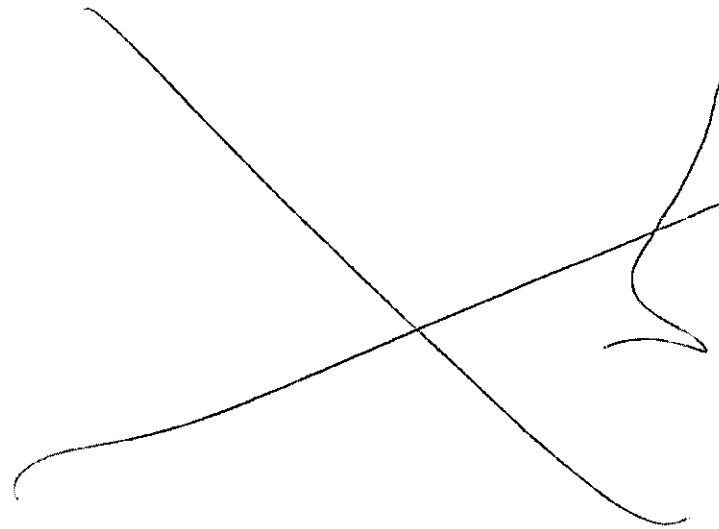
By:

Cory Mackanich
Cory Mackanich
Legal Assistant

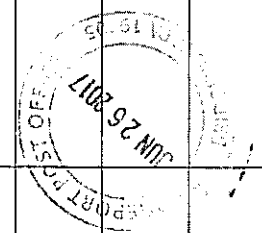
17-056249



Certificate of Mailing — Firm (Domestic)

Name and Address of Sender Shapiro & DeNardo, LLC 3500 Horizon Drive, Suite 150 King of Prussia, PA 19406	TOTAL NO. of Pieces Listed by Sender <p align="center">3</p>	TOTAL NO. of Pieces Received at Post Office	Affix Stamp Here <i>Postmark with Date o</i>
Postmaster, per (name of receiving employee)			
USPS Tracking Number Firm-specific Identifier 17-056249 CM	Address (Name, Street, City, State, and ZIP Code™) Columbia County Domestic Relations 15 Perry Avenue P.O. Box 380 Bloomsburg, PA 17815 Tenant or Occupant 242 Leonard Street Bloomsburg, PA 17815 PA Department of Revenue Bureau of Compliance c/o Lori Adams, Tax Account Collections Supervisor P.O. Box 281230 Harrisburg, PA 17128-1230		
			
		Postage	Parcel Airlift
		Fee	Special Handling

USPS (STAGE) → PRINNEY P. 135
 ZIP 19406 \$001.08⁰
 02 1W
 0001367366 JUN 26 2017



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
MILLER, WADE (et al.)

Case Number
2017CV584

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	73
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 09/06/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Mary F. Ward		
Primary Address:	301 E Second Street, Town Hall Bloomsburg, PA 17816		
Phone:	570-784-1581	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted · <u>Other</u>		
Adult In Charge:	MAILBOX		
Relation:			
Date:	6/30/17	Time:	1101
Deputy:	W	Mileage:	

Attorney / Originator:

Name: SHAPIRO & DENARDO	Phone:
--------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

WARD, MARY F. 2017CV584 01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
MILLER, WADE (et al.)

Case Number
2017CV584

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	73
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 09/06/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

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:	ELIZABETH WHITENIGHT		
Relation:	CLERK		
Date:	6/23/17	Time:	1424
Deputy:	4	Mileage:	
Phone:			

Attorney / Originator:

Name:	SHAPIRO & DENARDO
Phone:	

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2017CV584

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
MILLER, WADE (et al.)

Case Number
2017CV584

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	73
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 09/06/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	Domestic Relations Office of Columbia Cot
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:	RILEY HESS		
Relation:	CLERK		
Date:	6/23/17	Time:	1430
Deputy:	N	Mileage:	

Attorney / Originator:

Name: SHAPIRO & DENARDO	Phone:
--------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2017CV584 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P 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 06/23/17

Account:

Name:
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**
Address: **PO BOX 380**
BLOOMSBURG, PA 17815
Telephone: **(570) 389-5622**

Ad ID: 1109643
Description: **MILLER SHERIFF SALE**
Run Dates: **08/16/17 to 08/30/17**
Class: 2
Agate Lines: 219
Blind Box:

Total Ad Cost \$1,199.67
Amount Paid \$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	08/16/17	08/30/17	3	\$1,199.67

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV584

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, SEPTEMBER 06, 2017
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL that certain piece, parcel or lot of land, situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post corner on the west side of Leonard Street, THENCE running along the said Leonard Street Northwardly, 51 feet, more or less, to Pine Alley; THENCE West-erly along the southern line of said alley, 138 feet, more or less, to a private alley; THENCE Southwardly along the said private alley, 51 feet, more or less, to a property now or late of Julia Sullivan, et al; THENCE Eastwardly along the same, 138 feet, more or less, to Leonard Street the PLACE OF BEGINNING.

WHEREON is erected two dwelling, houses EXCEPTING AND RESERVING therefrom the following described premises conveyed by Arthur Cronin and Ida Cronin, his Wife, to Raymond L. Thomas and Dorothy K. Thomas, his wife, by deed dated April 30, 1960 and recorded at the Columbia County Recorder's Office in Deed Book No. 200, at page 495:

BEGINNING at an iron pin corner on the west side of Leonard Street, THENCE running along said Leonard Street, 25 1/2 feet, more or less, to Pine Alley; THENCE westerly along the southern line of said alley, 138 feet, more or less, to a private alley; THENCE southwardly along the said private alley, 25 1/2 feet, more or less, to an iron pin corner in line of other lands now or late of Arthur Cronin; THENCE eastwardly along the same, 138 feet, more or less, to the iron pin corner on Leonard street, the PLACE OF BEGINNING.

WHEREON is erected a frame dwelling house. BEING THE SAME PREMISES in which Linda M. Miller unmarried, by Deed dated 08/08/2006, Recorded 08/15/2006 as Instrument No. 200608387 in the Columbia County Recorder of Deeds Office, granted and conveyed unto Linda M. Miller and Wade Miller, Mother and Son, as joint Tenants with the Right of Survivorship

PROPERTY ADDRESS: 242 LEONARD STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W07100000000

Seized and taken into execution to be sold as the property of WADE MILLER, LINDA MILLER in suit of U.S. BANK NATIONAL ASSOCIATION.

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:
SHAPIRO & DENARDO
KING OF PRUSSIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV584

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, SEPTEMBER 06, 2017
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL that certain piece, parcel or lot of land, situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post corner on the west side of Leonard Street; THENCE running along the said Leonard Street Northwardly, 51 feet, more or less, to Pine Alley; THENCE Westerly along the southern line of said alley, 138 feet, more or less, to a private alley; THENCE Southwardly along the said private alley, 51 feet, more or less, to a property now or late of Julia Sullivan, et al.; THENCE Eastwardly along the same, 138 feet, more or less, to Leonard Street, the PLACE OF BEGINNING.

WHEREON is erected two dwelling, houses

EXCEPTING AND RESERVING therefrom the following described premises conveyed by Arthur Cronin and Ida Cronin, his Wife, to Raymond L. Thomas and Dorothy K. Thomas, his wife, by deed dated April 30, 1960 and recorded at the Columbia County Recorder's Office in Deed Book No. 200, at page 495:

BEGINNING at an iron pin corner on the west side of Leonard Street; THENCE running along said Leonard Street, 25 1/2 feet, more or less, to Pine Alley; THENCE westerly along the southern line of said alley, 138 feet, more or less, to a private alley; THENCE southwardly along the said private alley, 25 1/2 feet, more or less, to an iron pin corner in line of other lands now or late of Arthur Cronin; THENCE eastwardly along the same, 138 feet, more or less, to the iron pin corner on Leonard street, the PLACE OF BEGINNING.

WHEREON is erected a frame dwelling house.

BEING THE SAME PREMISES in which Linda M. Miller unmarried, by Deed dated 08/08/2006, Recorded 08/15/2006 as Instrument No. 200608367 in the Columbia County Recorder of Deeds Office, granted and conveyed unto Linda M. Miller and Wade Miller, Mother and Son, as joint Tenants with the Right of Survivorship

PROPERTY ADDRESS: 242 LEONARD STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W07100000000

Seized and taken into execution to be sold as the property of WADE MILLER, LINDA MILLER in suit of U.S. BANK NATIONAL ASSOCIATION.

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:
SHAPIRO & DENARDO
KING OF PRUSSIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS

U.S. Bank National Association, as Trustee for
Specialty Underwriting and Residential Finance
Trust Mortgage Loan Asset-Backed Certificates,
Series 2006-BC5
PLAINTIFF

No: 2017-CV-0000584-MF

2017-ED-73

VS.

WRIT OF EXECUTION:

MORTGAGE FORECLOSURE

Wade Miller and Linda M. Miller
DEFENDANTS

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following described property:

242 Leonard Street, Bloomsburg, PA 17815

See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

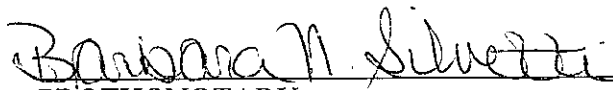
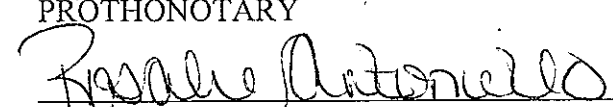
Amount Due
Interest from June 14, 2017 to

\$117,052.07

Costs to be Added

Seal of Court

Date: 6/22/2017


PROTHONOTARY

Deputy Prothonotary

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

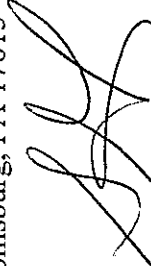
No: 2017-CV-0000584-MF

U.S. Bank National Association, as Trustee for
Specialty Underwriting and Residential Finance
Trust Mortgage Loan Asset-Backed Certificates,
Series 2006-BC5

vs.

Wade Miller
242 Leonard Street
Bloomsburg, PA 17815

Linda M. Miller
242 Leonard Street
Bloomsburg, PA 17815



Samantha Gable, Esquire

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

**Samantha Gable, Esquire, Attorney
SHAPIRO & DeNARDO, LLC
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406**

Tom
of Bloom

REAL ESTATE OUTLINE

ED # 2017 ED 73

DATE RECEIVED 6-22-17
DOCKET AND INDEX 2017 CV 584

CHECK FOR PROPER INFO.

- WRIT OF EXECUTION X
- COPY OF DESCRIPTION X
- WHEREABOUTS OF LKA X
- NON-MILITARY AFFIDAVIT X
- NOTICES OF SHERIFF SALE X
- WAIVER OF WATCHMAN X
- AFFIDAVIT OF LIENS LIST X
- CHECK FOR \$1,350.00 OR _____ X CK# 14064578

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

SALE DATE Sept. 6th TIME 9:00
 POSTING DATE _____
 ADV. DATES FOR NEWSPAPER 1ST WEEK _____
 2ND WEEK _____
 3RD WEEK _____

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323
SAMANTHA GABLE, PA I.D. NO. 320695
DANIEL T. LUTZ, PA I.D. NO. 318144
LESLIE J. RASE, PA I.D. NO. 58365
ALISON H. TULIO, PA I.D. NO. 87075
KATHERINE M. WOLF, PA I.D. NO. 314307
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 17-056249

U.S. Bank National Association, as Trustee
for Specialty Underwriting and Residential
Finance Trust Mortgage Loan Asset-Backed
Certificates, Series 2006-BC5

PLAINTIFF

VS.

Wade Miller and Linda M. Miller
DEFENDANTS

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

CASE NO. 2017-CV-0000584-MF

AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. Bank National Association, as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2006-BC5, 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 **242 Leonard Street, Bloomsburg, PA 17815.**

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

✓ Wade Miller
242 Leonard Street
Bloomsburg, PA 17815

✓ Linda M. Miller
242 Leonard Street
Bloomsburg, PA 17815

2. Name and address of Defendants in the judgment:

Wade Miller
242 Leonard 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.

Date: 6/27/17

SHAPIRO & DENARDO, LLC

BY: 

Samantha Gable, Esquire

17-056249

SHAPIRO & DeNARDO, LLC

ATTORNEYS AT LAW
A PENNSYLVANIA LIMITED LIABILITY COMPANY

3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
Tel: (610) 278-6800 Fax: (610) 278-9980

GERALD M. SHAPIRO +++
DAVID S. KREISMAN **
CHRISTOPHER A. DeNARDO *

+ Licensed in Pennsylvania and New Jersey
++ Licensed in Pennsylvania and Texas
+++ Licensed in Illinois and Florida

* Licensed in Pennsylvania Only
** Licensed in Illinois Only

PA Attorneys

KRISTEN D. LITTLE +
Managing Attorney - PA
KEVIN S. FRANKEL +
SAMANTHA GABLE +
DANIEL T. LUTZ ++
LESLIE J. RASE *
ALISON H. TULIO +
KATHERINE M. WOLF +

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815
Attn: Real Estate Deputy

RE: U.S. Bank National Association, as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2006-BC5 vs. Wade Miller and Linda M. Miller
Docket No.: 2017-CV-0000584-MF
Property Address: 242 Leonard Street, Bloomsburg, PA 17815
S&D File No.: 17-056249

Dear Sir or Madam:

The Prothonotary shall have delivered the Writ of Execution for sale of Real Property to you together with the below listed documents for the _____ sale date. Please advise if this property will not be scheduled for that date.

In accordance with Columbia County's requirements for scheduling a Sheriff's sale, I enclose:

- Required Sale deposit of \$1,350.00
- Required number of copies of the property legal description for the deed and printers;
- Affidavit pursuant to Rule 3129.1 ;
- Act 91 Affidavit;
- Notices of Sale for each Defendant;
- Request for service of the notice of sale;
- Request for posting, advertising, of the notice of sale.
- Please time stamp the enclosed "ATTORNEY COPY" of the 3129 Affidavit and return in the prepaid envelope provided.

We will send notice of the sale to all known lienholders prior to the sale and will file a Certification.

Pursuant to audit guidelines required by both the Federal Government as well as our clients, our office requires a receipt for any funds that have been provided for this filing. Please return a receipt (handwritten or computer generated) in the enclosed envelope. We greatly appreciate your cooperation with this request.

Thank you for your cooperation in this matter.

Very truly yours,

Haley Ashby
Legal Assistant

Enclosures

SHAPIRO & DENARDO, LLC

ATTORNEYS AT LAW
A PENNSYLVANIA LIMITED LIABILITY COMPANY

3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
Tel: (610) 278-6800 Fax: (610) 278-9980

GERALD M. SHAPIRO +++
DAVID S. KREISMAN **
CHRISTOPHER A. DENARDO *

+ Licensed in Pennsylvania and New Jersey
++ Licensed in Pennsylvania and Texas
+++ Licensed in Illinois and Florida

* Licensed in Pennsylvania Only
** Licensed in Illinois Only

PA Attorneys

KRISTEN D. LITTLE +
Managing Attorney - PA
KEVIN S. FRANKEL +
SAMANTHA GABLE +
DANIEL T. LUTZ ++
LESLIE J. RASE *
ALISON H. TULIO +
KATHERINE M. WOLF +

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

RE: U.S. Bank National Association, as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2006-BC5 vs. Wade Miller and Linda M. Miller
Docket No.: 2017-CV-0000584-MF
Property Address: 242 Leonard Street, Bloomsburg, PA 17815
S&D File No.: 17-056249

Sir/Madam:

Please serve the NOTICE OF SALE and POST THE HANDBILL upon the following Defendants at the addresses provided:

Wade Miller, 242 Leonard Street, Bloomsburg, PA 17815
Linda M. Miller, 242 Leonard Street, Bloomsburg, PA 17815

Upon service, please forward to this office in the enclosed self-addressed stamped envelope, a copy of you Sheriff's Return.

Pursuant to audit guidelines required by both the Federal Government as well as our clients, our office requires a receipt for any funds that have been provided for this filing. Please return a receipt (handwritten or computer generated) in the enclosed envelope. We greatly appreciate your cooperation with this request.

Your assistance in this matter is greatly appreciated.

Very truly yours,

Haley Ashby
Legal Assistant

Enclosures

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323
SAMANTHA GABLE, PA I.D. NO. 320695
DANIEL T. LUTZ, PA I.D. NO. 318144
LESLIE J. RASE, PA I.D. NO. 58365
ALISON H. TULIO, PA I.D. NO. 87075
KATHERINE M. WOLF, PA I.D. NO. 314307
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 17-056249

U.S. Bank National Association, as Trustee
for Specialty Underwriting and Residential
Finance Trust Mortgage Loan Asset-Backed
Certificates, Series 2006-BC5

PLAINTIFF

VS.

Wade Miller and Linda M. Miller
DEFENDANTS

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO: 2017-CV-0000584-MF

2017 - ED - 73

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Wade Miller
242 Leonard Street
Bloomsburg, PA 17815
Your house (real estate) at:

242 Leonard Street, Bloomsburg, PA 17815
05W07 10000000 PIN 05W07-10000

is scheduled to be sold at Sheriff's Sale on Sept 6th at:
Columbia County Sheriff's County
35 West Main Street
Bloomsburg, PA 17185

at 9.00 a to enforce the court judgment of \$117,052.07 obtained by U.S. Bank National Association, as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2006-BC5 against you.

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 cancelled if you pay back to U.S. Bank National Association, as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2006-BC5 the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call:(610)278-6800.

ALL that certain piece, parcel or lot of land, situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post corner on the west side of Leonard Street;

THENCE running along the said Leonard Street Northwardly, 51 feet, more or less, to Pine Alley;

THENCE Westerly along the southern line of said alley, 138 feet, more or less, to a private alley;

THENCE Southwardly along the said private alley, 51 feet, more or less, to a property now or late of Julia Sullivan, et al.;

THENCE Eastwardly along the same, 138 feet, more or less, to Leonard Street, the PLACE OF BEGINNING.

WHEREON is erected two dwelling, houses

EXCEPTING AND RESERVING therefrom the following described premises conveyed by Arthur Cronin and Ida Cronin, his Wife, to Raymond L. Thomas and Dorothy K. Thomas, his wife, by deed dated April 30, 1960 and recorded at the Columbia County Recorder's Office in Deed Book No. 200, at page 495:

BEGINNING at an iron pin corner on the west side of Leonard Street;

THENCE running along said Leonard Street, 25 1/2 feet, more or less, to Pine Alley;

THENCE westerly along the southern line of said alley, 138 feet, more or less, to a private alley;

THENCE southwardly along the said private alley, 25 1/2 feet, more or less, to an iron pin corner in line of other lands now or late of Arthur Cronin;

THENCE eastwardly along the same, 138 feet, more or less, to the iron pin corner on Leonard Street, the PLACE OF BEGINNING.

WHEREON is erected a frame dwelling house.

BEING THE SAME PREMISES in which Linda M. Miller unmarried, by Deed dated 08/08/2006, Recorded 08/15/2006 as Instrument No. 200608367 in the Columbia County Recorder of Deeds Office, granted and conveyed unto Linda M. Miller and Wade Miller, Mother and Son, as joint Tenants with the Right of Survivorship

ALL that certain piece, parcel or lot of land, situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post corner on the west side of Leonard Street;

THENCE running along the said Leonard Street Northwardly, 51 feet, more or less, to Pine Alley;

THENCE Westerly along the southern line of said alley, 138 feet, more or less, to a private alley;

THENCE Southwardly along the said private alley, 51 feet, more or less, to a property now or late of Julia Sullivan, et al.;

THENCE Eastwardly along the same, 138 feet, more or less, to Leonard Street, the PLACE OF BEGINNING.

WHEREON is erected two dwelling, houses

EXCEPTING AND RESERVING therefrom the following described premises conveyed by Arthur Cronin and Ida Cronin, his Wife, to Raymond L. Thomas and Dorothy K. Thomas, his wife, by deed dated April 30, 1960 and recorded at the Columbia County Recorder's Office in Deed Book No. 200, at page 495:

BEGINNING at an iron pin corner on the west side of Leonard Street;

THENCE running along said Leonard Street, 25 1/2 feet, more or less, to Pine Alley;

THENCE westerly along the southern line of said alley, 138 feet, more or less, to a private alley;

THENCE southwardly along the said private alley, 25 1/2 feet, more or less, to an iron pin corner in line of other lands now or late of Arthur Cronin;

THENCE eastwardly along the same, 138 feet, more or less, to the iron pin corner on Leonard Street, the PLACE OF BEGINNING.

WHEREON is erected a frame dwelling house.

BEING THE SAME PREMISES in which Linda M. Miller unmarried, by Deed dated 08/08/2006, Recorded 08/15/2006 as Instrument No. 200608367 in the Columbia County Recorder of Deeds Office, granted and conveyed unto Linda M. Miller and Wade Miller, Mother and Son, as joint Tenants with the Right of Survivorship

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323
SAMANTHA GABLE, PA I.D. NO. 320695
DANIEL T. LUTZ, PA I.D. NO. 318144
LESLIE J. RASE, PA I.D. NO. 58365
ALISON H. TULIO, PA I.D. NO. 87075
KATHERINE M. WOLF, PA I.D. NO. 314307
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 17-056249

COURT OF COMMON PLEAS
COLUMBIA COUNTY

2017-CV-0000584-MF

U.S. Bank National Association, as Trustee
for Specialty Underwriting and Residential
Finance Trust Mortgage Loan Asset-Backed
Certificates, Series 2006-BC5
8950 Cypress Waters Blvd
Coppell, Texas 75019
PLAINTIFF

VS.

Wade Miller
and

Linda M. Miller

DEFENDANT(S)

STATE OF: Pennsylvania

COUNTY OF: Montgomery

AFFIDAVIT OF NON-MILITARY SERVICE

Affiant has performed a search of the records maintained by the Department of Defense, Defense Manpower Data Center (DMDC), and has determined that according to DMDC records (attached hereto as Exhibit "A") Defendants Wade Miller and Linda M. Miller are not presently engaged in active duty military service as contemplated by the Servicemembers Civil Relief Act at 50 U.S.C. §3931.

Date: 6/21/17

SHAPIRO & DeNARDO, LLC

BY:

[Signature]
Attorneys for Plaintiff

SAMANTHA GABLE, ESQUIRE

Sworn to and subscribed
before me this 21st day
of June, 2017.

[Signature]

Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

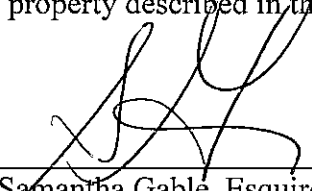
Denise L. Semetti, Notary Public

Upper Merion Twp., Montgomery County

My Commission Expires July 22, 2018

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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 or 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.



Samantha Gable, Esquire, Attorney for Plaintiff

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



71901140006000107461

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	10888	Carrier / service:	USPS Server	First-Class Mail®	6/23/2017 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000107478

Doc Ref #: 2017ED73

Postage 5.2600

PHILADELPHIA PA 19106

Document Receipt

Trans # 10887 Carrier / service: USPS Server First-Class Mail® 6/23/2017 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000107461

Doc Ref #: 2017ED73

Postage 5.2600

PHILADELPHIA PA 19107-4214

Document Receipt

Trans # 10887 Carrier / service: USPS Server First-Class Mail® 6/23/2017 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000107461

Doc Ref #: 2017ED73

Postage 5.2600

PHILADELPHIA PA 19107-4214

Document Receipt

Trans # 10886 Carrier / service: USPS Server First-Class Mail® 6/23/2017 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000107454

Doc Ref #: 2017ED73

Postage 5.2600

HARRISBURG PA 17105

Document Receipt

Trans # 10886 Carrier / service: USPS Server First-Class Mail® 6/23/2017 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000107454

Doc Ref #: 2017ED73

Postage 5.2600

HARRISBURG PA 17105

Document Receipt

Trans # 10885 Carrier / service: USPS Server First-Class Mail® 6/23/2017 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000107447

Doc Ref #: 2017ED73

Postage 5.2600

HARRISBURG PA 17128

Shapiro & DeNardo, LLC
General Business Account
3600 Horizon Drive, Suite 150
King Of Prussia, PA 19406
(610) 278-6800

MB Financial Bank
CHICAGO, ILLINOIS 60602
2-173-710

17-056249, MILLER
, WADE

No. 14064518

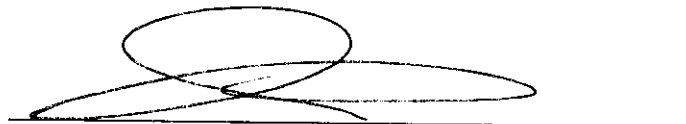
DATE: 06/20/17

\$ 1,350.00

PAY One Thousand Three Hundred Fifty and 00/100

VOID AFTER 90 DAYS

TO THE SHERIFF OF COLUMBIA COUNTY
ORDER P.O. BOX 380
OF BLOOMSBURG, PA 17815



⑈ 14064518⑈ ⑆071001737⑆ 69385258⑈