

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 25, 2023 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ 6302,89

POUNDAGE - 2% OF BID \$ 126,06

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 6428,95

PURCHASER(S): Wilmington Savings Fund

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): [Signature]

Boice Paul (local counsel)

TOTAL DUE: \$ 6428,95

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 5078,95

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Michael A. Beyer
Chief Deputy

Plaintiff

WILMINGTON SAVINGS FUND SOCIETY

Defendant

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	NORTHRD CO	\$72.50
Other	CUMBERLAND CO	\$39.85

Total Sheriff Costs \$2,884.00

Municipal Costs

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

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

Municipal Costs

Sewer		\$3,347.14
-------	--	------------

Total Municipal Costs	\$3,347.14
-----------------------	------------

Distribution Costs

Recording Fees	CUMBERLAND CO	\$71.75
----------------	---------------	---------

Total Distribution Costs	\$71.75
--------------------------	---------

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
Customer:
SHERIFF OFFICE

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

RECEIPT
Receipt By: WALK-IN

Reg/Drw ID: 0101
By: BSL

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$72.75	202302509	BERWICK BORO
	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	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.50		
	RECORDING FEES - RECORDER	\$13.50		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$72.75		
	PAYMENTS			
	CHECK: 9231 - SHERIFF OFFICE	\$71.75		
	CHECK: 9238 - SHERIFF OFFICE	\$1.00		
	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; 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

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 Blvd.
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,


Kyle Bragg
PA Post Sale
856-793-3080 Ext-43456
Kbragg@logs.com
Enclosures

SHERIFF'S SALE COST SHEET

21-1022
68-22

VS.

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>315.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>48.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>10.00</u>	
NOTARY	\$ <u>40.00</u>	
TOTAL *****		\$ <u>609.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1727.15</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1977.15</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</u>

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>3347.14</u>	
WATER 20	\$ _____	
TOTAL *****		\$ <u>3347.14</u>

SURCHARGE FEE (DSTE)		\$ 150.00 <u>160.00</u>
MISC. <u>Nestled</u>	\$ <u>72.50</u>	
<u>Cumulative</u>	\$ <u>39.85</u>	
TOTAL *****		\$ <u>112.35</u>

TOTAL COSTS (OPENING BID) \$ 6292.89

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

Check #:

21180

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:

SF4001BOTTNS-1SA



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

CCJ31LF0010000 L04SF009163

Check #:

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
vs.
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.

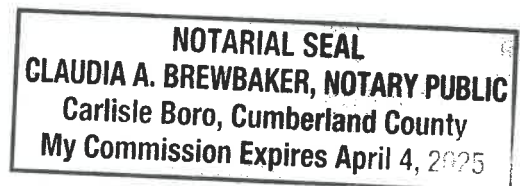

ALEX YOUNG, DEPUTY

SHERIFF COST: \$39.85

SO ANSWERS,

September 13, 2022

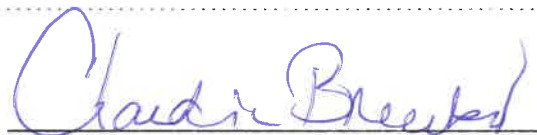

JODY S. SMITH, SHERIFF



Affirmed and subscribed to before me this

NOTARY

19 day of September, 2022



SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

SERVICE COVER SHEET

Service Details:

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 AND DEBTOR'S RIGHTS \$150.00 Dep.			

Serve To:

Name:	NANCY M COX
Primary Address:	3536 GREEN STREET CAMP HILL, PA 17866
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:		Time:	
Deputy:		Mileage:	

Attorney / Originator:

Name:	LOGS LEGAL GROUP LLP	Phone:	
--------------	----------------------	---------------	--

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Notes / Special Instructions:

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. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

COX, NANCY M

2021CV1022

3536 GREEN STREET, CAMP HILL, PA 17866

NO EXPIRATION

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

REAL ESTATE SALE REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
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
TOTAL BALANCE:				\$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)

November 2, 2022

Columbia County 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 LEGAL 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 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

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: 11/2/22

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
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

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: 11/2/22

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
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
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:

LOGS LEGAL GROUP LLP


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
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

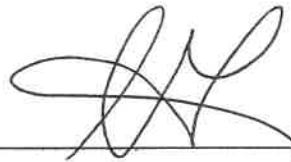
NO: 2021-CV-1022

**CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA PUBLIC
ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION**

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:

A handwritten signature in black ink, appearing to be 'SG', is written over a horizontal line.

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.

SHERIFF'S SALE
Re: Victims of a Writ of Executions (Baltimore Foreclosure)
No. 2021CV0222

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
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 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. 58; 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 plan of Fairchild Addition to West Berwick, now Berwick, Pennsylvania.

LOT NO. 2 - BEGINNING at the corner of Lot No. 58 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. 04D02066-00.000
BEING the same premises which Clayton L. Miller and Janice E. Miller, his wife, by Deed dated 12-01-62 and recorded 12-09-62 in the Office of the Recorder of Deeds in and for the County of Columbia in Record Book 312, Page 846, 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 Brande J. Davis, known heirs of Clayton L. Miller, deceased, and any unknown heirs, successors or assigns of Clayton L. Miller, deceased.

PROPERTY ADDRESS: 1896 FAIRVIEW AVENUE, BERWICK, PA 18603
UP / TAX PARCEL NUMBER: 04D02066-00.000

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

Attorney for the Plaintiff:
LOGS LEGAL GROUP LLP
KING OF PRUSSIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
Columbia County, Pennsylvania

Ad Text: Heirs of Clayton Miller Sale

Date(s) Published: 10/5/2022, 10/12/2022, 10/19/2022

[Signature]

Sworn and subscribed to before me
this 25 day of October 2022.

Shawn H. Stair (Shawn H. Stair)

(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Shawn H. Stair, Notary Public
Columbia County
My commission expires August 12, 2025
Commission number 1404114
Member, Pennsylvania Association of Notaries

And now, _____, 20____, I
hereby certify that the advertising and publication charges
amounting to \$_____ for publishing the foregoing
notice and the fee for this affidavit have been paid in full.

TIM CHAMBERLAIN - COLUMBIA COUNTY SHER
PO BOX 380
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

COPY

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

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2021-CV-1022

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
DEFENDANTS

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

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: 
Robert C. Keyek
Legal Assistant

21-066274



Certificate of Mailing — Firm (Domestic)

Name and Address of Sender iMailTracking, LLC PO Box 23159 San Diego, CA 92123		TOTAL NO. of Pieces Listed by Sender 2	TOTAL NO. of Pieces Received at Post Office™ 2	US POSTAGE	
USPS® Tracking Number Firm-specific Identifier (11)9690024838053840 0002715-01 0		Postmaster, per (name of receiving employee) Address (Name, Street, City, State, and ZIP Code™) Berwick Area Joint Sewer Authority 1108 Freas Avenue Berwick, PA 18603		Postage	Fee
(11)9690024838053864 0002715-01 1		Berwick Area Joint Sewer Authority c/o Marinos, McDonald & Knecht, LLP 106 W. Front Street Berwick, PA 18603		0.570	0.500
				0.570	0.500



DW



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 truly yours,


Andrew J. Breisch
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

www.LOGS.com

Practicing in Indiana and Texas as Law Office of Gerald M. Shapiro, LLP

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 County 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

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2021-CV-1022

**CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA PUBLIC
ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION**

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

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

CERTIFICATION OF NOTICE TO LIENHOLDERS
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

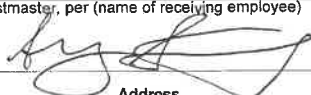
Date: 10/6/22

By: John Hotz
John Hotz
Legal Assistant

21-066274



Certificate of Mailing — Firm (Domestic)

Name and Address of Sender iMailTracking, LLC PO Box 23159 San Diego, CA 92123		TOTAL NO. of Pieces Listed by Sender 9	TOTAL NO. of Pieces Received at Post Office™ 9	Affix Stamp Here Pos		US POSTAGE ZIP 92123 02 4W 0000372564 SEP 13 2022 \$ 004.50 ⁰	
Postmaster, per (name of receiving employee) 		Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Air
USPS® Tracking Number							
Firm-specific Identifier							
(11)9690024836140160 0002595-01 0	Tenant or Occupant Berwick, PA 18603	1896 Fairview Avenue		0.570	0.500		
(11)9690024836140306 0002595-01 1	Columbia County Domestic Relations P.O. Box 380	15 Perry Avenue Bloomsburg, PA 17815		0.570	0.500		
(11)9690024836140399 0002595-01 2	PA Department of Revenue c/o Lori Adams, Tax	Bureau of Compliance P.O. Box 281230 Harrisburg, PA		0.570	0.500		
(11)9690024836140498 0002595-01 3	PA Department of Public Welfare — P.O. Box 2675	Health & Welfare Building Harrisburg, PA 17105		0.570	0.500		
(11)9690024836140597 0002595-01 4	Secretary of Housing and Urban Washington, DC 20410	451 Seventh Street, SW		0.570	0.500		
(11)9690024836140696 0002595-01 5	Commonwealth of Pennsylvania 1131 Strawberry Square,	Department of Revenue, Inheritance Tax Harrisburg, PA 17128		0.570	0.500		
(11)9690024836140771 0002595-01 6	Internal Revenue Service 1000 Liberty Avenue, Room	WM S. Moorehead Federal Bldg. Advisory Pittsburgh, PA 15222		0.570	0.500		
(11)9690024836140870 0002595-01 7	Department of Public Welfare PO Box 8486	Estate Recovery Program Willow Oak Bldg Harrisburg, PA 17105		0.570	0.500		
(11)9690024836140955 0002595-01 8	Commonwealth of Pennsylvania Inheritance Tax Division -	Department of Revenue Dept. 280946 Harrisburg, PA 17128		0.570	0.500		



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

CERTIFICATION OF NOTICE TO LIENHOLDERS
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:

10/6/22

By:


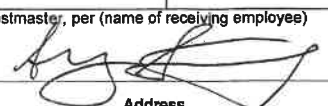
John Hotz

John Hotz
Legal Assistant

21-066274



Certificate of Mailing — Firm (Domestic)

Name and Address of Sender iMailTracking, LLC PO Box 23159 San Diego, CA 92123	TOTAL NO. of Pieces Listed by Sender 9	TOTAL NO. of Pieces Received at Post Office™ 9	Affix Stamp Here Pos  US POSTAGE PITNEY BOWES ZIP 92123 \$ 004.50 ⁰ 02 4W 0000372564 SEP 13 2022			
	Postmaster, per (name of receiving employee) 					
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Air
(11)9690024836140160 0002595-01 \ 0	Tenant or Occupant 1896 Fairview Avenue Berwick, PA 18603		0.570	0.500		
(11)9690024836140306 0002595-01 \ 1	Columbia County Domestic Relations 15 Perry Avenue P.O. Box 380 Bloomsburg, PA 17815		0.570	0.500		
(11)9690024836140399 0002595-01 \ 2	PA Department of Revenue Bureau of Compliance c/o Lori Adams, Tax P.O. Box 281230 Harrisburg, PA		0.570	0.500		
(11)9690024836140498 0002595-01 \ 3	PA Department of Public Welfare — Health & Welfare Building P.O. Box 2675 Harrisburg, PA 17105		0.570	0.500		
(11)9690024836140597 0002595-01 \ 4	Secretary of Housing and Urban 451 Seventh Street, SW Washington, DC 20410		0.570	0.500		
(11)9690024836140696 0002595-01 \ 5	Commonwealth of Pennsylvania Department of Revenue, Inheritance Tax 1131 Strawberry Square, Harrisburg, PA 17128		0.570	0.500		
(11)9690024836140771 0002595-01 \ 6	Internal Revenue Service WM S. Moorehead Federal Bldg. Advisory 1000 Liberty Avenue, Room Pittsburgh, PA 15222		0.570	0.500		
(11)9690024836140870 0002595-01 \ 7	Department of Public Welfare Estate Recovery Program PO Box 8486 Willow Oak Bldg Harrisburg, PA 17105		0.570	0.500		
(11)9690024836140955 0002595-01 \ 8	Commonwealth of Pennsylvania Department of Revenue Inheritance Tax Division - Dept. 280946 Harrisburg, PA 17128		0.570	0.500		

DN





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 J. WOLFE, SHERIFF

September 09, 2022

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

SERVICE COVER SHEET

Service Details:

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 AND DEBTOR'S RIGHTS \$ 150.00 Deposit			

Serve To:

Name:	LARRY J MILLER
Primary Address:	1110 WEST WALNUT STREET COAL TOWNSHIP, PA 17866
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:		Time:	
Deputy:		Mileage:	

Attorney / Originator:

Name:	LOGS LEGAL GROUP LLP	Phone:	
--------------	----------------------	---------------	--

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Notes / Special Instructions:

Now, August 23, 2022 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Northumberland County 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. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

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

Account:

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

Ad ID: 1252182
Description: **Heirs of Clayton Miller Sale**
Run Dates: 10/05/22 to 10/19/22
Class: 2
Agate Lines: 243
Blind Box:

Total Ad Cost \$1,727.15
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	10/05/22	10/19/22	3	\$1,727.15

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
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 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, 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 L. 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 fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
LOGS LEGAL GROUP LLP
KING OF PRUSSIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
Columbia County, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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,

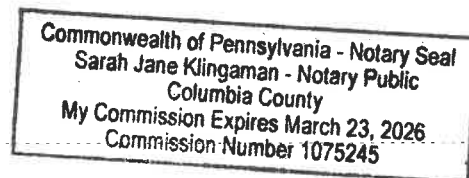
TIMOTHY T. CHAMBERLAIN, SHERIFF

September 01, 2022

NOTARY

Affirmed and subscribed to before me this

1ST day of SEPTEMBER, 2022



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

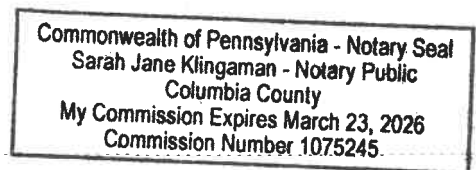
08/31/2022 01:37 PM - DEPUTY TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE CAROL MILLER HIS WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR WAYNE L MILLER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


MICHAEL TKACH, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

September 01, 2022



NOTARY

Affirmed and subscribed to before me this

1ST day of SEPTEMBER, 2022



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

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

SERVICE COVER SHEET

Service Details:

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 RIGHTS			

Serve To:

Name:	DOYLE E MILLER	
Primary Address:	36 MUNICIPAL DRIVE BERWICK, PA 18603	
Phone:		DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Patricia Miller		
Relation:	Wife		
Date:	8/31/22	Time:	12:31
Deputy:	5	Mileage:	

Attorney / Originator:

Name:	LOGS LEGAL GROUP LLP	Phone:	
--------------	----------------------	---------------	--

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

MILLER, DOYLE E

2021CV1022

36 MUNICIPAL DRIVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	68
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 10/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	WAYNE L MILLER
Primary Address:	4 LOWER WOODCREST ROAD BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	Carol Miller
Relation:	Wife
Date:	8/31/22
Time:	13:47
Deputy:	5
Mileage:	

Attorney / Originator:

Name: LOGS LEGAL GROUP LLP	Phone:
-----------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

MILLER, WAYNE L

2021CV1022

4 LOWER WOODCREST ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy

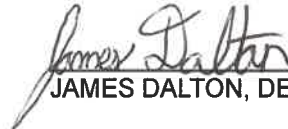


WILMINGTON SAVINGS FUND SOCIETY
vs.
UNKNOWN HEIRS OF CLAYTON L. MILLER, DECEASED (et al.)

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, 2022



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	68
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 10/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BRENDA J DAVIS
Primary Address:	116 ALBERTSON ROAD ORANGEVILLE, PA 17859
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	
Relation:	
Date:	8-25-22
Time:	1144
Deputy:	6
Mileage:	

Attorney / Originator:

Name: LOGS LEGAL GROUP LLP	Phone:
-----------------------------------	---------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:	1	2	3	4	5

Service Attempt Notes:

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

DAVIS, BRENDA J

2021CV1022

116 ALBERTSON ROAD, ORANGEVILLE, PA 17859

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	68
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 10/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	UNKNOWN HEIRS OF CLAYTON L. MILLER
Primary Address:	1896 FAIRVIEW AVENUE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge <u>Posted</u> Other		
Adult In Charge:			
Relation:	Posted		
Date:	8/25/22	Time:	11:48
Deputy:	5	Mileage:	

Attorney / Originator:

Name: LOGS LEGAL GROUP LLP	Phone:
-----------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

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

2021CV1022

1896 FAIRVIEW AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

SERVICE COVER SHEET

Service Details:

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 RIGHTS			

Serve To:

Name:	OCCUPANT
Primary Address:	1896 FAIRVIEW AVENUE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:	Posted		
Date:	8/25/22	Time:	11:48
Deputy:	5	Mileage:	

Attorney / Originator:

Name:	LOGS LEGAL GROUP LLP	Phone:	
--------------	----------------------	---------------	--

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:	1	2	3	4	5

Service Attempt Notes:

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

OCCUPANT

2021CV1022

1896 FAIRVIEW AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	68
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 10/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BERWICK SEWER AUTHORITY
Primary Address:	1108 FREAS AVE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Kelly Morris		
Relation:	Receptionist		
Date:	8/25/22	Time:	11:34
Deputy:	5	Mileage:	

Attorney / Originator:

Name: LOGS LEGAL GROUP LLP	Phone:
-----------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

BERWICK SEWER AUTHORITY

2021CV1022

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

SERVICE COVER SHEET

Service Details:

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 RIGHTS			

Serve To:

Name:	Connie C. Gingher	
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603	
Phone:	570-752-7442	DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:		
Relation:	Def.	
Date:	8/25/22	Time: 11:23
Deputy:	5	Mileage:

Attorney / Originator:

Name:	LOGS LEGAL GROUP LLP	Phone:
--------------	----------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

GINGHER, CONNIE C.

2021CV1022

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	68
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 10/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Columbia County Tax Office
Primary Address:	PO Box 380 Bloomsburg, PA 17815
Phone:	570-389-5649
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	LYNN DICKSON
Relation:	CLERK
Date:	8/25/22
Time:	1144
Deputy:	4
Mileage:	

Attorney / Originator:

Name: LOGS LEGAL GROUP LLP	Phone:
-----------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2021CV1022

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	68
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 10/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Domestic Relations Office of Columbia Cot
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	KARISA WEIGLE
Relation:	CLERK
Date:	8/25/22
Time:	1253
Deputy:	4
Mileage:	

Attorney / Originator:

Name: LOGS LEGAL GROUP LLP	Phone:
-----------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2021CV1022 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

BERWICK BORO
TAKE CHECKS PAYABLE TO:
 BERWICK BOROUGH
 TAX COLLECTOR
 1615 LINCOLN AVENUE
 BERWICK PA 18603
 OURS: MON, TUE, THUR : 9:30 AM - 4 PM
 CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS
 NO PERSONAL CHECKS AFTER DEC.1, 2022
 PHONE: 570-752-7442

FOR: COLUMBIA County			DATE	03/01/2022	BILL NO.	5123
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY	
GENERAL	19,114	12.135	227.31	231.95	255.15	
SINKING		1	18.73	19.11	21.02	
FIRE		1.25	23.41	23.89	25.08	
LIGHT		1.25	23.41	23.89	25.08	
BORO RE		18.1	339.04	345.96	363.26	
The discount & penalty have been calculated for your convenience			631.90	644.80	689.59	
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after	

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

MILLER CLAYTON L
 1896 FAIRVIEW AVENUE
 BERWICK PA 18603

CNTY TWP
 Discount 2 % 2 %
 Penalty 10 % 5 %
 PARCEL: 04D-02 -066-00,000
 1896 FAIRVIEW AVE
 .3306 Acres Land 5,760
 Buildings 13,354
 Total Assessment 19,114

This tax returned
 to courthouse on:
January 1, 2023

CK 631.90
 CF 031848
FILE COPY
 42822

You desire a receipt, send a self-addressed stamped envelope with your payment
 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:

1896 FAIRVIEW AVE
 .331

Assessment:

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

Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	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
If Paid After 10/31/2022	10% Penalty Amount	→ 1,028.36

Last Day to Pay: 12/31/2022
 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

Reverse NTG 8.22 CF 033292 1951.46
916.17
512.16 - 3122
523.13 - 336.6

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

REAL ESTATE TAX CERTIFICATION

Date: 08/25/2022

Fee: \$5.00

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

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

By: Columbia Co. Sheriff Per: LD

04 D - 02 - 066

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

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:

1. The sale will be cancelled if you pay back to WILMINGTON SAVINGS FUND SOCIETY, FSB,
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.

No delin taxes
or no

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:

MORTGAGE FORECLOSURE

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

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

Basilina N. Silvestri
PROTHONOTARY

Date: 8/17/2022

Melissa Traugh
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

vs.

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


, Attorney

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

SERVICE COVER SHEET

Service Details:

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:

Name:	(POSTING)
Primary Address:	1896 FAIRVIEW AVENUE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:		Time:	
Deputy:		Mileage:	

Attorney / Originator:

Name:	LOGS LEGAL GROUP LLP	Phone:	
--------------	----------------------	---------------	--

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

(POSTING)

2021CV1022

1896 FAIRVIEW AVENUE, BERWICK, PA 18603

NO EXPIRATION

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

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

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

Dep.
Northumberland

Dep.
Cumberland
CO

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

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

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 has any record lien on the property:

✓ PA Department of Revenue
Bureau of Compliance ✓✓
P.O. Box 281230
Harrisburg, PA 17128-1230

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

✓ 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 whom the plaintiff has knowledge who has any interest in the property which may be affected by 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 ✓✓
Dept. 280946
Harrisburg, PA 17128

Bernick Sewer
Connie G

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

LOGS LEGAL GROUP LLP

BY: _____

SAMANTHA GABLE, ESQUIRE

21-066274

REAL ESTATE OUTLINE

ED # 2022 ED 68

DATE RECEIVED Aug 17th 2022
DOCKET AND INDEX 2021 CV 1022

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	Deceased
NON-MILITARY AFFIDAVIT	<u> </u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>15042529</u>

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

SALE DATE Oct. 26th TIME 9:00
POSTING DATE
ADV. DATES FOR NEWSPAPER 1ST WEEK
2ND WEEK
3RD 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

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 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; 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

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

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

HARRISBURG PA 17128

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	

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
DEVELOPMENT451 SEVENTH STREET
S.W.

WASHINGTON DC 20410

Tracking #:	71901140006000185513
Doc Ref #:	2022ED68
Postage	5.8600

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
DEVELOPMENT451 SEVENTH STREET
S.W.

WASHINGTON DC 20410

Tracking #:	71901140006000185513
Doc Ref #:	2022ED68
Postage	5.8600

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					

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

Document Receipt

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

Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE1000 LIBERTY AVENUE
ROOM 701A

Tracking #: 71901140006000185490

Doc Ref #: 2022ED68

Postage 5.8600

PITTSBURGH PA 15222

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			

Document Receipt

Trans #	19136	Carrier / service:	USPS Server	First-Class Mail®	8/23/2022 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000185476

Doc Ref #: 2022ED68

Postage 5.8600

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

DEFENDANTS

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

 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: 8/2/22

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 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, 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 fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

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:

1st Week October 5th 2022

2nd Week October 12th 2022

3rd 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, 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



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-

Ernest L. Miller, et al

CASE NUMBER 2021-CV-1022

State of Pennsylvania

AFFIDAVIT

County of Lackawanna

B&R Control # PS190705.01

Reference Number 21-066274

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

☒ Served Date 9/21/22 Time 1:50pm Accepted By: Ernest L. Miller

In the manner described below.

- ☒ Personally served.
- ☐ Adult in charge of residence, relationship is _____
- ☐ Adult in charge of residence who refused to give name and/or relationship. _____
- ☐ Manager/Clerk of place of residence lodging _____
- ☐ Agent or person in charge of office or usual place of business _____
- ☐ Other _____

Description of Person Age 75 Height 5'9" Weight 160 Race White Sex Male
Other gray hair

☐ Not Served Date _____ Time _____ ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant
☐ Other _____

The Process Server, being duly sworn, deposes and says that the facts set forth herein are true and correct to the best of their knowledge, information and belief.

Sworn to and subscribed before me this
26 day of SEP 20

Process Server/Sheriff

Brian Duffley Brian Duffley

Notary Public

Francis B. Jolley

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

ORIGINAL



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

State of Pennsylvania

AFFIDAVIT

County of Lancaster

B&R Control # PS190705.02

Reference Number 21-066274

SERVICE INFORMATION

On 9/19/2022, we received the

Notice of Sheriff Sale

For service upon: Doyle E. Miller, Known Heir of Clayton L. Miller, Deceased
At 36 Municiple Drive, Berwick, PA 18603

☒ Served Date 9/21/22 Time 1:10 PM Accepted By: Doyle E. Miller

In the manner described below.

☒ Personally served.

☐ Adult in charge of residence, relationship is _____

☐ Adult in charge of residence who refused to give name and/or relationship. _____

☐ Manager/Clerk of place of residence lodging _____

☐ Agent or person in charge of office or usual place of business _____

☐ Other _____

Description of Person Age 80 Height 5'9" Weight 170 Race White Sex Male
Other Gray Hair

☐ Not Served Date _____ Time _____ ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

☐ Other _____

The Process Server, being duly sworn, deposes and says that the facts set forth herein are true and correct to the best of their knowledge, information and belief.

Sworn to and subscribed before me this 26 day of Sep 22

Process Server/Sheriff Brian Deeg Brian Deeg

Notary Public Francis B. Jolley

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

ORIGINAL



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

State of

Pennsylvania

AFFIDAVIT

County of

Lackawanna

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 17865

☒ Served Date 9/22/22 Time 12:00pm Accepted By: Larry J. Miller

In the manner described below.

☒ Personally served.

☐ Adult in charge of residence, relationship is _____

☐ Adult in charge of residence who refused to give name and/or relationship. _____

☐ Manager/Clerk of place of residence lodging _____

☐ Agent or person in charge of office or usual place of business _____

☐ Other _____

Description of Person Age 70 Height 5'6" Weight 165 Race White Sex Male
Other Gray / Balding, One Glasses

☐ Not Served Date _____ Time: _____ ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant
☐ Other _____

The Process Server, being duly sworn, deposes and says that the facts set forth herein are true and correct to the best of their knowledge, information and belief.

Process Server/Sheriff

Sworn to and subscribed before me this

24 day of SEP 2022

Notary Public

Client Phone (610) 278-6800

Sale Date: 10/26/2022 Filed Date: _____ BR Serve By: 09/27/2022

Francisco Mera
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

ORIGINAL



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
2021-CV-1022

-VS-

Earnest L. Miller, et al

CASE NUMBER

State of Pennsylvania

AFFIDAVIT

County of Columbia

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

☒ Served Date 9/21/22 Time 1:16 PM Accepted By: Miss Miller

In the manner described below.

☐ Personally served.

☒ Adult in charge of residence, relationship is Wife

☐ Adult in charge of residence who refused to give name and/or relationship.

☐ Manager/Clerk of place of residence lodging

☐ Agent or person in charge of office or usual place of business

☐ Other

Description of Person Age 104 Height 5'9" Weight 165 Race White Sex Female
Other Light Brown Hair

☐ Not Served Date _____ Time _____ ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

☐ Other

The Process Server, being duly sworn, deposes and says that the facts set forth herein are true and correct to the best of their knowledge, information and belief.

Sworn to and subscribed before me this 26 day of SEP 2022

Process Server/Sheriff

Notary Public

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

ORIGINAL



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

-VS-

Earnest L. Miller, et al

CASE NUMBER

Columbia County
2021-CV-1022

State of Pennsylvania

AFFIDAVIT

County of Dauphin

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 3638 Green Street, Camp Hill, PA 17011

☒ Served Date 09/19/2022 Time 2:01 PM Accepted By: Steve Cox

In the manner described below.

☐ Personally served.

☒ Adult in charge of residence, relationship is son

☐ Adult in charge of residence who refused to give name and/or relationship.

☐ Manager/Clerk of place of residence lodging

☐ Agent or person in charge of office or usual place of business

☐ Other

Description of Person Age 55 Height 5'10" Weight 180 lbs Race white Sex Male
Other Brown hair

☐ Not Served Date _____ Time _____ ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant
☐ Other _____

The Process Server, being duly sworn, deposes and says that the facts set forth herein are true and correct to the best of their knowledge, information and belief.

Process Server/Sheriff

Chad Epstis
Client Phone (610) 278-6800

Sworn to and subscribed before me this

22nd day of September 2022

Notary Public

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

ORIGINAL



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

State of

Pennsylvania

AFFIDAVIT

County of

Wilmington

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
At 116 Albertson Road, Orangeville, PA 17859

☒ Served Date 9/21/22 Time 12:42 PM Accepted By: Brenda J Davis

In the manner described below.

☒ Personally served.

☐ Adult in charge of residence, relationship is _____

☐ Adult in charge of residence who refused to give name and/or relationship. _____

☐ Manager/Clerk of place of residence lodging _____

☐ Agent or person in charge of office or usual place of business _____

☐ Other _____

Description of Person Age 102 Height 5'7" Weight 168 Race White Sex Female
Other Salt & pepper hair and glasses

☐ Not Served Date _____ Time _____ ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant
☐ Other _____

The Process Server, being duly sworn, deposes and says that the facts set forth herein are true and correct to the best of their knowledge, information and belief.

Process Server/Sheriff

Brian DeGoff Brian DeGoff

Sworn to and subscribed before me this
21 day of Sept 22

Notary Public

Francis B Jolley

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

ORIGINAL

THIS CHECK IS VOID WITHOUT A BLUE & RED BACKGROUND AND A WATERMARK - HOLD UP TO THE LIGHT TO VERIFY

LOGS Legal Group LLP
General Business Account - PA
3600 Horizon Drive, Suite 150
King Of Prussia, PA 19406
(610) 278-6800

CIBC Bank
Chicago, IL 60603
2-648/710

No. 15042529

CASE # 2021-CV-1022

DATE: 08/15/22

\$ 1,350.00

PAY One Thousand Three Hundred Fifty and 00/100

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

VOID AFTER 90 DAYS

William M. Magan

CHECK IS PRINTED ON SECURITY PAPER WHICH INCLUDES A MICROPRINT BORDER & FLUORESCENT FIBERS

⑈ 15042529⑈ ⑈ 071006486⑈ 2458373⑈