# COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

WILMINGTON SAVINGS FUND SOCIETY VS UNKNOWN HEIRS OF CLAYTON MILLER

NO. 68-2022 ED	NO.	1022-2021	JD
DATE/TIME OF SALE: JANUARY		3 AT 9:00 AM	
BID PRICE (INCLUDES COST)	s_6	76,06	
POUNDAGE – 2% OF BID	\$	126,06	
TRANSFER TAX – 2% OF FAIR MKT	\$	Maza	
MISC. COSTS	\$		
TOTAL AMOUNT NEEDED TO PURC	HASE		\$ 6428,95
PURCHASER(S): Lilmy fon ADDRESS:	Savi	hys Fund	
NAMES(S) ON DEED:			
PURCHASER(S) SIGNATURE(S):	In		
· · · · · · · · · · · · · · · · · · ·	Bric	e Paul (1	'ocd (oursel)
TOTAL DUE:			\$ 6428,95 \$ 1350,00
LESS DEPOSIT:			\$_1350,00
DOWN PAYMENT	Γ:		\$
TOTAL DUE IN 8	DAYS		\$ 5078,95

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Michael A. Beyer Chief Deputy

**Plaintiff** 

**Defendant** 

WILMINGTON SAVINGS FUND SOCIETY

vs. UNKNOWN HEIRS OF CLAYTON L. MILLER,

DECEASED
DOYLE E MILLER
WAYNE L MILLER
BRENDA J DAVIS
ERNEST L MILLER
LARRY J MILLER
NANCY M COX

Attorney for the Plaintiff:

LOGS LEGAL GROUP LLP

3600 HORIZON DRIVE SUITE 150 GENERAL BUSINESS ACCOUNT - PA

KING OF PRUSSIA, PA 19406

Sheriff's Sale Date: Wednesday, January 25, 2023

Writ of Execution No.: 2021CV1022

Advance Sheriff Costs: \$1,350.00

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

#### **Sheriff Costs**

Advertising Sale (Newspaper)		\$15.00
Advertising Sale Bills & Copies		\$17.50
Crying Sale		\$10.00
Docketing		\$15.00
Levy		\$15.00
Mailing Costs		\$48.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,727.15
Prothonotary, Acknowledge Deed		\$10.00
Sheriff Automation Fund		\$50.00
Sheriff's Deed		\$35.00
Solicitor Services		\$100.00
Transfer Tax Form		\$25.00
Web Posting		\$100.00
Continued or Cancelled Sale	Postponed to: 1/25/2023	\$10.00
Service		\$315.00
Service Mileage		\$24.00
Distribution Form		\$25.00
Copies		\$10.00
Notary Fee		\$40.00
Surcharge		\$160.00
Tax Claim Search		\$5.00
Other	NORTRHD CO	\$72.50
Other	CUMBERLAND CO	\$39.85
		*** ***

# **Municipal Costs**

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

**Total Sheriff Costs** 

\$2,884.00

(c) CountySuite Sheriff, Teleosoft, Inc.

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

**Municipal Costs** 

	Total Distribution Costs	\$71.75
Recording Fees	CUMBERLAND CO	\$71.75
Distribution Costs	Total Municipal Costs	\$3,347.14
Sewer		\$3,347.14

**Grand Total:** 

\$6,302.89

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

#### **COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT**

Inv Number: 262162

Invoice Date: 04/06/2023 12:26:03 PM

RECEIPT

Reg/Drw ID: 0101 By: BSL

Customer: SHERIFF OFFICE

Last Change:

Receipt By: WALK-IN

Chg#	Charge / Payment / Fee Description		Amount	Inst # / Inst Date	Municipality
1	DEED		\$72.75	202302509	BERWICK BORC
	Grantor - MILLER, CLAYTON L			04/06/23 12:26:06 PM	
	Grantee - WILMINGTON SAVINGS FUND SOCIETY				
	Consideration - \$6,428.95				
	Tax Basis - \$0.00				
	Return Via - MAIL				
	Fees Summary:				
	STATE WRIT TAX	\$0.5	0		
	JCS/ACCESS TO JUSTICE	\$40.2	5		
	AFFORDABLE HOUSING	\$13.5	0		
	RECORDING FEES - RECORDER	\$13.5	0		
	RECORDER IMPROVEMENT FUND	\$3.0	0		
	COUNTY IMPROVEMENT FUND	\$2.0	0		
	Inst Info: SHERIFF'S DEED				
	TOTAL CHARGES	3	\$72.75	=	
	PAYMENTS				
	CHECK: 9231 - SHERIFF OFFICE		\$71.75		
	CHECK: 9238 - SHERIFF OFFICE		\$1.00	L.,	
	TOTAL PAYMENTS	_	\$72.75		
	AMOUNT DUE		\$72.75		
	PAYMENT ON INVOICE		(\$72.75		
	BALANCE DUE ON INVOICE		\$0.00	•	



# LOGS Legal Group LLP

Attorneys at Law

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

Gerald M. Shapiro (licensed in FL, IL) David S. Kreisman (licensed in IL)

**Managing Partner** 

Christopher A. DeNardo (licensed in NJ, NY, PA)

February 6, 2023 Columbia County Sheriff 35 West Main Street Bloomsburg, PA 17815

RE: WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 vs. Ernest L. Miller, Known Heir of Clayton L. Miller, Deceased; Doyle E. Miller, Known Heir of Clayton L. Miller, Deceased; Wayne L. Miller, Deceased; Larry J. Miller, Known Heir of Clayton L. Miller, Deceased; Wayne L. Miller, Known Heir of Clayton L. Miller, Deceased; Brenda J. Davis, Known Heir of Clayton L. Miller, Deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Clayton L. Miller, Deceased

Docket No.: 2021-CV-1022

Property Address: 1896 Fairview Avenue, Berwick, PA 18603

LLG File No.: 21-066274

Dear Columbia County Sheriff:

In reference to the above captioned matter, please prepare a deed to the following entity: WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1

101 West Louis Henna Blyd.

Suite 450 Austin, TX 78728

Enclosed is our check payable to the Sheriff of Columbia County in the amount of \$5,078.95 in payment of monies owed to settle.

Please forward the executed deed along with the enclosed package to the recorder of deeds office for recording. Please call me the day this deed goes for recording. WE WILL NEED THE RECORDING INFORMATION ON THIS AS SOON AS POSSIBLE.

Thank you for your prompt attention to this matter.

Very truly yours,

PA Post Sale

856-793-3080 Ext-43456

Kbragg@logs.com

Enclosures

98,98 91,1099

# SHERIFF'S SALE COST SHEET

		VS	
NO	ED NO	JD DATE/TIME OF SALE_	
DOCKE	ET/RETURN	\$15.00	
	CE PER DEF.	\$315,00	
	PER PARCEL	\$15.00	
`	NG COSTS	\$ 48,00	
	TISING SALE BILLS & COPIL		
ADVER	TISING SALE (NEWSPAPER)		
MILEAG	· · · · · · · · · · · · · · · · · · ·	\$ 24,00	
POSTIN	IG HANDBILL	\$15.00	
CRYING	G/ADJOURN SALE	\$10.00	
<b>SHERIF</b>	FF'S DEED	\$35.00	
TRANS	FER TAX FORM	\$25.00	
DISTRI	BUTION FORM	\$25.00	
<b>COPIES</b>		\$ 10.00	
<b>NOTAR</b>	Ϋ́	\$ 40.00	
	TOTAL ******	********* \$ 609,50	
WEB PO	OSTING	\$150.00	
	ENTERPRISE INC.	\$1737.15	
SOLICI	TOR'S SERVICES	\$100.00	_
	TOTAL ******	****** \$ <u>1977,15</u>	
PROTH	ONOTARY (NOTARY)	\$10.00	
	DER OF DEEDS	\$ 71.75	
		******* \$ 8/175	
REAL F	STATE TAXES:		
	BORO, TWP & COUNTY 20	\$	
	SCHOOL DIST. 20	\$	
	DELINQUENT 20	\$ 5.60	
	TOTAL *******	******* \$ 5,00	
MUNIC	IPAL FEES DUE:	w.	
	SEWER 20	\$ 3347,14	
	WATER 20	\$	
·	TOTAL ******	****** \$ 3347,14	
SURCH	ARGE,FEE (DSTE)	s He Kold	3
MISC	North of	\$ 72,50	
	Cumsterd	\$ 39.85	
_		****** \$ 1/2,35	
	TOTAL COSTS (	OPENING RID)	\$ 6993,89
	131111 00515 (		Ψ

(G) Safeguard' LITHO USA SFSL3 CK7S08113L

Payee Name:

CUMBERLAND COUNTY SHERIFF, COUNTY COURTHOUSE, CARLISLE, PA 17013
Payee Name: Columbia County Sheriff Office

**Case Number:** 

2021-CV-1022

Request Type:

Date:

16 Sep 2022

Civil Action

Amount:

Check #:

\$110.15

Plaintiff:

Wilmington Savings Fund Society

Defendant:

Nancy Cox

Category:

Miscellaneous - Refund

Memo:

SF4001BOTTNS-1SA

Safeguard

REORDER FROM YOUR LOCAL SAFEGUARD DISTRIBUTOR, IF UNKNOWN, CALL 800-523-2422

CCJ3LF0010000 L04SF009163 Check #:

21180

21180

Payee Name:

Columbia County Sheriff Office

Case Number:

2021-CV-1022

Date:

16 Sep 2022

Request Type:

**Civil Action** 

Amount:

\$110.15

Plaintiff:

Wilmington Savings Fund Society

Defendant:

Nancy Cox

Category:

Miscellaneous - Refund

Memo:

#### SHERIFF'S OFFICE OF CUMBERLAND COUNTY

Jody S. Smith Sheriff

Ronald W. Kerr Chief Deputy



Richard W. Stewart Solicitor

> Wilmington Savings Fund Society Nancy Cox

Case Number 2021-CV-1022

#### SHERIFF'S RETURN OF SERVICE

09/12/2022 02:50 PM - Deputy Alex Young, being duly sworn according to law, served the requested Notice of Sheriff Sale by handing a true copy to a person representing themselves to be Steve Cox, son, who accepted as "Adult Person in Charge" for Nancy Cox at 3536 Green Street, Hampden Township, Camp Hill, PA 17011.

ALEX YOUNG, DEPUTY

SHERIFF COST: \$39.85

SO ANSWERS,

September 13, 2022

JODY S. SMITH, SHERIFF

NOTARIAL SEAL CLAUDIA A. BREWBAKER, NOTARY PUBLIC Carlisle Boro, Cumberland County My Commission Expires April 4, 2925

Affirmed and subscribed to before me this

(c) CountySuite Sheriff, Teleosoft, Inc.

NOTARY

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

**Timothy T. Chamberlain** Sheriff



Michael A. Beyer Chief Deputy

VVILIVIING I VS.	ON SAVINGS FUND SOCIETY				Number
UNKNOW	N HEIRS OF CLAYTON L. MILLER, DECEASED	(et al.)		2021	CV1022
	SERVICE C	OVER SHE	ET		
Service De	tails:	Sales Vice			
Category:	Real Estate Sale - Sale Notice			Zone:	68
Manner:	Deputize	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 10/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN	D DEBTOR'S R	IGHTS	\$ 150.00	Dep.
Serve To:		Final Servi	ce:		
Name:	NANCY M COX	Served:	Personally · A	dult In Charge	Posted · Other
Primary Address:	3536 GREEN STREET CAMP HILL, PA 17866	Adult In Charge:			
Phone:	DOB:	Relation:		<u></u>	and a state of the
Alternate Address:		Date:		Time:	
Phone:		Deputy:		Mileage:	
ttorney / (	Originator:			The state of	
Name:	LOGS LEGAL GROUP LLP	Phone:			
	empts:			The state of the state of	- I TOTAL
Service Att					
				1.1	l l
Date:					
Service Att Date: Time: Mileage:					

Now, August 23, 2022 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Cumberland County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE P.O. BOX 380 BLOOMSBURG, PA 17815 Timothy T. Chambellain, Sheriff

#### SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Robert J. Wolfe Sheriff

Curtis T Cooke Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY
vs.
UNKNOWN HEIRS OF CLAYTON L. MILLER, DECEASED (et al.)

Case Number 21 CV 01022

22 ED 0068

#### SHERIFF'S RETURN OF SERVICE

09/09/2022 05:05 PM - I HEREBY CERTIFY AND RETURN THAT I HAVE SERVED THE WRIT OF EXECUTION, NOTICE OF SALE, & HANDBILL IN THIS MATTER ON THE THEREIN NAMED DEFENDANT, LARRY J MILLER, BY HANDING TO AND LEAVING A TRUE AND CORRECT COPY THEREOF WITH THEM PERSONALLY AND MAKING KNOWN THE CONTENTS OF THE SAME AT 1110 W WALNUT ST, COAL TOWNSHIP, PA 17866.

BY DEPUTY DEPUTY DWAYNE PIDCOE

SO ANSWERS.

ROBERT J. WOLFE, SHERIFF

September 22, 2022

\$0.00

TOTAL BALANCE:

#### **REAL ESTATE SALE REQUEST LEDGER**

DATE	CATEGORY	MEMO	<i>CHK</i> #	DEBIT	CREDIT
08/30/2022	Advance Fee	Advance Fee	9143	\$0.00	\$150.00
09/09/2022	Service Mileage			\$27.50	\$0.00
09/09/2022	Docketing			\$15.00	\$0.00
09/09/2022	Executing			\$30.00	\$0.00
09/09/2022	Refund	(PAID 09/09/2022)	480245	\$77.50	\$0.00
				\$150.00	\$150.00



### LOGS Legal Group LLP Attorneys at Law

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

Gerald M. Shapiro (licensed in FL, IL) David S. Kreisman (licensed in IL)

**Managing Partner** 

Christopher A. DeNardo (licensed in NJ, NY, PA)

vill at Deceased: Bronda to

November 2, 2022

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

Re:

WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 vs. Ernest L. Miller, Known Heir of Clayton L. Miller, Deceased; Doyle E. Miller, Known Heir of Clayton L. Miller, Deceased; Larry J. Miller, Known Heir of Clayton L. Miller, Deceased; Wayne L. Miller, Known Heir of Clayton L. Miller, Deceased; Nancy M. Cox, Known Heir of Clayton L. Miller, Deceased; Brenda J. Davis, Known Heir of Clayton L. Miller, Deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under

Clayton L. Miller, Deceased

No. 2021-CV-1022

S & D File No. 21-066274

#### Dear Sir or Madam:

Kindly file of record the enclosed original document(s). Please time-stamp those sheets marked "COPY" and return them to our office in the self-addressed stamped envelope provided for your convenience.

Thank you for your anticipated assistance in this matter.

Very truly yours,

LOGS LAGAL GROUP LLP

Andrew J. Breisch Legal Assistant

Cc: Columbia County Sheriff 35 West Main Street Bloomsburg, PA 17815 LOGS LEGAL GROUP LLP
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
ELIZABETH L. WASSALL, PA I.D. NO. 77788
LESLIE J. RASE, PA I.D. NO. 58365
SAMANTHA GABLE, PA I.D. NO. 320695
HEATHER RILOFF, PA I.D. NO. 309906
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
E-MAIL: PAHELP@LOGS.COM
LLG FILE NO. 21-066274

WILMINGTON SAVINGS FUND SOCIETY,
FSB, not individually but solely as trustee for
FINANCE OF AMERICA STRUCTURED
SECURITIES ACQUISITION TRUST 2018HB1

**PLAINTIFF** 

VS.

Ernest L. Miller, Known Heir of Clayton L. Miller, Deceased and Doyle E. Miller, Known Heir of Clayton L. Miller, Deceased and Larry J. Miller, Known Heir of Clayton L. Miller, Deceased and Wayne L. Miller, Known Heir of Clayton L. Miller, Deceased and Nancy M. Cox, Known Heir of Clayton L. Miller, Deceased and Brenda J. Davis, Known Heir of Clayton L. Miller, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Clayton L. Miller, Deceased DEFENDANT(S)

COURT OF COMMON PLEAS COLUMBIA COUNTY

2021-CV-1022

Notice of the Date of Continued Sheriff's sale

The Sheriff's Sale scheduled for October 26, 2022 at 9:00 in the above-captioned matter has been continued until January 25, 2023.

Date: 1/2/22

LOGS LEGAL GROUP LLP

BY: Attorneys for Plaintiff

SAMANTHA GABLE, ESQUIRE

LOGS LEGAL GROUP LLP
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
ELIZABETH L. WASSALL, PA I.D. NO. 77788
LESLIE J. RASE, PA I.D. NO. 58365
SAMANTHA GABLE, PA I.D. NO. 320695
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3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278, 6800

TELEPHONE: (610) 278-6800 E-MAIL: PAHELP@LOGS.COM

LLG FILE NO. 21-066274

WILMINGTON SAVINGS FUND SOCIETY,
FSB, not individually but solely as trustee for
FINANCE OF AMERICA STRUCTURED
SECURITIES ACQUISITION TRUST 2018HB1

**PLAINTIFF** 

VS.

Ernest L. Miller, Known Heir of Clayton L. Miller, Deceased and Doyle E. Miller, Known Heir of Clayton L. Miller, Deceased and Larry J. Miller, Known Heir of Clayton L. Miller, Deceased and Wayne L. Miller, Known Heir of Clayton L. Miller, Deceased and Nancy M. Cox, Known Heir of Clayton L. Miller, Deceased and Brenda J. Davis, Known Heir of Clayton L. Miller, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Clayton L. Miller, Deceased DEFENDANT(S)

COURT OF COMMON PLEAS COLUMBIA COUNTY

2021-CV-1022

Certificate of Filing

On this date, I sent for filing with the Prothonotary of Columbia County, in reference to the above captioned matter, a copy of the Notice of the Date of Continued Sheriff's sale from October 26, 2022 to January 25, 2023.

LOGS LEGAL GROUP LLP

Date: 1/2/22

BY:

Attorneys for Plaintiff
SAMANTHA GABLE, ESQUIRE

LOGS LEGAL GROUP LLP
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
ELIZABETH L. WASSALL, PA I.D. NO. 77788
LESLIE J. RASE, PA I.D. NO. 58365
SAMANTHA GABLE, PA I.D. NO. 320695
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LLG FILE NO. 21-066274

WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1

#### **PLAINTIFF**

VS.

Ernest L. Miller, Known Heir of Clayton L. Miller, Deceased and Doyle E. Miller, Known Heir of Clayton L. Miller, Deceased and Larry J. Miller, Known Heir of Clayton L. Miller, Deceased and Wayne L. Miller, Known Heir of Clayton L. Miller, Deceased and Nancy M. Cox, Known Heir of Clayton L. Miller, Deceased and Brenda J. Davis, Known Heir of Clayton L. Miller, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Clayton L. Miller, Deceased DEFENDANT(S)

COURT OF COMMON PLEAS CIVIL DIVISION COLUMBIA COUNTY

NO:2021-CV-1022

**CERTIFICATE OF SERVICE** 

I, Attorney for the Plaintiff, hereby certify that this office caused to be mailed by first class mail, postage prepaid, true and correct copies of the attached papers upon the following person(s) or their attorney of record:

Ernest L. Miller, Known Heir of Clayton L. Miller, Deceased 411 Oakdale Drive Hunlock Creek, PA 18621

Doyle E. Miller, Known Heir of Clayton L. Miller, Deceased 36 Municipal Drive Berwick, PA 18603

Larry J. Miller, Known Heir of Clayton L. Miller, Deceased 1110 West Walnut Street Coal Township, PA 17866

Wayne L. Miller, Known Heir of Clayton L. Miller, Deceased 4 Lower Woodcrest Road Berwick, PA 18603

Nancy M. Cox, Known Heir of Clayton L. Miller, Deceased 3536 Green Street Camp Hill, PA 17011

Brenda J. Davis, Known Heir of Clayton L. Miller, Deceased 116 Albertson Road Orangeville, PA 17859

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Clayton L. Miller, Deceased 1896 Fairview Avenue
Berwick, PA 18603

Date: 10 19 22

BY:

Attorneys for Plaintiff

SAMANTHA GABLE, ESQUIRE

LOGS LEGAL GROUP LLP

LOGS LEGAL GROUP LLP

BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447

ELIZABETH L. WASSALL, PA I.D. NO. 77788

LESLIE J. RASE, PA I.D. NO. 58365

SAMANTHA GABLE, PA I.D. NO. 320695

HEATHER RILOFF, PA I.D. NO. 309906

3600 HORIZON DRIVE, SUITE 150

KING OF PRUSSIA, PA 19406

TELEPHONE: (610) 278-6800

E-MAIL: PAHELP@LOGS.COM

LLG FILE NO. 21-066274

WILMINGTON SAVINGS FUND SOCIETY,

FSB, not individually but solely as trustee for

FINANCE OF AMERICA STRUCTURED

SECURITIES ACQUISITION TRUST 2018-

HB1

**PLAINTIFF** 

VS.

Ernest L. Miller, Known Heir of Clayton L.

Miller, Deceased

and

Doyle E. Miller, Known Heir of Clayton L.

Miller, Deceased

and

Larry J. Miller, Known Heir of Clayton L.

Miller, Deceased

and

Wayne L. Miller, Known Heir of Clayton L.

Miller, Deceased

and

Nancy M. Cox, Known Heir of Clayton L.

Miller, Deceased

and

Brenda J. Davis, Known Heir of Clayton L.

Miller, Deceased

and

Unknown Heirs, Successors, Assigns and All

Persons, Firms or Associations Claiming

Right, Title or Interest from or under Clayton

L. Miller, Deceased

DEFENDANT(S)

COURT OF COMMON PLEAS COLUMBIA COUNTY

NO: 2021-CV-1022

<u>CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA PUBLIC</u> <u>ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION</u> Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts that require filing confidential information and documents differently than non-confidential information and documents.

LOGS LEGAL GROUP LLP

BY:

SAMANTHA GABLE, ESQUIRE

#### STATE OF PENNSYLVANIA COUNTY OF COLUMBIA

} SS

Sarah Kile 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, published on dates listed below, and that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

SHERIFTS SALE	
By Virtue of a Writ of Essention BA-timese Foreclosure! No 2021 CVI022	Ad Text: Heirs of Clayton Miller Sale
Issued out of the Court of Common Places of Columbia County, Pennsylvania and to mo directed. I will suppose the following discribed property at public ceie at the Columbia County Courtinouse in the Town of Biomemburg, County of Columbia, Correnorwealth of Pennsylvania on: WEDNESDAY, OCTOBER 28, 2022	Date(s) Published: 10/5/2022, 10/12/2022, 10/19/2022
9:00 O'CLDCK A.M.	
All paries in interest and claimants are further notified that a proposed achedule of distribution will be on this in this Sheriff Office not best them theirly (30) deep after the date of the sale of any property sold insources, and distribution of the proceeds will be made in accordance with the achedule ten (110) of deep after axid filling, unless exceptions are filled with the Sheriff's Office prior thereto.	Sa 1 90.0
ALL THOSE CERTANI pieces or parcels of land situate in the Borough of Berwick, Coun- ty of Columbia and State of Pennsylveria. bounded and described as follows, to-wit:	
LOT NO. 1 - BEGINNING at the corner of Lot Fifty-Nine on the South of Fairniew Abenue; THENCE Easterly along said Avenue forty-fine (45) feet to a course of Lot No. 57; THENCE Southerly along said Lot One Hundred Soity (180) feet to an alley;	Cyrom and subscribed to before me
THENCE Westerly along said alley Forty-Five (45) feet to comer of Lot No. 59; THENCE Northerly along said for One Hundred Sody (180) feet to Feet wew Awenue, the place of BEGINNING, BEING Lot No. 58 as marked and designated on plot or place of	Sworn and subscribed to before me
place of BEGINNNO. BEING Lot No. 56 as marked and designated on plot or place of Fairchild Addition to West Berwick, now Berwick, Pennsylvania. LOT NO. 2 - BEGINNING at the comer of Lot No. 56 on the Southerly side of Fairview Avenue.	this 25 day of October 2011.
THENCE elong said Lot a distance of One Hundred Sixty (180) feet to an aley, THENCE Westerly along said alley, a distance of Forty-Free (45) feet to the corner of Lot No. 58;	an an of (c) 14 ct 2
THENCE along said lot a distance of One Hundred Sixty (160) feet to Fainriew Avenue; THENCE Easterly along said Avenue a distance of Forty-Five (45) feet to the place of BEGINNIG. BEINGLot No. 57 as marked and designated on the plot of Fainhild's Addition to West	Shaw M. Stair (Thawn M. ) (air)
Berwick now Berwick Penrsylvania. PARCEL NO.040-02-066-00000	(Notary Public)
BEING the same premises which Clayton L. Miller and Jerice E. Miller, his wife, by Deed dated 1:201-62 and recorded 12:0482 in the Office of the Recorder of Deeds in and for the County of Columbian Record Book 312, Page 846, granted and conveyed unto Clay-	Commonwealth of Pennsylvania - Notary Seal
ton L. Miller. AND THE SAID Clayton L. Miller passed away on or about May 04, 2021 thereby wast-	Shawn H. Stair, Notary Public
ing title urta Ernest L. Miller, Doyle E. Miller. Larry J. Miller, Wayne L. Miller, Nartoy M. Cox, and Brende J. Davis, known heirs of Clay- ton L. Miller, deceased, and any unknown heirs, successors or assigns of Clayton L. Miller,	Columbia County
PROPERTY ADDRESS: 1896 FAIRVIEW AVENUE, BERWICK, PA 18603	My commission expires August 12, 2025
UP / TAX PARCE, NUMBER: 040-02-066-00,000	Commission number 1404114
Seized and taken into execution to be sold as the property of UNKNOWN HERS OF CLAYTON L. MILLER, DECEASED, DOYLE E. MILLER, WAYNE L. MILLER, BRENDA J. DAVIS, FRINEST L. MILLER, LARRY J. MILLER, NANCY I COX in sait of WILMINGTON.	Member, Pennsylvania Association of Notaries
SAVINGS FUND SOCIETY.	And now,
TERMISOF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) per- cent of the bid price or costs (opening bid at sale) Minimum payment is to be paid in	
cash, certried check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any ramening amount of the bid price is to be paid within eight (8) days after	hereby certify that the advertising and publication charges
the sale in cash, cartified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE	amounting to \$ for publishing the foregoing
TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIODER OD NOT BID LINLESS FUNDS ARE AWAILABLE FOR PAYMENT WITHIN THE PRESCRIBED	notice and the fee for this affidavit have been paid in full.
TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either such the bidder for the balence due without a reade of the property, or to resell the property at the bidder's risk and maintain an action against the	notice and the ice for this arridavit have been paid in fun.
socially, or to reach of contract. In the case of default all surns paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The default-	
ing bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action expensit the bidder in which the bidder is found liable for damages. If pro-	
ceeds are psychie to the Plaintiff, the proceeds check will be psychie to Plaintiff, unless the Columbia County Shariff Office receives advance written notice otherwise, signed ye nauthorized representation of the plaintiff	
Attorney for the Plaintiff: TIMOTHY T, CHAMBERLAIN, Sheriff OGS LEGAL GROUP LLP Columbia County Pennsylvenia UNG OF PRUSSIA, PA	

DRIVE-THRU HOURS: 9:00am-3:00pr Our Drop-Off Box at the Drive-Thru is available 24/7

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www.pressenterpriseonline.com PRESS ENTERPRISE Classifieds reaches over 21,000 print readers every day plus 68,000 unique visitors to our website monthly.\*

# SHERIFF'S SALE By Virtue of a Writ of Execution (Morto No. 2019CV1637

nsylvania on: WEDNESDAY, OCTOBER 26, 2022 9:00 O'CLOCK A.M.

all that certain piece, parcel and tract of Land Situated in Mifflin Township, columbia county, pennsylvania, being bounded and Described as follows:

BEGINNING AT A POINT ON THE CENTERLINE OF FIFTH STREET EXTENDED, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF LOT NO. 6:

THENCE RUNNING ALONG THE CENTERLINE OF FIFTH STREET EXTENDED, 33 FRET SOUTH OF AND PARALLE WITH LINE OF LAND NOW OR FORMERLY OF WANNE L MONSINGER, NORTH 63 DECRES ON MINUTES OO SECONDS EAST, 80 FEET TO THE NORTH-MESTERLY CORNER OF LOT NO 8;

HENCE RUNNING ALONG THE WESTERLY LINE OF LOT NO. 8, SOUTH 27 DEGREES O MINUTES OO SECONDS EAST 277.00 FEET TO THE NORTHERLY RIGHT-OF-WAY INE OF AN UNOPENED 50 FOOT WIDE PRIVATE STREET: THENCE RUNNING ALONG THENE EN NING ALONS ITE AT 17700 FEET TO LIVE IN THE INTERPRETATION OF A 17700 FEET TO LIVE IN THE INTERPRETATION OF A 17700 FEET TO LIVE IN THE INTERPRETATION OF A 17700 FEET TO LIVE IN AN INTERPRETATION OF A 17700 FEET TO THE LIVE INTERPRETATION OF A 17700 FEET TO THE STREET, SOUTH AS CROSSES OF A 17700 FEET TO THE SOUTH AS A 17700 FEET TO THE ASSISTANCE OF A 17700 FEET TO TH

CONTAINING 22, 180 SOLARE REET OF LAND (INCORRECTLY LISTED AS 21, 166 SOLARE REETIN/PREVIOUS DEEDS IN THE CHAIN OF TITLE), ISEE CHAILES IS WEST THE STATEMENT OF THE STATEMENT O

HE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

PROPERTY ADDRESS: 601 F JOHN STREET A/K/A 424 EAST FIFTH STREET, VIFFLINVILLE, PA 18631

JPI / TAX PARCEL NUMBER: 23 05 04605

ieized and taken into execution to be sold as the property of MAF BRINK in suit of FULTON BANK, N.A.

L BERNAT IN the APPLICATION DEVICE, NA.

THENS OF SULL BANKLULA PRIVACE ATTIME OF SULE The greatered feet (10%) cours of the bid price or codes (presents) bid or easily feeting the real policy feeting the price of the price or codes (presents) bid or easily all the price of size. REAMNOR SULL PRIVACE PRIVACE PRIVACE OF THE PRIVACE P

Attorney for the Plaintiff: MCCABE, WEISBERG & CONWAY P.C. PHILADEL PHILA PA 215-790-1010

#### SHERIFFS SALE By Virtue of a Writ of Execution (Morts No. 2022CV148

of the Court of Common Pleas of Columbia County, Pennsylvania and to 1, I will expose the following described property at public sale at the ounty Courthouse in the Town of Bicomstourg, County of Columbia, with of Pennsylvania or: WEDMESDAY, OCTOBER 26, 2022 900 O'CLOCK A.M.

In interest and cleimants are further notified that a proposed schedu. In interest and cleimants are further notified that the 150 days after seal of any property sold hereunds, and destruction of the proceeds in accordance with the schedule ten (10) days after said filling, us as reflied with the Otherith College prior therests,

TLATED AT HOUSE NO. 223 ON THE SOUTH SIDE OF SECOND STREET, HAVING A CONTAGE OF WIDTH THEREON OF SO FEET, MORE OR LESS, AND EXTENDING OF ATT SAME: WORTH, BETWEEN PRANULE, LIMES RINNING AT RIGHT ANALES TO NO SECOND STREET, A DEPTH OF 140 FEET, MORE OR LESS, TO A 20 FOOT ALLEY.

ARCE ID 14-09A-077

EING the same provisions which KRISTI MARIE MALEER and JONATHAN ROSS MAU ER, her hashard, as hoirs to the Estate of Venna A. Koweleski, deceased by Doed Accorded in the Office of Recorder of Deeds of Columbic County or 4707/2011 at Book/ Page and instrument # 2011/03/493 granted and correspond unit. INSTI MARIE MARIER and JONATHAN ROSS MALEPER, with and hashard

ROPERTY ADDRESS: 616 SECOND AVENUE WILBURTON: PA 1758R

JPI / TAX PARCEL NUMBER: 14-09A-077.

eized and taken into execution to be sold as the property of JONATHAN ROSS IAUER, KRISTI MARIE MAUER in suit of U.S. BANK NATIONAL ASSOC.

MAUER, WISSTI MAPIE MAUER Is auth of U.S. BANK NATIONAL, ASSOC.

THIRNO GS SELF MANIAMA PRIVATION IT THE OF SSELE The guisser of ten in 10% portion of the bid price or costs (specing bid at sale). Minimum prevent is to be paid in cost of either bids of conduction should be used to the sale PRIVATION SELECTION (SELECTION SELECTION SELE

#### SHERIFFS SALE By Virtue of a Whit of Execution (Mortgage Foreclosure) No. 2021CV1022

nsyksnis on: WEDNESDAY, OCTOBER 26, 2022 9:00 O'CLOCK A.M.

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

companies are that own the seniors curried private in the Borough of Borwick, Court via Charles and Stitut of Pernapheras, bounded and described as follows, Chord LOT NO. 1 - BEGINNING at the conner of Lot RhyNine on the South of Fainders Avenus, THE-NICE Essets yearing acid Avenus for tryfushe (45) feet to a comer of Lot No. 57; THE-NICE Southersh along said and Lof the Handred Sony (160) feet to an alley. THE-NICE Monthly along said and Lof the Handred Sony (160) feet to an alley. THE-NICE Monthly along said and you from the olds best to come of Lot No. 59; THE-NICE Monthly along said along from the (60) best to come of Lot No. 59; THE-NICE Monthly along said along from the olds best to come of Lot No. 59; THE-NICE Monthly along said along the member and designed on plot or place and best of ECOMPINIO SON LOT No. 15 of the member and designed on plot or place in LOT NO. 2 - BEGINNING at the corner of Lot No. 55 on the Southerly side of Fail-seed-Avenue.

THENCE along said Lot a distance of One Hundred Skrty (160) feet to an alley; THENCE Westarky along said alley, a distance of Forty-Five (45) feet to the come

the County of Columbia in recount bown own or about May 04, 2021 thereby were No. 1. Miller. Object 1. Miller passed away on or about May 04, 2021 thereby were No. 10. The Miller Envert 1. Miller. Doyle E. Miller. Very J. Miller, Wester 1. Miller. Land Co. 2021 the County of the smill. Miller, deceased, and any unknown heim, successors or as signs of Clayton I. Miller. I. Miller, deceased, and any unknown heim, successors or as signs of Clayton I. Miller.

UPI / TAX PARCEI, NUMBER: 04D-02-066-00.000

Seized and taken into execution to be sold as the property of UNIXONOWN HERES C CLAYTON ILMILLER, DECEASED, DOYLE E, MILLER, WAYNE IL MILLER, BRENDA DAVIS, ERNEST ILMILLER, LARRY J. MILLER, NANCY I COX in sait of WILWINGTO SAVINGS RUND SCOIETY.

# SHERIFFS SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2016CV1401

insylvania on: WEDNESDAY, OCTOBER 26, 2022 9:00 O'CLOCK A.M.

THAT CERTAIN piece, parcel and lot of land situate in the Town militie County, Pennsylvania, bounded and described as follows, to

FROM A CASE TO A THE STATE OF T

PROPERTY ADDRESS: 1332 C UPPER RAVEN CREEK ROAD, BENTON, PA 17814

UPL/ TAX PARCEL NUMBER: 32-10-014-02-000

HOWARD DOWNAM In ma of BAYNEW LOAN SERVICING LLC.

TERNS OF SALE MINIMAL MPRIVENTIAT TIME OF SALE. The greater of then (10%) potent of the bull photo or codes (passing but is abil). Miniman powered to be paid in the paid i

# Press Enterprise Online Classified's pressenterpriseonline.com/dassifieds

#### SHERIFF'S SALE By Virtue of a Writ of Execution (Mor No. 2022CV417

of the Court of Common Pleas of Columbia County, Pennsylvenia and to al. I will expose the following described property at public sale at the County Courthouse in the Town of Bloomsburg, County of Columbia nsylvania or: WEDNESDAY, OCTOBER 26, 2022 9:00 O'CLOCK A.M.

st and claimants are further notified that a on file in the Sheriff's Office no later than t distribution will be on file in the Sheriffs 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 filling, unless exceptions are filed with the Sheriffs Office prior thereto.

ALL THAT CERTAIN parcel of land situate in Main Township, Columbia County, Pennsy varia, bounded and described as follows.

BEGINNING at a point in the context of the public road leading from Mifflinkle but in fixed in laid now or formshy of Doyle I. Evens and wide, number (I HEXE) to the fixed and the sound of degrees West II. 15 flet to po for it he contrain to the contraint of the contraint 1/2 degrees East. 10 flet to a point. THEXE by seem North 65 degrees East. 10 point in five of thereis now or formshy of said East East. THEXE (I year and East East 23 1/2 agrees (West, ) 100 feet to the point in the context line of said public point of the Cartes now or formshy of said East East. THEXE (I year East East East East East. 23 1/2 agrees (West, ) 100 feet to the point in the context line of said public point of EEGENNING.

BRIGHTE SUMP FREMES'S which Denien A Marris, single, tomosh/brown as, Denie A Hampson, single, by Deed date November 27, 2005; granted and conveyed unto Denies A Morris, after, McDrigger Hornel, ASC DREMOTE EAW, PREMESSE Wild-Jaiet A, Berbat Tisust (in a R. Bobot, Juliet A, Brobet, and J. Daniel Brobet, Tisussee), by Dende disselvinky, 2000 and recorded Mary 11, 2000 in Colorina Courier for Internation, No. 2000002283, granted and conveyed unto Denies A Hampson Denies A Hampson International Conference of the Conference of

FOR INFORMATION PURPOSES ONLY BEING KNOWN AS 298 Main Mifflin Ros Bloomsburg PA, 17815

TAX PARCEL NUMBER: 22 09 012 02

PROPERTY ADDRESS: 298 MAIN MIFFLIN ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 22-09-012-02

TERMS OF SALE-MININUM PAYWENT AT TIME OF SALE: The greater of ten (10%) po cost of the bid price or costs (opening bid at sale). Minimum payment is to be paid and, outfilled other or cashiver for look at time of sale. REMAINING BALANCE OF BIT PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cast, orefitted check or cashiver's checking for PRICATIANT INTELECT FOR FALLER. FRICE. Any remaining amount of the left price is to be poid within eight (8) sky as ther the sale in early, credited cache or cashing check, MCMFRIATM, MTDLE CRETARILE, MTDLE C

Attorney for the Plaintiff: TIMOTHY T. CHAMBERLAIN, Sherif HILL TUROWSKI, JAMES 8-LE-IMAN LLP. Columbia County, Pennsylvania BLOOMSBURG, PA 570-784-8770

# SHERIFFS SALE By Virtue of a Writ of Execution (Morts No. 2022CV263

Issued out of the Court of Common Pleas of Colembia Courty, Pennsylvania and to me directed, I will appose the following discribed property at public sale at the Colembia Course (court-base in the Town of Bloomedum, Courty of Columbia, Commonwealth of Pennsylvania or WENNESDAY, OCTOBER 28, 2022 9:00 O'CLOCK AM.

SIGNINNO stat apositis in the central line of Linguistice Route 19002 in line of children's ROUND (and Line of children's Route 1900) in line of children's Route 1900 in line of line of

BEING THE SAME PREMISES which Michael D. Mackern and Bonnie L. Ma Dead dated 09/02/2005 and recorded in the Office of the Recorder of Deads bia County on 09/06/2005 in Instrument No. 200509499, granted and

PROPERTY ADDRESS: 122 MIDDLE ROAD, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 200200201

TERMS OF SALE MINIMAM PAYMENT AT TIME OF SALE. The greater of ten (10%) point of the lad price or costs (speaking lad at eakly Minimam payment is to be paid in 10%) or cost of the lad price or costs (speaking lad at eakly Minimam payment is to be paid with Payment Payment in 10%). The payment is to be paid with lange of the Payment in 10% of the paym

ttorney for the Plaintiff. OWERS, KIRN & ASSOCIATES

TIMOTHY T. CHAMBERLAIN, Sheriff Columbia County Pennsylvania



LOGS LEGAL GROUP LLP
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
ELIZABETH L. WASSALL, PA I.D. NO. 77788
LESLIE J. RASE, PA I.D. NO. 58365
SAMANTHA GABLE, PA I.D. NO. 320695
HEATHER RILOFF, PA I.D. NO. 309906
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
E-MAIL: PAHELP@LOGS.COM

LLG FILE NO. 21-066274

**DEFENDANTS** 

WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 PLAINTIFF

VS.

Ernest L. Miller, Known Heir of Clayton L. Miller, Deceased and Doyle E. Miller, Known Heir of Clayton L. Miller, Deceased and Larry J. Miller, Known Heir of Clayton L. Miller, Deceased and Wayne L. Miller, Known Heir of Clayton L. Miller, Deceased and Nancy M. Cox, Known Heir of Clayton L. Miller, Deceased and Brenda J. Davis, Known Heir of Clayton L. Miller, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Clayton L. Miller, Deceased and

(COPY

COURT OF COMMON PLEAS CIVIL DIVISION COLUMBIA COUNTY

NO:2021-CV-1022

#### <u>CERTIFICATION OF NOTICE TO LIENHOLDERS</u> <u>PURSUANT TO PA R.C.P 3129.2 (C) (2)</u>

I, Robert C. Keyek, Legal Assistant for LOGS Legal Group LLP, attorneys for the Plaintiff, WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1, 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 October 14, 2022, 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.

	LOGS LEGAL GROUP LLP
Date: 10(25/22	By: Kobert C. Hully
	Robert C. Keyek
21-066274	Legal Assistant



# Certificate of Mailing — Firm (Domestic)

Name and Address of Sender iMailTracking, LLC PO Box 23159 San Diego, CA 92123	of Pieces Listed by Sender of Pieces Received Of Pi	TOTAL NO. of Pieces Received at Post Office TM of Pieceiving employee)	1		JS POSTAGE TO THE FORCE	
USPS® Tracking Number Firm-specific Identifier	Addréss (Name, Street, City, State,	Addréss (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Ai
(11)9690024838053840 0002715-01\0	Berwick Area Joint Sewer Authority Berwick, PA 18603	1108 Freas Avenue	0.570	0.500		· more a company of the company of t
(11)9690024838053864 0002715-01\_1	Berwick Area Joint Sewer Authority 106 W. Front Street	c/o Marinos, McDonald & Knecht, LLP Berwick, PA 18603	0.570	0.500		





### **LOGS Legal Group LLP**

Attorneys at Law

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

->

**Partners** 

Gerald M. Shapiro (licensed in FL, IL) David S. Kreisman (licensed in IL)

Managing Partner

Christopher A. DeNardo (licensed in NJ, NY; PA)

October 19, 2022

Office of the Sheriff of Columbia County

Attn: Real Estate Deputy

RE: WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 vs. Ernest L. Miller, Known Heir of Clayton L. Miller, Deceased; Doyle E. Miller, Known Heir of Clayton L. Miller, Deceased; Larry J. Miller, Known Heir of Clayton L. Miller, Deceased; Wayne L. Miller, Known Heir of Clayton L. Miller, Deceased; Nancy M. Cox, Known Heir of Clayton L. Miller, Deceased; Brenda J. Davis, Known Heir of Clayton L. Miller, Deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under

Clayton L. Miller, Deceased Docket No.: 2021-CV-1022

Property Address: 1896 Fairview Avenue, Berwick, PA 18603

LLG File No.: 21-066274 Sale Date: October 26, 2022

Dear Sir or Madam:

Kindly continue the above-referenced sale until January 25, 2023.

Thank you for your anticipated cooperation. If you have any questions or problems, please do not hesitate to contact me directly.

very garyy

Andrew J. Breise Legal Assistant

cc: Ernest L. Miller, Known Heir of Clayton L. Miller, Deceased

411 Oakdale Drive

Hunlock Creek, PA 18621

Doyle E. Miller, Known Heir of Clayton L. Miller, Deceased

36 Municipal Drive Berwick, PA 18603 Larry J. Miller, Known Heir of Clayton L. Miller, Deceased 1110 West Walnut Street Coal Township, PA 17866

Wayne L. Miller, Known Heir of Clayton L. Miller, Deceased 4 Lower Woodcrest Road Berwick, PA 18603

Nancy M. Cox, Known Heir of Clayton L. Miller, Deceased 3536 Green Street Camp Hill, PA 17011

Brenda J. Davis, Known Heir of Clayton L. Miller, Deceased 116 Albertson Road Orangeville, PA 17859

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Clayton L. Miller, Deceased 1896 Fairview Avenue
Berwick, PA 18603



### LOGS Legal Group LLP

Attorneys at Law

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

Gerald M. Shapiro (licensed in FL, IL) David S. Kreisman (licensed in IL)

**Managing Partner** 

Christopher A. DeNardo (licensed in NJ, NY, PA)

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

RE: WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 vs. Ernest L. Miller, Known Heir of Clayton L. Miller, Deceased; Doyle E. Miller, Known Heir of Clayton L. Miller, Deceased; Larry J. Miller, Known Heir of Clayton L. Miller, Deceased; Wayne L. Miller, Known Heir of Clayton L. Miller, Deceased; Nancy M. Cox, Known Heir of Clayton L. Miller, Deceased; Brenda J. Davis, Known Heir of Clayton L. Miller, Deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under

Clayton L. Miller, Deceased Docket No.: 2021-CV-1022

Property Address: 1896 Fairview Avenue, Berwick, PA 18603

LLG File No.: 21-066274 Sale Date: October 26, 2022

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,

John Hotz

John Hotz

Legal Assistant

LLG # 21-066274 Enclosures

cc: Columbia County Sheriff 35 West Main Street

Bloomsburg, PA 17815

LOGS LEGAL GROUP LLP
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
ELIZABETH L. WASSALL, PA I.D. NO. 77788
LESLIE J. RASE, PA I.D. NO. 58365
SAMANTHA GABLE, PA I.D. NO. 320695
HEATHER RILOFF, PA I.D. NO. 309906
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406

TELEPHONE: (610) 278-6800

E-MAIL: PAHELP@LOGS.COM

LLG FILE NO. 21-066274

WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 PLAINTIFF

VS.

Ernest L. Miller, Known Heir of Clayton L. Miller, Deceased and Doyle E. Miller, Known Heir of Clayton L. Miller, Deceased and Larry J. Miller, Known Heir of Clayton L. Miller, Deceased and Wayne L. Miller, Known Heir of Clayton L. Miller, Deceased and Nancy M. Cox, Known Heir of Clayton L. Miller, Deceased and Brenda J. Davis, Known Heir of Clayton L. Miller, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Clayton L. Miller, Deceased DEFENDANTS

than non-confidential information and documents.

COURT OF COMMON PLEAS COLUMBIA COUNTY

NO: 2021-CV-1022

# <u>CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA PUBLIC ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION</u>

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the

Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts that require filing confidential information and documents differently

LOGS LEGAL GROUP LLP

BY:

SAMANTHA GABLE, ESQUIRE

LOGS LEGAL GROUP LLP

BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447

ELIZABETH L. WASSALL, PA I.D. NO. 77788

LESLIE J. RASE, PA I.D. NO. 58365

SAMANTHA GABLE, PA I.D. NO. 320695

HEATHER RILOFF, PA I.D. NO. 309906

3600 HORIZON DRIVE, SUITE 150

KING OF PRUSSIA, PA 19406

TELEPHONE: (610) 278-6800

E-MAIL: PAHELP@LOGS.COM

LLG FILE NO. 21-066274

WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACOUISITION TRUST 2018-HB1

PLAINTIFF

VS.

Ernest L. Miller, Known Heir of Clayton L. Miller, Deceased and Doyle E. Miller, Known Heir of Clayton L. Miller, Deceased and Larry J. Miller, Known Heir of Clayton L. Miller, Deceased and Wayne L. Miller, Known Heir of Clayton L. Miller, Deceased and Nancy M. Cox, Known Heir of Clayton L. Miller, Deceased and Brenda J. Davis, Known Heir of Clayton L. Miller, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Clayton L. Miller, Deceased DEFENDANTS

COURT OF COMMON PLEAS CIVIL DIVISION COLUMBIA COUNTY

NO:2021-CV-1022

#### <u>CERTIFICATION OF NOTICE TO LIENHOLDERS</u> PURSUANT TO PA R.C.P 3129.2 (C) (2)

I, John Hotz, Legal Assistant for LOGS Legal Group LLP, attorneys for the Plaintiff, WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1, 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 September 13, 2022, 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.

LOGS LEGAL GROUP LLP

Date:

 $\mathbf{R}\mathbf{v}$ 

John Hot

Legal Assistant

21-066274

# UNITED STATES POSTAL SERVICE ®

#### Certificate of Mailing — Firm (Domestic)

me and Address of Sender	TOTAL NO. of Pieces Listed by Sender  TOTAL NO. of Pieces Received at Post Office™	Affix Star	n Doro	POSTAGE MPITNEY BOW	ES
iMailTracking, LLC	9 9	FOS E		TOO INCOME.	
PO Box 23159	Data de la constanta de la con		TAIL THE V		0
San Diego, CA 92123	Postmaster, per (name of receiving employee)			92123 \$ 004.50 2 4W 000372564 SEP 13 20	22
USPS® Tracking Number	Address	Po	ree	Special Handling	Parcel A
Firm-specific Identifier	(Name, Street, City, State, and ZIP Code™)				
(11)9690024836140160	Tenant or Occupant 1896 Fairview Avenue	0.570	0.500		
0002595-01 0	Berwick, PA 18603	0.010	0.000		
(11)9690024836140306	Columbia County Domestic Relations 15 Perry Avenue	0.570	0.500		
0002595-01\1	P.O. Box 380 Bloomsburg, PA 17815	0.5.5			
(11)9690024836140399	PA Department of Revenue Bureau of Compliance	0,570	0.500		
0002595-01\2	c/o Lori Adams, Tax P.O. Box 281230 Harrisburg, PA	0.070	0.000		
(11)9690024836140498	PA Department of Public Welfare – Health & Welfare Building	0.570	0.500		
0002595-01\3	P.O. Box 2675 Harrisburg, PA 17105	3.075	0.000		
(11)9690024836140597	Secretary of Housing and Urban 451 Seventh Street, SW	0.570	0.500		
0002595-01\4	Washington, DC 20410	0.0.0	0.000		
(11)9690024836140696	Commonwealth of Pennsylvania Department of Revenue, Inheritance Tax	0.570	0.500		
0002595-01\5	1131 Strawberry Square, Harrisburg, PA 17128	0.070	0.000		
(11)9690024836140771	Internal Revenue Service WM S. Moorehead Federal Bldg. Advisory	0.570	0.500		
0002595-01\6	1000 Liberty Avenue, Room Pittsburgh, PA 15222	0.570	0.500		
(11)9690024836140870	Department of Public Welfare Estate Recovery Program	0.570	0.500		
0002595-01 7	PO Box 8486 Willow Oak Bldg Harrisburg, PA 17105	0.570	0.500		
(11)9690024836140955	Commonwealth of Pennsylvania Department of Revenue	0.570	0.500		
0002595-01\8	Inheritance Tax Division - Dept. 280946 Harrisburg, PA 17128	0.070	0.000		

PS Form 3665, January 2016 (Page \_1\_\_ of \_1\_\_ ) PSN 7530-17-000-5549

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SEP 13 2022

W D' - - - 00 9219

LOGS LEGAL GROUP LLP
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
ELIZABETH L. WASSALL, PA I.D. NO. 77788
LESLIE J. RASE, PA I.D. NO. 58365
SAMANTHA GABLE, PA I.D. NO. 320695
HEATHER RILOFF, PA I.D. NO. 309906
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
E-MAIL: PAHELP@LOGS.COM

LLG FILE NO. 21-066274

WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1

PLAINTIFF

VS.

Ernest L. Miller, Known Heir of Clayton L. Miller, Deceased and Doyle E. Miller, Known Heir of Clayton L. Miller, Deceased and Larry J. Miller, Known Heir of Clayton L. Miller, Deceased and Wayne L. Miller, Known Heir of Clayton L. Miller, Deceased and Nancy M. Cox, Known Heir of Clayton L. Miller, Deceased and Brenda J. Davis, Known Heir of Clayton L. Miller, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Clayton L. Miller, Deceased DEFENDANTS

COURT OF COMMON PLEAS CIVIL DIVISION COLUMBIA COUNTY

NO:2021-CV-1022

#### <u>CERTIFICATION OF NOTICE TO LIENHOLDERS</u> PURSUANT TO PA R.C.P 3129.2 (C) (2)

I, John Hotz, Legal Assistant for LOGS Legal Group LLP, attorneys for the Plaintiff, WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1, 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 September 13, 2022, 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.

LOGS LEGAL GROUP LLP

Date: / 0/6/22

y: \_\_\_\_\_

Legal Assistant

21-066274

#### Certificate of Mailing — Firm (Domestic)

e and Address of Sender	TOTAL NO. of Pieces Listed by Sender  TOTAL NO. of Pieces Received at Pos	Affix St	omn Hora		- [
iMailTracking, LLC PO Box 23159 San Diego, CA 92123	9  Postmaster, per (name of receiving employee)	Pos	C C	POSTAGE MAPTINEY BOWES 92123 \$ 004.50° 4W 00372564 SEP 13 2022	
	And I		00	4W 00372564 SEP 13 2022	2
USPS® Tracking Number	Address	Po,	- ree	Special Handling	Parce
Firm-specific Identifier	(Name, Street, City, State, and ZiP Code™)				
(11)9690024836140160	Tenant or Occupant 1896 Fairview Avenue	0.570	0.500		
0002595-01\0	Berwick, PA 18603				
(11)9690024836140306	Columbia County Domestic Relations 15 Perry Avenue	0.570	0.500		
0002595-01\1	P.O. Box 380 Bloomsburg, PA 17815		1		
(11)9690024836140399	PA Department of Revenue Bureau of Compliance	0.570	0,500		
0002595-01\2	c/o Lori Adams, Tax P.O. Box 281230 Harrisburg,	PA	0.000		
(11)9690024836140498	PA Department of Public Welfare - Health & Welfare Building	0.570	0.500		
0002595-01\3	P.O. Box 2675 Harrisburg, PA 17105	0.070	0.555		
(11)9690024836140597	Secretary of Housing and Urban 451 Seventh Street, SW	0.570	0.500		
0002595-01\4	Washington, DC 20410	0.575	0.500		
(11)9690024836140696	Commonwealth of Pennsylvania Department of Revenue, Int	neritance Tax 0.570	0.500		
0002595-01\5	1131 Strawberry Square, Harrisburg, PA 17128	0.570	0.000		
(11)9690024836140771	Internal Revenue Service WM S. Moorehead Federal	Bldg. Advisory 0.570	0.500		
0002595-01\6	1000 Liberty Avenue, Room Pittsburgh, PA 15222	3.575	3.533		
(11)9690024836140870	Department of Public Welfare Estate Recovery Program	0.570	0,500		
0002595-01\7	PO Box 8486 Willow Oak Bldg Harrisburg,	PA 17105	0.000		
(11)9690024836140955	Commonwealth of Pennsylvania Department of Revenue	0.570	0.500		
0002595-01 8	Inheritance Tax Division - Dept. 280946 Harrisburg,	PA 17128	0.000		

PS Form 3665, January 2016 (Page \_1\_\_ of \_1\_\_ ) PSN 7530-17-000-5549

nN

SEP 13 2022

000



October 6, 2022

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

#### WILMINGTON SAVINGS FUND SOCIETY, FSB

VS.

ERNEST L. MILLER, KNOWN HEIR OF CLAYTON L. MILLER, DECEASED AND DOYLE E. MILLER, KNOWN

NO: 2021-CV-1022 NO: 2022-ED-68

#### Dear Timothy:

The amount due on the sewer account #115281 for the property located at 1896 Fairview Avenue, Berwick, Pa through December 31, 2022, is \$3347.14. This amount includes fees to satisfy a lien on the property.

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

Sincerely,

Kelly Morris Authority Clerk

Hearing Impaired 711
"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

#### SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Robert J. Wolfe Sheriff

Curtis T Cooke Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY

VS.

UNKNOWN HEIRS OF CLAYTON L. MILLER, DECEASED (et al.)

Case Number 21 CV 01022

22 ED 0068

#### SHERIFF'S RETURN OF SERVICE

09/09/2022 05:05 PM - I HEREBY CERTIFY AND RETURN THAT I HAVE SERVED THE WRIT OF EXECUTION, NOTICE OF SALE, & HANDBILL IN THIS MATTER ON THE THEREIN NAMED DEFENDANT, LARRY J MILLER, BY HANDING TO AND LEAVING A TRUE AND CORRECT COPY THEREOF WITH THEM PERSONALLY AND MAKING KNOWN THE CONTENTS OF THE SAME AT 1110 W WALNUT ST, COAL TOWNSHIP, PA 17866.

BY DEPUTY DEPUTY DWAYNE PIDCOE

SO ANSWERS.

ROBERT I WOLFE SHERIFE

September 09, 2022

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

**Timothy T. Chamberlain** Sheriff



Michael A. Beyer Chief Deputy

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		SERV	ICE COV	ER SHE	ET		
ervice De	tails:		100	Wales		and the same of	
Category:	Real Estate Sale - Sale Notice					Zone: Le&	
Manner:	Deputize			Expires:		Warrant:	
Notes:	SALE DATE & TIMI PLAINTIFF NOTICI			BTOR'S R	IGHTS	\$ 150.	10 Deposi
erve To:			F	inal Servi	ce:		
Name:	LARRY J MILLER			Served:	Personally · A	dult In Charge	Posted · Oth
Primary Address:	1110 WEST WALN COAL TOWNSHIP		-	Adult In Charge:			
Phone:		DOB:		Relation:			
Alternate Address:				Date:		Time:	
Phone:				Deputy:		Mileage:	
ttorney / (	Originator:	The state of			de la company		1000
Name:	LOGS LEGAL GRO	UP LLP		Phone:			
ervice Att	empts:		0 - 0 - 0 - 0 - 0				
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	WALL MARKATONICS						
indica / Ope	<u> </u>						

Return To:

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

execute service of the documents herewith and make return thereof according to law.

TIMOTHY T. CHAMBERLAIN, SHERIFF

110 WEST WALNUT STREET, COAL TOWNSHIP, PA 17861 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 09/07/22

Ad ID:

Description: Heirs of Clayton Miller Sale Run Dates:

Class: Agate Lines:

Blind Box:

1252182

10/05/22 to 10/19/22 2

Account:

Name:

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

Address: **PO BOX 380** 

**BLOOMSBURG, PA 17815** 

(570) 389-5622 Telephone:

Total Ad Cost **Amount Paid** 

\$1,727.15

\$0.00

**Publication** Press Enterprise

Start Stop 10/05/22 10/19/22

Inserts Cost

\$1,727.15

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2021 CV1022

Issued out of the Court of Common Pleas of Columbia Courty, Pennsylvania and to me directed. I will expose the following described property at public sale at the Columbia Court Courtbouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on: WEDNISDAY, OCTOBER 26, 2022 9:00 O'CLOCK A.M.

All parties in interest and claiments 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 THOSE CERTAIN pieces or parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsykania, bounded and described as follows, to writ: LOT NO. 1 - BEGINNING at the corner of Lot Fifty-Nine on the South of Fairview Avenue; THENCE Easterly along said Avenue forty-line (45) feet to a corner of Lot No. 57; THENCE Southerly along said Lot One Hundred Sixy (160) feet to an alley; THENCE Southerly along said alley Forty-Five (45) feet to corner of Lot No. 59; THENCE Northerly along said of to One Hundred Sixy (160) feet to Fairview Avenue, the place of BEGINNING, BEING Lot No. 58 as marked and designated on plot or place of Farichild Addition to West Berwick, now Berwick, Pennsyknian, Lot No. 2 - BEGINNING at the corner of Lot No. 56 on the Southerly side of Fairview Avenue;

Avenue;
THENCE along said Lot a distance of One Hundred Sixty (160) feet to an alley,
THENCE Westerly along said alley, a distance of Forty-Five (45) feet to the corner of Lot

No. 58; THENCE along said lot a distance of One Hundred Soty (160) feet to Fairview Avenue; THENCE Easterly along said Avenue a distance of Forty-Five (45) feet to the place of

BEGINNING.
BEING Lot No. 57 as marked and designated on the plot of Fairchild's Addition to West
Berwick, now Berwick, Penrsylvania.
PARCEL No. 0400-02-066-00/000
BEING the same premises which Cayton L Miller and Janice E Miller, his wife, by Deed
dated 120-132 and recorded 120-982 in the Office of the Recorder of Deeds in and for
the Country of Columbia in Record Book 312, Page 845, granted and conveyed unto Clay-

The Country of Countrie in Necora Book 312, Page 846, granted and conveyed unto Clay-ton L. Miller. AND THE SAID Clayton L. Miller passed away on or about May 04, 2021 thereby vest-ing title unto Emest L. Miller, Doyle E. Miller, Larry J. Miller, Wayne L. Miller, Nancy M. Cox, and Brenda J. Davis, known heirs of Clay-ton L. Miller, deceased, and any unknown heirs, successors or as signs of Clayton L. Miller, deceased

PROPERTY ADDRESS: 1896 FAIRVIEW AVENUE, BERWICK, PA 18603

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

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS OF CLAYTON L. MILLER, DECEASED, DOYLE E. MILLER, WAYNE L. MILLER, BRENDA J. DAVIS, ERNEST L. MILLER, LARRY J. MILLER, NANCY I COX in suit of WILMINGTON SAVINGS FUND SOCIETY.

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. MIPORTANT NOTICE FOR FALLINE
TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE
TERMS MAY RESULT IN SERIOUS RINANCIAL 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 forfetted, but will be applied against at my damages recoverable. The defaultbrucer for breach of contract, in the case of berault all surins paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The default- ing 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 pro-ceeds 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: LOGS LEGAL GROUP LLP KING OF PRUSSIA, PA

TIMOTHY T. CHAMBERI AIN Sheriff Columbia County, Pennsylvani

**Timothy T. Chamberlain** Sheriff



Michael A. Beyer Chief Deputy

WILMINGTON SAVINGS FUND SOCIETY

VS.

UNKNOWN HEIRS OF CLAYTON L. MILLER, DECEASED (et al.)

Case Number 2021CV1022

#### SHERIFF'S RETURN OF SERVICE

08/31/2022 12:31 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE PATRICIA MILLER HIS WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR DOYLE E MILLER AT 36 MUNICIPAL DRIVE, BERWICK, PA 18603.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

September 01, 2022

Commonwealth of Pennsylvania - Notary Seal Sarah Jane Klingaman - Notary Public Columbia County My Commission Expires March 23, 2026 Commission Number 1075245

Affirmed and subscribed to before me this

1ST day of SEPTEMBER ,

2022

Sarah Jane Klingama

**NOTARY** 

**Timothy T. Chamberlain** Sheriff



Michael A. Beyer Chief Deputy

WILMINGTON SAVINGS FUND SOCIETY

UNKNOWN HEIRS OF CLAYTON L. MILLER, DECEASED (et al.)

**Case Number** 2021CV1022

#### SHERIFF'S RETURN OF SERVICE

08/31/2022 01:37 PM - DEPUTY TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE CAROL MILLER HIS WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR WAYNE L MILLER AT 4 LOWER WOODCREST ROAD, BERWICK, PA 18603.

MICHAEL TKACH, DEPUTY

SO ANSWERS.

TIMOTHY T. CHAMBERLAIN, SHERIFF

September 01, 2022

Commonwealth of Pennsylvania - Notary Seal Sarah Jane Klingaman - Notary Public Columbia County My Commission Expires March 23, 2026 Commission Number 1075245

**NOTARY** Affirmed and subscribed to before me this

**SEPTEMBER** 

day of

2022

Timothy T. Chamberlain Sheriff



VS.	TON SAVINGS FUND SOCIETY IN HEIRS OF CLAYTON L. MILLER, DECEASED	et al.)			Number CV1022
	SERVICE C	OVER SHI	EET		
Service De	tails:		THE PARTY NAMED IN	0 100	
Category:	Real Estate Sale - Sale Notice			Zone:	68
Manner:	Adult in Charge	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 10/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN	D DEBTOR'S R	RIGHTS		
Serve To:		Final Servi	ice:		
Name:	DOYLE E MILLER	Served:	Personally · Adu	It In Charge	Posted · Other
Primary Address:	36 MUNICIPAL DRIVE BERWICK, PA 18603	Adult In Charge:	Patricia	Miller	
Phone:	DOB:	Relation:	Wife		
Alternate Address:		Date:	8/31/22	Time:	12:31
Phone:		Deputy:	5	Mileage:	
ttorney /	Originator:				Triple-
Name:	LOGS LEGAL GROUP LLP	Phone:			
ervice Att	empts:				
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Timothy T. Chamberlain Sheriff



VS.	TON SAVINGS FUND SOCIETY  N HEIRS OF CLAYTON L. MILLER, DECEASED (et al.)				Number CV1022
	SERVICE C		EET		
Service De	tails:		N 95 11 12	The Park	1997 32 32
Category:	Real Estate Sale - Sale Notice			Zone:	68
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 10/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN	D DEBTOR'S R	RIGHTS		
Serve To:		Final Servi	ice:		
Name:	WAYNE L MILLER	Served:	Personally	dult In Charge	Posted · Other
Primary Address:	4 LOWER WOODCREST ROAD BERWICK, PA 18603	Adult In Charge:		Hiller	
Phone:	DOB:	Relation:	Wife		
Alternate Address:		Date:	8/31/22	Time:	13:47
Phone:		Deputy:	5	Mileage:	
Attorney / (	Originator:	Carlon, I	100		-
Name:	LOGS LEGAL GROUP LLP	Phone:			
Service Att	tempts:				1000
Date:					
Time:					
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Service Att	tempt Notes:			Tale St.	
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**Timothy T. Chamberlain** Sheriff



Michael A. Beyer Chief Deputy

WILMINGTON SAVINGS FUND SOCIETY vs.

UNKNOWN HEIRS OF CLAYTON L. MILLER, DECEASED (et al.)

Case Number 2021CV1022

#### SHERIFF'S RETURN OF SERVICE

08/25/2022 11:44 AM - DEPUTY JAMES DALTON, 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, TC WIT: BRENDA J DAVIS AT 116 ALBERTSON ROAD, ORANGEVILLE, PA 17859.

JAMES DALTON, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

August 29, 2022

Commonwealth of Pennsylvania - Notary Seal Sarah Jane Klingaman - Notary Public Columbia County My Commission Expires March 23, 2026 Commission Number 1075245

NOTARY

Affirmed and subscribed to before me this

29TH day of AUGUST

AUGUST , 2022

Sarah Jane Klugama

y: LOGS LEGAL GROUP LLP, 3600 HORIZON DRIVE SUITE 150, GENERAL BUSINESS ACCOUNT - PA, KING OF PRUS

**Timothy T. Chamberlain** Sheriff



VS.	NGTON SAVINGS FUND SOCIETY  DWN HEIRS OF CLAYTON L. MILLER, DECEASED (et al.)				Number CV1022		
			E COVER SH	FFT			
Service De	ntails:	OLIVIO	- OOVER OIL				
Category:	Real Estate Sale -	Sale Notice			Zone:	68	
Manner:	Adult in Charge		Expires:		Warrant:		
Notes:		E: 10/26/2022 AT 9:00 E OF SHERIFF'S SALE		RIGHTS			
Serve To:			Final Serv	ice:		- 11 - 5 - 5 - 6 - 6 - 6 - 6 - 6 - 6 - 6 - 6	
Name:	BRENDA J DAVIS		Served:	Personally A	dult In Charge	Posted · Other	
Primary Address:	116 ALBERTSON ORANGEVILLE, P		Adult In Charge:				]
Phone:		DOB:	Relation:				
Alternate Address:			Date:	8-25-22	Time:	1144	
Phone:			Deputy:	6	Mileage:		
Attorney /	Originator:	William Co., St. of St.	CANADA SANCE	Charles Williams	1000	The state of the s	
Name:	LOGS LEGAL GRO	OUP LLP	Phone:				
Service Att	tempts:				AND BUT	T. S. Tanada	
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**Timothy T. Chamberlain** Sheriff



VS.	ON SAVINGS FUND SOCIETY  N HEIRS OF CLAYTON L. MILLER, DECEASED	(et al.)			Number CV1022
	SERVICE C		EET		
ervice De					
Category:	Real Estate Sale - Sale Notice			Zone:	68
lanner:	Adult in Charge	Expires:		Warrant:	
lotes:	SALE DATE & TIME: 10/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	RIGHTS		
erve To:		Final Serv	ice:	202 5	
Vame:	UNKNOWN HEIRS OF CLAYTON L. MILLER	Served:	Personally · Adu	ult In Charge (	Posted Other
Primary Address:	1896 FAIRVIEW AVENUE BERWICK, PA 18603	Adult In Charge:			
Phone:	DOB:	Relation:	Posted		
Alternate Address:		Date:	8/25/22	Time:	11:48
Phone:		Deputy:	5	Mileage:	
ttorney / (	Originator:	1212		and the same	Street, or
lame:	LOGS LEGAL GROUP LLP	Phone:			*
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Timothy T. Chamberlain Sheriff



VS.	ON SAVINGS FUND SOCIETY  N HEIRS OF CLAYTON L. MILLER, DECEASED (et al.)				Number CV1022
	SERVICE O				
Service De		OVER OIL			
Category:				Zone:	(.8
Manner:	Adult in Charge	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 10/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN		IGHTS		
Serve To:		Final Servi	ce:		
Name:	OCCUPANT	Served:	Personally · Adu	ılt In Charge(	Posted other
Primary Address:	1896 FAIRVIEW AVENUE BERWICK, PA 18603	Adult In Charge:			
Phone:	DOB:	Relation:	Posted		
Alternate Address:		Date:	8/25/22	Time:	11:48
Phone:		Deputy:	5	Mileage:	
Attorney /	Originator:	man I de la		-	
Name:	LOGS LEGAL GROUP LLP	Phone:			
Service Att	tempts:	777			
Date:					
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Mileage:					
Deputy:	1 2 3		4	5	6
Service Att	tempt Notes:				
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Timothy T. Chamberlain Sheriff



VS.	TON SAVINGS FUND SOCIETY  (N HEIRS OF CLAYTON L. MILLER, DECEASED (et al.)				e Number 1CV1022
	SERVICE C	OVER SHE	EET		
Service De	tails:	MARKED T. C	-	The State of	The second second
Category:	Real Estate Sale - Sale Notice			Zone:	68
Manner:	Adult in Charge	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 10/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN	D DEBTOR'S R	IGHTS		
Serve To:		Final Servi	ice:	47	
Name:	BERWICK SEWER AUTHORITY	Served:	Personally · A	dult in Charge	· Posted · Other
Primary Address:	1108 FREAS AVE BERWICK, PA 18603	Adult In Charge:		Yorris	
Phone:	DOB:	Relation:	Recept	tionist	
Alternate Address:		Date:	8/25/22	Time:	11:34
Phone:		Deputy:	5	Mileage:	
Attorney / C	Originator:	State of the last	10000		
Name:	LOGS LEGAL GROUP LLP	Phone:			
Service Att	empts:	SR 10 5	E to l'arg	11000	
Date:					
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Deputy:	1 2 3		4	5	6
Service Att	empt Notes:	The state of the s		S. 1811	
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**Timothy T. Chamberlain** Sheriff



VS.	TON SAVINGS FUND SOCIETY  N HEIRS OF CLAYTON L. MILLER, DECEASED	(et al.)
		OVER SHEET
Service De		OVER SHEET
Category:		Zone: 68
Manner:	Adult in Charge	Expires: Warrant:
Notes:	SALE DATE & TIME: 10/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE ANI	) DEBTOR'S RIGHTS
Serve To:		Final Service:
Name:	Connie C. Gingher	Served: Personally · Adult In Charge · Posted · Other
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603	Adult In Charge:
Phone:	570-752-7442 <b>DOB</b> :	Relation: Def.
Alternate Address:		Date: 8/25/22 Time: 11:23
Phone:		Deputy: 5 Mileage:
Attorney /	Originator:	
Name:	LOGS LEGAL GROUP LLP	Phone:
Service Att	tempts:	
Date:		
Time:		
Mileage:		
Deputy:	1 2 3	4 5 6
	tempt Notes:	
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**Timothy T. Chamberlain** Sheriff



JNKNOWN	N HEIRS OF CLAYTON L. MILLER, DECEAS	SED (et al.)		2021	CV1022
	SERVICE	COVER SH	EET		
ervice De			Maria Caracia	-	
				Zone:	68
Manner:	< Not Specified >	Expires:		Warrant:	
Votes:	SALE DATE & TIME: 10/26/2022 AT 9:00 A PLAINTIFF NOTICE OF SHERIFF'S SALE		HGHTS		
erve To:		Final Servi	ice:	fe district	
Name:	Columbia County Tax Office	Served:	Personally · Ad	ult In Charge	Posted · Other
Primary Address:	PO Box 380 Bloomsburg, PA 17815	Adult In Charge:	Lynns F	DICKSOU	
Phone:	570-389-5649 <b>DOB</b> :	Relation:	CLEA	*	
Alternate Address:		Date:	8/25/02	Time:	litet
Phone:		Deputy:	4	Mileage:	
ttorney / C	Originator:			V-12- 1	
Name:	LOGS LEGAL GROUP LLP	Phone:			
ervice Att	empts:				
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**Timothy T. Chamberlain** Sheriff



VS.	ON SAVINGS FUND SOCIETY I HEIRS OF CLAYTON L. MILLER, DECEASED (	(et al.)			Number CV1022
	SERVICE CO	OVER SHE	EET		
Service De	tails:		- The State of State	E. 133%	The state of
Category:	Real Estate Sale - Sale Notice			Zone:	68
Manner:	Adult in Charge	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 10/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	IGHTS		
erve To:		Final Servi	ce:		
Name:	Domestic Relations Office of Columbia Cot	Served:	Personally · Ad	alt In Charge	Posted · Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR	Adult in Charge:	KINKISSA	Weigh	
	Bloomsburg, PA 17815			ن	
Phone:	DOB:	Relation:	Ci	ELL	
lternate ddress:		Date:	8 35 35	Time:	1253
Phone:		Deputy:	4	Mileage:	
ttorney/	Priginator:		Call Control	- COLD - F Y	1000
lame:	LOGS LEGAL GROUP LLP	Phone:			
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DILL INV. **BERWICK BORO** FOR: COLUMBIA County 03/01/2022 5123 **IAKE CHECKS PAYABLE TO:** DESCRIPTION LESS DISCOUNT TAX AMOUNT DUE INCL PENALTY ASSESSMENT MILLS BERWICK BOROUGH **GENERAL** 19,114 12.135 227.31 231.95 255.15 TAX COLLECTOR SINKING 18.73 19.11 21.02 1615 LINCOLN AVENUE FIRE 1.25 23.41 23.89 25.08 BERWICK PA 18603 LIGHT 1.25 23.41 23.89 25.08 OURS:MON, TUE, THUR : 9:30 AM - 4 PM **BORO RE** 18.1 339.04 345.96 363.26 CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS NO PERSONAL CHECKS AFTER DEC.1, 2022 The discount 631.90 644.80 689.59 HONE:570-752-7442 have been colculated for your convenience MOUNT April 30 June 30 June 30 If paid on or before If paid on or before If paid after CNTY TWP AXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED This tax returned 2 % Discount 2 % to courthouse on: MILLER CLAYTON L Penalty 10 % 5 % January 1, 2023 1896 FAIRVIEW AVENUE PARCEL: 04D-02 -066-00,000 BERWICK PA 18603 1896 FAIRVIEW AVE CK 631.90 .3306 Acres Land 5,760 CF. 031848 Buildings 13,354 **Total Assessment** FILE COPY ou desire a receipt, send a self-addressed stamped envelope with your payment 19,114 THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT Lereta

Bill Date: 7/1/2022

Bill #: 2762

Make Check Payable To: The Berwick Area School District

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

Telephone: 570-752-7442

2022-2023 SCHOOL REAL ESTATE TAX NOTICE Berwick Area School District Berwick Borough

Taxes are due and payment is requested from:

012178 04D02 06600000 2762 C04 MILLER CLAYTON L 1896 FAIRVIEW AVE BERWICK, PA 18603-2517 COUPON MUST BE RETURNED WITH PAYMENT

Parcel #: 04D02 06600000

**Property Location and Description:** Assessment: 1896 FAIRVIEW AVE L= 5.760 R≃ 13,354 Description TSCACOL REAL ESTATE T= 19,114 Mills/Rate Amount 48.910 934.87 HOMESTEAD EXCLUSION NA NA **FARMSTEAD EXCLUSION** NA NA AMOUNTS DUE

If Paid By 8/31/2022 2% Discount Amount + 916.17 If Paid By 10/31/2022 Face Amount 934.87 10% Penalty Amount If Paid After 10/31/2022 **→** 1.028.36

Last Day to Pay: 12/31/2022 9/6/17
For a receipt, return the entire bill with payment and a self-addressed stamped envelope. Office Hours Monday, Tuesday, and Thursday from 9:30am - 4:00pm. Closed Wednesday and Friday Closed Holidays

8-22 C# 633-292 1951-46

Roverse NTG

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

Date: 08/25/2022

REAL ESTATE TAX CERTIFICATION
Fee: \$5.00 Cer Cert. NO: 42776

MILLER CLAYTON L 1896 FAIRVIEW AVENUE BERWICK PA 18603

District: BERWICK BORO Deed: 0312 -0845 Location: 1896 FAIRVIEW AVE Parcel Id:04D-02 -066-00,000

Assessment: 19,114 Balances as of 08/25/2022

BALANCE YEAR TAX TYPE TAXES DUE TAX AMOUNT PENALTY DISCOUNT PAID

By: Columbia Co. Sheriff Per: LL

LOGS LEGAL GROUP LLP

BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447

ELIZABETH L. WASSALL, PA I.D. NO. 77788

LESLIE J. RASE, PA I.D. NO. 58365

SAMANTHA GABLE, PA I.D. NO. 320695

LILY CALKINS, PA I.D. NO. 327356

HEATHER RILOFF, PA I.D. NO. 309906

3600 HORIZON DRIVE, SUITE 150

KING OF PRUSSIA, PA 19406

TELEPHONE: (610) 278-6800

E-MAIL: PAHELP@LOGS.COM

LLG FILE NO. 21-066274

WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1

**PLAINTIFF** 

Ernest L. Miller, Known Heir of Clayton L. Miller, Deceased and Doyle E. Miller, Known Heir of Clayton L. Miller, Deceased and Larry J. Miller, Known Heir of Clayton L. Miller, Deceased and Wayne L. Miller, Known Heir of Clayton L. Miller, Deceased and Nancy M. Cox. Known Heir of Clayton L. Miller, Deceased and Brenda J. Davis, Known Heir of Clayton L. Miller, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Clayton L. Miller, Deceased

**DEFENDANTS** 

**COURT OF COMMON PLEAS** CIVIL DIVISION COLUMBIA COUNTY

NO: 2021-CV-1022

2022 - ED - 68

#### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO:

Brenda J. Davis, Known Heir of Clayton L. Miller, Deceased

116 Albertson Road

Orangeville, PA 17859

Your house (real estate) at:

#### 1896 Fairview Avenue, Berwick, PA 18603

04D-02-066-00.000

is scheduled to be sold at Sheriff's Sale at Columbia County Sheriff's County, 35 West Main Street Bloomsburg, PA 17185 on 10.26.2022 at 9:00 am to enforce the court judgment of \$123,627.12 obtained by WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 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:

The sale will be cancelled if you pay back to WILMINGTON SAVINGS FUND SOCIETY, FSB, 1. not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 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.

#### COMMONWEALTH OF PENNSYLVANIA COUNTY OF COLUMBIA

SS

WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 PLAINTIFF

No: 2021-CV-1022

2022-ED-68

VS.

WRIT OF EXECUTION:

Ernest L. Miller, Known Heir of Clayton L. Miller,
Deceased and Doyle E. Miller, Known Heir of Clayton
L. Miller, Deceased and Larry J. Miller, Known Heir of
Clayton L. Miller, Deceased and Wayne L. Miller,
Known Heir of Clayton L. Miller, Deceased and Nancy
M. Cox, Known Heir of Clayton L. Miller, Deceased
and Brenda J. Davis, Known Heir of Clayton L. Miller,
Deceased and Unknown Heirs, Successors, Assigns and
All Persons, Firms or Associations Claiming Right, Title
or Interest from or under Clayton L. Miller, Deceased
DEFENDANTS

MORTGAGE FORECLOSURE

#### 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:

1896 Fairview Avenue, Berwick, PA 18603 See attached legal

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

Amount Due Interest from July 23, 2022 to

\$123,627.12

Costs to be Added

Seal of Court

Date: 8/17/2022

PROTHONOTARY

Deputy Prothonotary

Proth & Clerk of Sev. Courts My Com. Ex. 1st Monday in 2024

# No: 2021-CV-1022

WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1

30

Ernest L. Miller, Known Heir of Clayton L. Miller, Deceased 411 Oakdale Drive Hunlock Creek, PA 18621 Doyle E. Miller, Known Heir of Clayton L. Miller, Deceased 36 Municipal Drive Berwick, PA 18603

Larry J. Miller, Known Heir of Clayton L. Miller, Deceased 1110 West Walnut Street Coal Township, PA 17866 Wayne L. Miller, Known Heir of Clayton L. Miller, Deceased 4 Lower Woodcrest Road Berwick, PA 18603

Nancy M. Cox, Known Heir of Clayton L. Miller, Deceased 3536 Green Street Camp Hill, PA 17011 Brenda J. Davis, Known Heir of Clayton L. Miller, Deceased 116 Albertson Road Orangeville, PA 17859

· , \*

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Clayton L. Miller, Deceased

1896 Fairview Avenue Berwick, PA 18603

# WRIT OF EXECUTION

(MORTGAGE FORECLOSURE)

SAMANTHA GABLE, ESQUIRE

, Attorney

LOGS LEGAL GROUP LLP 3600 HORIZON DRIVE, SUITE 150 KING OF PRUSSIA, PA 19406

**Timothy T. Chamberlain** Sheriff



VS.	LMINGTON SAVINGS FUND SOCIETY vs. KNOWN HEIRS OF CLAYTON L. MILLER, DECEASED (et al.)			Case Number 2021CV1022	
	SERVICE C		ET		
Service De				1 100	31.7.3.
Category:	Real Estate Sale - Posting - Sale Bill			Zone:	68
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 10/26/2022 AT 9:00 AM SHERIFF'S SALE BILL				
Serve To:		Final Servi	ce:		
Name:	(POSTING)	Served:	Personally · A	duit In Charge ·	Posted · Other
Primary Address:	1896 FAIRVIEW AVENUE BERWICK, PA 18603	Adult In Charge:			
Phone:	DOB:	Relation:			
Alternate Address:		Date:		Time:	
Phone:		Deputy:		Mileage:	
Attorney / (	Originator:	Company of the		Charles and the	A CONTRACTOR
Name:	LOGS LEGAL GROUP LLP	Phone:			
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Service Att	empt Notes:		ent miles	s'es niv	
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LOGS LEGAL GROUP LLP

BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447

ELIZABETH L. WASSALL, PA I.D. NO. 77788

LESLIE J. RASE, PA I.D. NO. 58365

SAMANTHA GABLE, PA I.D. NO. 320695

LILY CALKINS, PA I.D. NO. 327356

HEATHER RILOFF, PA I.D. NO. 309906

3600 HORIZON DRIVE, SUITE 150

KING OF PRUSSIA, PA 19406

TELEPHONE: (610) 278-6800

E-MAIL: PAHELP@LOGS.COM

LLG FILE NO. 21-066274

WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES

AMERICA STRUCTURED ACQUISITION TRUST 2018-HB1

**PLAINTIFF** 

VS.

Ernest L. Miller, Known Heir of Clayton L. Miller, Deceased and Doyle E. Miller, Known Heir of Clayton L. Miller, Deceased and Larry J. Miller, Known Heir of Clayton L. Miller, Deceased and Wayne L. Miller, Known Heir of Clayton L. Miller, Deceased and Nancy M. Cox, Known Heir of Clayton L. Miller, Deceased and Brenda J. Davis, Known Heir of Clayton L. Miller, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Clayton L. Miller, Deceased

**DEFENDANTS** 

COURT OF COMMON PLEAS CIVIL DIVISION COLUMBIA COUNTY

CASE NO. 2021-CV-1022

2022-ED-68

#### **AFFIDAVIT PURSUANT TO RULE 3129.1**

WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1, 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 **1896 Fairview Avenue**, **Berwick**, **PA 18603**.

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

Ernest L. Miller, Known Heir of Clayton L.

Miller, Deceased
411 Oakdale Drive
Hunlock Creek, PA 18621

Hunlock Creek, PA 18621

<u>Larry J. Miller</u>, Known Heir of Clayton L. Miller, Deceased

1110 West Walnut Street

Coal Township, PA 17866

Nancy M. Cox, Known Heir of Clayton L.

Miller, Deceased 3536 Green Street Camp Hill, PA 17011 Doyle E. Miller, Known Heir of Clayton L.

Miller, Deceased 36 Municipal Drive Berwick, PA 18603

Wayne L. Miller, Known Heir of Clayton L.

Miller, Deceased

4 Lower Woodcrest Road Berwick, PA 18603

Brenda J. Davis, Known Heir of Clayton L.

Miller, Deceased 116 Albertson Road Orangeville, PA 17859

Cumbulant Desirant Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Clayton L. Miller, Deceased 1896 Fairview Avenue
Berwick, PA 18603

2. Name and address of Defendants in the judgment:

Ernest L. Miller, Known Heir of Clayton L. Miller, Deceased 411 Oakdale Drive Hunlock Creek, PA 18621

Larry J. Miller, Known Heir of Clayton L. Miller, Deceased 1110 West Walnut Street Coal Township, PA 17866

Nancy M. Cox, Known Heir of Clayton L. Miller, Deceased 3536 Green Street Camp Hill, PA 17011 Doyle E. Miller, Known Heir of Clayton L. Miller, Deceased 36 Municipal Drive Berwick, PA 18603

Wayne L. Miller, Known Heir of Clayton L. Miller, Deceased 4 Lower Woodcrest Road Berwick, PA 18603

Brenda J. Davis, Known Heir of Clayton L. Miller, Deceased 116 Albertson Road Orangeville, PA 17859

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Clayton L. Miller, Deceased 1896 Fairview Avenue
Berwick, PA 18603

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

WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 101 West Louis Henna Boulevard, Suite 310 Austin, TX 78728

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

WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 101 West Louis Henna Boulevard, Suite 310 Austin, TX 78728

Secretary of Housing and Urban Development 451 Seventh Street, SW Washington, DC 20410

5.	Name and address of every other person who ha	as any record lien on the property:
J	PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230	
6.	Name and address of every other person who had interest may be affected by the sale:	as any record interest in the property and whose
V	Columbia County Domestic Relations 15 Perry Avenue P.O. Box 380 Bloomsburg, PA 17815	PA Dept. of Public Welfare- Bureau of Child Support Health & Welfare Building P.O. Box 2675 Harrisburg, PA 17105
7.	Name and address of every other person of who interest in the property which may be affected b	m the plaintiff has knowledge who has any y the sale:
	TENANT OR OCCUPANT 1896 Fairview Avenue Berwick, PA 18603	Commonwealth of Pennsylvania Department of Revenue, Inheritance Tax Division 1131 Strawberry Square, 6th Floor Harrisburg, PA 17128
/	Internal Revenue Service WM S. Moorehead Federal Bldg. Advisory 1000 Liberty Avenue, Room 704 Pittsburgh, PA 15222	Department of Public Welfare Estate Recovery Program PO Box 8486 Willow Oak Bldg Harrisburg, PA 17105
/	Commonwealth of Pennsylvania Department of Revenue Inheritance Tax Division Bureau of Compliance	Bernick Sewer

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

Date: 8 14 22

Dept. 280946

Harrisburg, PA 17128

BY:

SAMANTHA GABLE, ESQUIRE

LOGS LEGAL ROUPLEP

Connie G

21-066274

#### REAL ESTATE OUTLINE

ED#<u>2022 ED 68</u>

DATE RECEIVED Ang /	7 20 22
DOCKET AND INDEX	021 CV 1022
CHECK FOR PROPER	INFO.
WRIT OF EXECUTION	X
COPY OF DESCRIPTION	X
WHEREABOUTS OF LKA	X Deceased
NON-MILITARY AFFIDAVIT	<del></del>
NOTICES OF SHERIFF SALE	X
WAIVER OF WATCHMAN	X
AFFIDAVIT OF LIENS LIST	X
CHECK FOR \$1,350.00 OR	X CK# 15042529
**IF ANY OF ABOVE IS MISSIN	
SALE DATE	Oct. 26 TIME 9:00
POSTING DATE	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK
	2 <sup>ND</sup> WEEK
	3 <sup>RD</sup> WEEK



#### **LOGS Legal Group LLP**

Attorneys at Law

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

Columbia County Sheriff 35 West Main Street Bloomsburg, PA 17815

#### **Partners**

Gerald M. Shapiro (licensed in FL, IL) David S. Kreisman (licensed in IL)

#### **Managing Partner**

Christopher A. DeNardo (licensed in NJ, NY, PA)

RE: WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 vs. Ernest L. Miller, Known Heir of Clayton L. Miller, Deceased; Doyle E. Miller, Known Heir of Clayton L. Miller, Deceased; Wayne L. Miller, Deceased; Larry J. Miller, Known Heir of Clayton L. Miller, Deceased; Wayne L. Miller, Known Heir of Clayton L. Miller, Deceased; Brenda J. Davis, Known Heir of Clayton L. Miller, Deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Clayton L. Miller, Deceased

Docket No.: 2021-CV-1022

Property Address: 1896 Fairview Avenue, Berwick, PA 18603

LLG File No.: 21-066274

#### Sir/Madam:

Please be advised we will be using a third party to attempt personal service.

Please post the HANDBILL upon the following address:

1896 Fairview Avenue, Berwick, PA 18603

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, *John Hotz* 

John Hotz Legal Assistant

**Enclosures** 

Print Your Documents Page 1 of 1

Document Receipt

Trans # 19142 Carrier / service: USPS Server First-Class Mail® 8/23/2022 12:00:00 AM

Ship to:

COMMON OF PENNA DEPT OF REVENUE

DEPT. 280946 Tracking #: 71901140006000185537

Doc Ref #: 2022ED68 Postage 5.8600

Postage 5.86

HARRISBURG PA 17128

Print Your Documents Page 1 of 1

Document Receipt

Trans # 19141 Carrier / service: USPS Server First-Class Mail® 8/23/2022 12:00:00 AM

Ship to:

TPL CASUALTY UNIT DEPT OF PUBLIC WELFAR

WILLOW OAK BUILDING Tracking #: 71901140006000185520

P.O. BOX 8486 Doc Ref #: 2022ED68
ESTATE RECOVERY PROGRAM Postage 5.8600
HARRISBURG PA 17105

http://webserver1/sendsuite%20live/projects/image.aspx?pd=1

Page 1 of 1 **Print Your Documents** 

Document Receipt

Trans# 19140 Carrier / service: USPS Server First-Class Mail® 8/23/2022 12:00:00 AM

Ship to:

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

451 SEVENTH STREET Tracking #: 71901140006000185513

S.W. Doc Ref #: 2022ED68 5.8600 Postage

WASHINGTON DC 20410

Page 1 of 1 **Print Your Documents** 

#### Document Receipt

Trans# 19140 Carrier / service: USPS Server First-Class Mail® 8/23/2022 12:00:00 AM

Ship to:

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

451 SEVENTH STREET Tracking #: 71901140006000185513

2022ED68 S.W. Doc Ref#: 5.8600 Postage

WASHINGTON DC 20410

Print Your Documents Page 1 of 1

Document Receipt

Trans # 19139 Carrier / service: USPS Server First-Class Mail® 8/23/2022 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC

WELFARE

PO BOX 8016 Tracking #: 71901140006000185506

Doc Ref #: 2022ED68

Postage 5.8600

HARRISBURG PA 17105

Page 1 of 1 **Print Your Documents** 

Document Receipt

Trans# 19139 Carrier / service: USPS Server First-Class Mail® 8/23/2022 12:00:00 AM

Ship to:

DEPARTMENT OF PUBLIC WELFARE OFFICE OF F.A.I.R.

PO BOX 8016 Tracking #: 71901140006000185506

2022ED68 Doc Ref #: 5.8600

Postage

HARRISBURG PA 17105

Page 1 of 1 **Print Your Documents** 

Document Receipt

8/23/2022 12:00:00 AM Trans# 19138 Carrier / service: USPS Server First-Class Mail®

Ship to:

INTERNAL REVENUE OF JUSTICE IRS

1000 LIBERTY AVENUE Tracking #: 71901140006000185490

ROOM 701A Doc Ref#: 2022ED68 5.8600 Postage

PITTSBURGH PA 15222 Print Your Documents Page 1 of 1

Document Receipt

Trans # 19137 Carrier / service: USPS Server First-Class Mail® 8/23/2022 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000185483

Doc Ref #: 2022ED68

Postage 5.8600

HARRISBURG PA 17128

Print Your Documents Page 1 of 1

Document Receipt

Trans# 1

19136

Carrier / service: USPS Server

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HARRISBURG

PA 17105

LOGS LEGAL GROUP LLP

BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447

ELIZABETH L. WASSALL, PA I.D. NO. 77788

LESLIE J. RASE, PA I.D. NO. 58365

SAMANTHA GABLE, PA I.D. NO. 320695

LILY CALKINS, PA I.D. NO. 327356

HEATHER RILOFF, PA I.D. NO. 309906

3600 HORIZON DRIVE, SUITE 150

KING OF PRUSSIA, PA 19406

TELEPHONE: (610) 278-6800

E-MAIL: PAHELP@LOGS.COM LLG FILE NO. 21-066274

WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1

**PLAINTIFF** 

VS.

Ernest L. Miller, Known Heir of Clayton L. Miller, Deceased and Doyle E. Miller, Known Heir of Clayton L. Miller, Deceased and Larry J. Miller, Known Heir of Clayton L. Miller, Deceased and Wayne L. Miller, Known Heir of Clayton L. Miller, Deceased and Nancy M. Cox, Known Heir of Clayton L. Miller, Deceased and Brenda J. Davis, Known Heir of Clayton L. Miller, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Clayton L. Miller, Deceased

COURT OF COMMON PLEAS CIVIL DIVISION COLUMBIA COUNTY

NO:2021-CV-1022

#### **CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

I hereby certify that I am the Attorney of record for the Plaintiff in this Action against Real Property and further certify this Property is:

X FHA - Tenant Occupied or Vacant

Commercial

**DEFENDANTS** 

As a result of a Complaint in Assumpsit

That the Plaintiff has complied in all respects with Section 403 of the Mortgage \_\_\_\_Assistance Act including but not limited to:

- (a) Service of notice on Defendants
- (b) Expiration of 30 days since the service of notice
- (c) Defendants failure to request or appear at meeting with Mortgagee or Consumer Credit Counseling Agency
- (d) Defendants failure to file application with Homeowners Emergency Assistance Program.

I further agree to indemnify and hold harmless the Sheriff of Columbia County for any false statement given herein.

LOGS LEGAL GROUP LLP

Date: BY: Attorneys for Plaintiff

Christopher A. DeNardo

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

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2021CV1022

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, OCTOBER 26, 2022 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 THOSE CERTAIN pieces or parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

LOT NO. 1 - BEGINNING at the corner of Lot Fifty-Nine on the South of Fairview Avenue;

THENCE Easterly along said Avenue forty-five (45) feet to a comer of Lot No. 57;

THENCE Southerly along said Lot One Hundred Sixty (160) feet to an alley;

THENCE Westerly along said alley Forty-Five (45) feet to corner of Lot No. 59;

THENCE Northerly along said lot One Hundred Sixty (160) feet to Fairview Avenue, the place of BEGINNING. BEING Lot No. 58 as marked and designated on plot or place of Fairchild Addition to West Berwick, now Berwick, Pennsylvania.

LOT NO. 2 - BEGINNING at the corner of Lot No. 56 on the Southerly side of Fairview Avenue;

THENCE along said Lot a distance of One Hundred Sixty (160) feet to an alley;

THENCE Westerly along said alley, a distance of Forty-Five (45) feet to the corner of Lot No. 58;

THENCE along said lot a distance of One Hundred Sixty (160) feet to Fairview Avenue;

THENCE Easterly along said Avenue a distance of Forty-Five (45) feet to the place of BEGINNING.

BEING Lot No. 57 as marked and designated on the plot of Fairchild's Addition to West Berwick, now Berwick, Pennsylvania.

PARCEL NO. 04D-02-066-00.000

BEING the same premises which Clayton L. Miller and Janice E. Miller, his wife, by Deed dated 12-01-82 and recorded 12-09-82 in the Office of the Recorder of Deeds in and for the County of Columbia in Record Book 312, Page 845, granted and conveyed unto Clayton L. Miller.

AND THE SAID Clayton L. Miller passed away on or about May 04, 2021 thereby vesting title unto Ernest L. Miller, Doyle E. Miller, Larry J. Miller, Wayne L. Miller, Nancy M. Cox, and Brenda J. Davis, known heirs of Clayton L. Miller, deceased, and any unknown heirs, successors or as signs of Clayton L. Miller, deceased

PROPERTY ADDRESS: 1896 FAIRVIEW AVENUE, BERWICK, PA 18603

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

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS OF CLAYTON L. MILLER, DECEASED, DOYLE E MILLER, WAYNE L MILLER, BRENDA J DAVIS, ERNEST L MILLER, LARRY J MILLER, NANCY I COX in suit of WILMINGTON SAVINGS FUND SOCIETY.

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 failts 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 agiainst 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 conneciton 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.

#### TIMOTHY T. CHAMBERLAIN



**PHONE** 

(570) 389-5622

**COURT HOUSE:** P.O. BOX 380 BLOOMSBURG, PA 17815 FAX: (570) 389-5625

**24 HOUR PHONE** 

(570) 784-6300

Date: August 23, 2022

PRESS ENTERPRISE Lackawanna Avenue Bloomsburg, PA 17815

Re: Sheriffs Sale Advertising Dates Wilmington Savings Fund Society, FSB VS.

Unknown Heirs of Clayton L. Miller, Deceased (et al)

No. 68 of 2022 E.D. and No. 1022 of 2021 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1<sup>st</sup> Week October 5th 2022

2<sup>nd</sup> Week October 12th 2022

3<sup>rd</sup> Week October 19th 2022

SALE DATE: October 26th 2022 @ 9:00 a.m

Feel free to contact me if you have any questions. Sarah 570-389-5622.

Respectfully,

**Timothy Chamberlain Sheriff of Columbia County**  ALL THOSE CERTAIN pieces or parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

LOT NO. 1 - BEGINNING at the corner of Lot Fifty-Nine on the South of Fairview Avenue;

THENCE Easterly along said Avenue forty-five (45) feet to a corner of Lot No. 57;

THENCE Southerly along said Lot One Hundred Sixty (160) feet to an alley;

THENCE Westerly along said alley Forty-Five (45) feet to corner of Lot No. 59;

THENCE Northerly along said lot One Hundred Sixty (160) feet to Fairview Avenue, the place of BEGINNING.

BEING Lot No. 58 as marked and designated on plot or place of Fairchild Addition to West Berwick, now Berwick, Pennsylvania.

LOT NO. 2 - BEGINNING at the corner of Lot No. 56 on the Southerly side of Fairview Avenue;

THENCE along said Lot a distance of One Hundred Sixty (160) feet to an alley;

THENCE Westerly along said alley, a distance of Forty-Five (45) feet to the corner of Lot No. 58;

THENCE along said lot a distance of One Hundred Sixty (160) feet to Fairview Avenue;

THENCE Easterly along said Avenue a distance of Forty-Five (45) feet to the place of BEGINNING.

BEING Lot No. 57 as marked and designated on the plot of Fairchild's Addition to West Berwick, now Berwick, Pennsylvania.

PARCEL NO. 04D-02-066-00.000

BEING the same premises which Clayton L. Miller and Janice E. Miller, his wife, by Deed dated 12-01-82 and recorded 12-09-82 in the Office of the Recorder of Deeds in and for the County of Columbia in Record Book 312, Page 845, granted and conveyed unto Clayton L. Miller.

AND THE SAID Clayton L. Miller passed away on or about May 04, 2021thereby vesting title unto Ernest L. Miller, Doyle E. Miller, Larry J. Miller, Wayne L. Miller, Nancy M. Cox, and Brenda J. Davis, known heirs of Clayton L. Miller, deceased, and any unknown heirs, successors or as signs of Clayton L. Miller, deceased



Wilmington Savings Fund Society, FSB, et al

-VS-

Earnest L. Miller, et al

County of LONG MANAGE

COURT

Court of Common Pleas of

Pennsylvania

Columbia County

CASE NUMBER - 2021-CV-1022

**AFFIDAVIT** 

B&R Control # PS190705.01 Reference Number 21-066274

> My Commission Expires March 24, 2025 Commission Number 1248164

SERVICE INFORMATION

On 9/19/2022, we received the Notice of Sheriff Sale For service upon: Ernest L. Miller, Known Heir of Clayton L. Miller, deceased At 411 Oakdale Drive, Hunlock Creek, PA 18621

Personally se	scribed below.  proved.  ge of residence, relation  ge of residence who re  k of place of residence  on in charge of office	onship is efused to give name a e lodging	and/or relationship.		
Description of P	Other	Height <u>GIQA</u>	Weight <u>(し)</u> F	Sex 100	10_
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Client Phone (e10	- 10 lossill	Sale Date: 10/26/	Driunduly 2022 Filed Date:	Mille	<i>O Milly</i> By: 09/27/2022
Francisco Mo Logs Legal G 3600 Horizon Sulte 150 King of Pruss	roup, LLP Drive			Commonwealth of Pennsylv. FRANCIS B JOLLEY - No Lackawanna Co My Commission Expires M	otary Public unty



-VS-

Earnest L. Miller, et al

235 SOUTH 13TH STREET PHILADELPHIA, PA 19107 PHONE: (215) 546-7400 FAX: (215) 985-0169

Wilmington Savings Fund Society , FSB, et al

COURT

Court of Common Pleas of

Pennsylvania

Columbia County

CASE NUMBER

2021-CV-1022

State of PARCUlynun

**AFFIDAVIT** 

County of WAYAWA

B&R Control # PS190705.02 Reference Number 21-066274

#### SERVICE INFORMATION

On <u>9/19/2022</u>, we received the Notice of Sheriff Sale
For service upon: <u>Doyle E. Miller, Known Helr of Clayton L. Miller, Deceased</u>
At 36 Municiple Drive, Berwick, PA 18803

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Description of Person Age Other	Day Win		ce With Sex Unite	-
Other	Time	Moved t	Jnknown No Answer	☐ Vacant
The Process Server, being duly swor facts set forth herein are true and conknowledge, information and belief.  Process Server/Sheriff	n, deposes and says the rect to the best of their	- 112	worn to and subscribed before day of Self.	ore me this
Client Phone (610) 278-6800	Sale Date: 10	26/2022 Filed Date:	BR Serve By:	09/27/2022
Francisco Mora Logs Legal Group, LLP 3600 Horizon Drive Suite 150 King of Prussia, PA 19406			Commonwealth of Pennsylvania - N FRANCIS B JOLLEY - Notary P Lackawanna County My Commission Expires March 2 Commission Number 12481	ublic 4. 2025

National Association of Professional Process Servers

Wilmington Savings Fund Society, FSB, et al

-VS-

Earnest L. Miller, et al

State of LEAST MINE

County of LANTAWYORK

Suite 150

King of Prussia, PA 19406

COURT

Court of Common Pleas of

Lackawanna County

My Commission Expires March 24, 2025 Commission Number 1248164

Pennsylvania

Columbia County

CASE NUMBER

2021-CV-1022

**AFFIDAVIT** 

B&R Control # PS190705.03 Reference Number 21-066274

#### SERVICE INFORMATION

On 9/19/2022 we received the
Notice of Sheriff Sale
For service upon: Larry J. Miller, Known Heir of Clayton L. Miller, Deceased
At 1110 West Walnut Street, Coal Township, PA 17866

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Client	Phone (610) 278-68	00	Sale Date:	10/26/2022	Filed Date:		BR Serve By:	09/27/2022
	Francisco Mora Logs Legal Group, LL 3600 Horizon Drive	2	; <del>s</del> ;	·			wealth of Pennsylvania	

ORIGINAL :



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ij,

235 SOUTH 13TH STREET PHILADELPHIA, PA 19107
PHONE: (215) 546-7400
FAX: (215) 985-0169

"Wilmington Savings Fund Society, FSB, et al

COURT

Court of Common Pleas of

Pennsylvania

Columbia County

-VS-Earnest L. Miller, et al

CASE NUMBER

2021-CV-1022

**AFFIDAVIT** 

County of DATKINNYOW

B&R Control # PS190705.04 Reference Number 21-066274

#### SERVICE INFORMATION

On 9/19/2022, we received the Notice of Sheriff Sale For service upon: Wayne L. Miller, Known Heir of Clayton L. Miller, Deceased At 4 Lower Woodcrest Road, Berwick, PA 18603

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Wilmington Savings Fund Society, FSB, et al

COURT

Court of Common Pleas of

Pennsylvania

Columbia County

CASE NUMBER

2021-CV-1022

**AFFIDAVIT** 

County of Dauphin

-VS-

Earnest L. Miller, et al

B&R Control # PS190705.05 Reference Number 21-066274

#### SERVICE INFORMATION

On 9/19/2022, we received the Notice of Sheriff Sale For service upon: Nancy M. Cox, Known Heir of Clayton L. Miller, Deceased At 3536 Green Street, Camp Hill, PA 17011

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	Francisco Mora				— <u>jai a</u>			

Logs Legal Group, LLP 3600 Horizon Drive Suite 150 King of Prussia, PA 19406



Commonwealth of Pennsylvania - Noury Seal John F. Shinkowsky, Notary Public Dauphin County My commission expires September 28, 2022 Commission number 1151303



Wilmington Savings Fund Society, FSB, et al

COURT

Court of Common Pleas of

Pennsylvania

Columbia County

CASE NUMBER 2021-CV-1022

State of

-VS-

Earnest L. Miller, et al

**AFFIDAVIT** 

County of With the Co

B&R Control # PS190705.06 Reference Number 21-066274

#### SERVICE INFORMATION

On 9/19/2022, we received the Notice of Sheriff Sale For service upon: Brenda J. Davis, Known Heir of Clayton L. Miller, Deceased Al 116 Albertson Road, Orangeville, PA 17859

The second second	ed Date 921/2	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	12:42 PM A	ccepted By: 6	ida.J.No	w2	
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Process	Server/Sheriff	Swan	Nex	- Bearlu	Notary Put	MAMAS	Dolly
Client	Phone (610) 278-68	00	Sale Date: 1	0/26/2022 Filed Date	1	BR Serve By: 09	27/2022
	Francisco More						

Logs Legal Group, LLP 3600 Horizon Drive Suite 150 King of Prussia, PA 19406



Commonwealth of Pennsylvania - Notary Seal FRANCIS B JOLLEY - Notary Public Lackawanna County My Commission Expires March 24, 2025 Commission Number 1248164

LD UP TO THE LIGHT TO VEHIFY 2 POSSZ 4, MILES = 18 CASE # 2021-CV-1022  08/15/22  \$ 1,350.00		VOID AFTER 90 DAYS	MAN OF Marma	W.F. L'HUTHES GEVIT & HERS
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LOGS Legal Group LLP General Business Account - PA 3600 Horizon Drive Sulte 150 King Of Prussia PA 19406 (610) 278-8800	PAY One Thousand Three Hunc	TO THE SHERIFF OF COLUMBIA COUNTY	ORDER P.O. BOX 380	U L C D L 2 G 2 D D B B B B B B B B B B B B B B B B B

"15042529" "071006486" 2458373"