

# COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 241543  
Customer:  
SHERIFF  
ATTN: OFFICE

Invoice Date: 11/02/2020 10:54:29 AM  
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	\$71.75	202008610	MIFFLIN TOWNSHIP
	Grantor - STROHL, BRENDA		11/02/20 10:54:30 AM	
	Grantee - MIDFIRST BANK			
	Consideration -	\$2,331.77		
	Tax Basis -	\$0.00		
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 8898 - SHERIFF	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

**COLUMBIA COUNTY SHERIFF'S OFFICE**  
SHERIFF'S REAL ESTATE FINAL COST SHEET

MIDFIRST BANK

VS. BRENDA STROHL

NO. 31-2020 ED

NO. 1338-2019 JD

DATE/TIME OF SALE: SEPTEMBER 9, 2020 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ 2286.05

POUNDAGE - 2% OF BID \$ 45.72

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2331.77

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): Brenda Strohl

TOTAL DUE: \$ 2331.77

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 981.77

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



Plaintiff  
MIDFIRST BANK

vs.

Defendant  
BRENDA STROHL

Attorney for the Plaintiff:  
KML LAW GROUP, P.C.  
701 MARKET STREET  
PHILADELPHIA, PA 19106

Sheriff's Sale Date: Wednesday, September 9, 202

Writ of Execution No. : 2019CV1338

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 116 HETLERVILLE ROAD, NESCOPECK, PA 18635

## 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	\$54.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,329.80
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
Service	\$210.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$150.00

Total Sheriff Costs \$2,214.30

## Distribution Costs

Recording Fees \$71.75

Total Distribution Costs \$71.75

---

Grand Total: \$2,286.05

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

**KML LAW GROUP, P.C.**  
Suite 5000 BNY Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
[www.kmllawgroup.com](http://www.kmllawgroup.com)

September 14, 2020

SHERIFF OF COLUMBIA COUNTY  
Real Estate Division  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815

RE: MIDFIRST BANK vs. BRENDA L. STROHL  
**Sale Book/Writ No.:** /  
Docket Number: 2019-CIVIL-1338  
Sale Date: 09/09/2020  
Property Address: 116 Hetlerville Road Nescopeck, PA 18635

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the above-captioned matter.  
Please deed the property to:

**MIDFIRST BANK**  
999 N.W. Grand Boulevard  
Suite 100  
Oklahoma City, OK 73118-6116

**If funds are required to settle with the Sheriff and they are not enclosed, please email the cost sheet to our post sale department at [postsale@kmllawgroup.com](mailto:postsale@kmllawgroup.com) or fax to: 1-267-515-5608. Please notify our office when the deed is recorded.**

**KML LAW GROUP, P.C.**  
Blair Thompson, Legal Assistant  
Post Sale Department  
215-825-6472 (phone)  
267-515-5608 (fax)  
[bthompson@kmllawgroup.com](mailto:bthompson@kmllawgroup.com)

**Enclosed: (if applicable)**

Sheriff's Costs Sheet showing Balance Due of \$ \_\_\_\_\_

KML Check Number \_\_\_\_\_

Settlement Amount(s) \$ \_\_\_\_\_

Loan Type FHA

KML #198097FC

**REV-183**

Bureau of Individual Taxes  
Po Box 280603  
Harrisburg, Pa 17128-0603

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**  
COMPLETE EACH SECTION

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

**SECTION I TRANSFER DATA**

Date of Acceptance of Document  
09/14/2020

Grantor(s)/Lessor(s)  
SHERIFF OF COLUMBIA COUNTY

Telephone Number  
(570) 389-5622

Grantee(s)/Lessee(s)  
MIDFIRST BANK

Telephone Number  
(215) 627-1322

Mailing Address  
PO Box 380

Mailing Address  
999 N.W. Grand Boulevard, Suite 100

City  
Bloomsburg

State  
PA

ZIP Code  
17815

City  
Oklahoma City

State  
OK

ZIP Code  
73118

**SECTION II REAL ESTATE LOCATION**

Street Address  
116 Hettleville Road

City, Township, Borough  
Township of Mifflin

County  
Columbia

School District  
Central Columbia Area

Tax Parcel Number  
23 06 01104

**SECTION III VALUATION DATA**

Was transaction part of an assignment or relocation? ☐ YES ☒ NO

1. Actual Cash Consideration  
2,001.00

2. Other Consideration  
+ 0.00

3. Total Consideration  
= 2,001.00

4. County Assessed Value  
40,160.00

5. Common Level Ratio Factor  
x 4.76

6. Computed Value  
= 191,161.60

**SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.**

1a. Amount of Exemption Claimed  
\$ 191,161.60

1b. Percentage of Grantor's Interest in Real Estate  
%

1c. Percentage of Grantor's Interest Conveyed  
%

2. Fill in the Appropriate Oval Below for Exemption Claimed.

- ☐ Will or intestate succession. \_\_\_\_\_ (Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

**SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:**

Name  
KML Law Group, P.C.

Telephone Number  
(215) 627-1322

Mailing Address  
701 Market Street, Suite 5000 BNY Independence Center

City  
Philadelphia

State  
PA

ZIP Code  
19106

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

*William J. ...*

Date  
9-17-20

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

1830019105

# SHERIFF'S SALE COST SHEET

19-1338  
31-20

VS. \_\_\_\_\_  
NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>216.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>54.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>18.00</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>7.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>469.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1329.80</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1579.80</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	\$	
WATER 20	\$	
TOTAL *****		\$ <u>0.00</u>

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 2286.05

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

James T Micklow 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 notice are true as to time, place, and character of publication are true.

Ad Text: STROHL, BRENDA

Date(s) Published: 8/19/2020, 8/26/2020, 9/2/2020

**SHERIFF'S SALE**  
By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2018CV1338

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

WEDNESDAY, SEPTEMBER 09, 2020 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 the distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

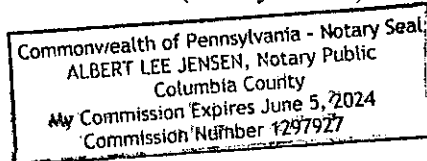
All that certain piece or parcel of land situate in the Township of Millin, County of Columbia, and state of Pennsylvania, bounded and described as follows: Beginning at a point on the Eastern side of land now or late of Fred Allen and at a point on the Southern side of Bob Knapton, and part being an intersecting line of property owned by said individuals, thence along a line now or late of Bob Knapton and North 87 degrees East 180 feet to the Western side of the right-of-way of Leggett's Run No. 18023 leading from Hederville to Millerville, thence along the right-of-way of said Highway South 18 degrees 10 minutes West 178.4 feet to an iron pin corner, thence continuing along said right-of-way South 11 degrees 24 minutes West a distance of 145.5 feet to an iron pin corner in lot of other land now or late of Peter Dehl, Jr., et ux thence North 78 degrees 19 minutes West along land now or late of Peter Dehl, Jr., et ux, a distance of 89.23 feet to an iron pin corner on the line of Fred Allen, now or late, thence along line of Fred Allen, now or late, North 5 degrees East 232.6 feet to an iron pin corner, the place of beginning. Containing 0.908 acres according to a survey prepared by L. Lutz, R.E., dated July 28, 1972, BEING KNOWN AS 116 HETLERVILLE ROAD, NESCOPECK, PA 16835 PHOTOCOPY ID NUMBER: 23-06011-04.000 BEING THE SAME PREMISES WHICH CLYDE A. STROHL, AKA/A CLYDE A. STROHL, JR., AND BRENDA L. STROHL, HIS WIFE BY DEED DATED 4/22/2013 AND RECORDED 4/12/2013 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT # 201303463, GRANTED AND CONVEYED UNTO CLYDE A. STROHL, (DECEASED) AND BRENDA L. STROHL, HIS WIFE, PROPERTY ADDRESS: 116 HETLERVILLE ROAD, NESCOPECK, PA 16835 LPI / TAX PARCEL NUMBER: 23-06011-04.000. Sealed and taken into execution to be sold as the property of BRENDA STROHL in suit of MIDFIRST BANK, TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (excluding 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, represents the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representative of the plaintiff.

Attorney for the Plaintiff:  
KIM LAW GROUP, P.C.  
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

*James T Micklow*  
Sworn and subscribed to before me  
this 8 day of September 2020.

*Albert Lee Jensen*  
(Notary Public)



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

**KML LAW GROUP, P.C.**  
ATTORNEYS AT LAW

---

SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
WWW.KMLLAWGROUP.COM

September 2, 2020

Prothonotary of Columbia County  
PO Box 380  
Bloomsburg, PA 17815

RE: Certificate of Service Pursuant to Pa.R.C.P. 3129.2(c)(2)  
No. 2019-CIVIL-1338  
KML File#: 198097FC

To the Prothonotary:

Kindly file of record the enclosed Certificate of Service Pursuant to Rule 3129 and return a time-stamped copy of the same in the enclosed self-addressed stamped envelope.

Should you need anything else, please contact us and we will provide the same immediately.

Thank you for your cooperation in this matter.

KML Law Group, P.C.,

  X   **Winter Dunn**  
      **Jacqueline McCoy**  
Legal Assistant

For questions, please contact:

Cheryl Dilchus  
Direct (215) 825-6349  
[cdilchus@kmlgroup.com](mailto:cdilchus@kmlgroup.com)





**KML LAW GROUP, P.C.**

ATTORNEYS AT LAW

---

SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
[WWW.KMLLAWGROUP.COM](http://WWW.KMLLAWGROUP.COM)

September 2, 2020

SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815

RE: No. 2019-CIVIL-1338  
BRENDA L. STROHL  
KML File#: 198097FC

To the Real Estate Division:

Please be advised the property in the above case may be sold on September 09, 2020. Service of the Notice of Sale has been completed in accordance with Rule 3129.

Should you need anything else, please contact us and we will provide the same immediately.

Thank you for your cooperation in this matter.

KML Law Group, P.C.,

  X   **Winter Dunn**  
      **Jacqueline McCoy**  
Legal Assistant

For questions, please contact:

Cheryl Dilchus  
Direct (215) 825-6349  
[cdilchus@kmlgroup.com](mailto:cdilchus@kmlgroup.com)



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

**MIDFIRST BANK**

999 N.W. Grand Boulevard  
Suite 100  
Oklahoma City, OK 73118-6116

Plaintiff

vs.

**BRENDA L. STROHL**

Mortgagor(s) and Record Owner(s)  
116 Hetlerville Road  
Nescopeck, PA 18635

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No.: 2019-CIVIL-1338 / 2020-ED-31

**DOCUMENT: AFFIDAVIT PURSUANT  
TO RULE 3129.1**

**FILED ON BEHALF OF:**  
MIDFIRST BANK

**ATTORNEY FOR PLAINTIFF:**

KML Law Group, P.C.  
Suite 5000  
701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322  
Firm State I.D. #23-217969  
[3129@kmlawgroup.com](mailto:3129@kmlawgroup.com)



KML LAW GROUP, P.C.  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
[3129@kmlawgroup.com](mailto:3129@kmlawgroup.com)  
ATTORNEY FOR PLAINTIFF

198097FC  
Sale Date: 09/09/2020  
\$145,574.68

**MIDFIRST BANK**

Plaintiff

vs.

**BRENDA L. STROHL**

Mortgagor(s) and Record Owner(s)

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CIVIL-1338 / 2020-ED-31

**CERTIFICATE OF SERVICE PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)**

The undersigned employee of KML Law Group, P.C., counsel for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ☒ (X) Personal Service by the Sheriff's Office/competent adult. Copy of return attached.
- ☐ ( ) Certified mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- ☐ ( ) Ordinary mail by KML Law Group, P.C. to Attorney for Defendant(s) of record. Proof of mailing is attached (Pa. R.C.P. 440(a)(1)(i)).
- ☐ ( ) Acknowledgment of Sheriff's Sale by Attorney for Defendant(s). Proof of acknowledgment attached.

**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

- ☐ ( ) Premises was posted by Sheriff's Office/competent adult. Copy of return attached.
- ☐ ( ) Certified Mail & ordinary mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- ☐ ( ) Published in accordance with court order. Copy of publication attached.

Service of the Notice of Sale on the lien holders or parties in interest in the attached Affidavit under Pa. R. C. 3129.1, et. seq. has been made by ordinary mail with proof of mailing. KML Law Group, P.C. utilizes a mail process that provides mailing in bulk for various matters over many pages. The first page and last page contain the USPS's postmark. As set forth in the Affidavit, the firm certifies that the notice of sale mail was mailed to the listed lienholders and parties in interest on this date noted on the postmark. The proof of mailing has been redacted to exclude names and addresses of other mail unrelated to this matter.

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

DATED: 09/02/2020

KML Law Group, P.C.

X **Winter Dunn**  
**Jacqueline McCoy**  
Legal Assistant



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



MIDFIRST BANK  
vs.  
BRENDA STROHL

Case Number  
2019CV1338

## SHERIFF'S RETURN OF SERVICE

07/16/2020 02:21 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 FRANK SPAID, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR BRENDA STROHL AT 132 EAST FIRST STREET, MIFFLINVILLE, PA 18631.

  
MICHAEL TKACH, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

July 17, 2020

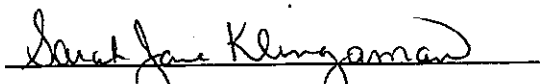
NOTARY

Affirmed and subscribed to before me this

7TH day of JULY, 2020



COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
SARAH JANE KLINGAMAN, NOTARY PUBLIC  
TOWN OF BLOOMSBURG, COLUMBIA COUNTY  
MY COMMISSION EXPIRES OCT. 4, 2020

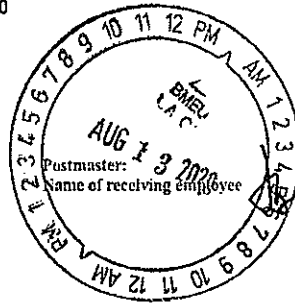


Plaintiff Attorney: KML LAW GROUP P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

(c) CountySuite Sheriff, Teleasoft, Inc.

KML Law Group, PC  
701 Market St, Suite 5000  
Philadelphia, PA 19106

PS form 3665  
Type of Mailing:  
CERTIFICATE OF MAILING  
August 13, 2020



List Number of Pieces  
Listed by Sender

Total Number of Pieces  
Received at Post office

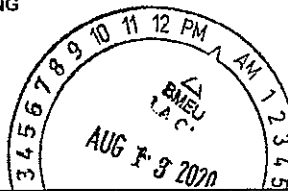
40

Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
1	554227	2355411819	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675	\$0.650	\$0.43
6	554226	2355411824	NORTHWEST CONSUMER DISCOUNT CO Po Box 743 Sunbury, PA 17801	\$0.650	\$0.43
11	554229	2355411829	PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY 651 Boas Street Harrisburg, PA 17121	\$0.650	\$0.43
12	554230	2355411830	TENANTS/OCCUPANTS 116 Hetterville Road Nescopeck, PA 18635	\$0.650	\$0.43
16	554225	2355411834	NORTHWEST CONSUMER DISCOUNT CO 314 Market Street Sunbury, PA 17801	\$0.650	\$0.43



KML Law Group, PC  
701 Market St, Suite 5000  
Philadelphia, PA 19106

PS form 3665  
Type of Mailing:  
CERTIFICATE OF MAILING  
August 13, 2020



Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
20	554224	2355411838	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	\$0.650	\$0.43
26	554228	2355411844	PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 281230 HARRISBURG, PA 17128-1230	\$0.650	\$0.43
			Blanchard, PA 16826		

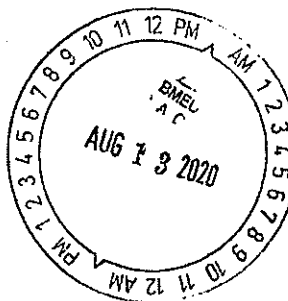


KML Law Group, PC  
701 Market St, Suite 5000  
Philadelphia, PA 19106

PS form 3665  
Type of Mailing:  
CERTIFICATE OF MAILING  
August 13, 2020



Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
				Totals	



**KML Law Group, P.C.**  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
[3129@kmlawgroup.com](mailto:3129@kmlawgroup.com)  
ATTORNEY FOR PLAINTIFF

**MIDFIRST BANK**  
999 N.W. Grand Boulevard  
Suite 100  
Oklahoma City, OK 73118-6116  
Plaintiff

vs.

**BRENDA L. STROHL**  
Mortgagor(s) and Record Owner(s)  
116 Hetlerville Road  
Nescopeck, PA 18635

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CIVIL-1338 / 2020-ED-31

**AFFIDAVIT PURSUANT TO RULE 3129**

MIDFIRST BANK, Plaintiff in the above captioned action, by and through an authorized employee of its attorneys, KML Law Group, P.C., and based on information available in the public record as of the date the praecipe for the writ of execution was filed, sets forth the following information concerning the real property located at:

116 Hetlerville Road  
Nescopeck, PA 18635

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

BRENDA L. STROHL  
132 East First Street  
Mifflinville, PA 18631

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

BRENDA L. STROHL  
132 East First Street  
Mifflinville, PA 18631

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
PO Box 380  
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

PA DEPARTMENT OF REVENUE  
BUREAU OF COMPLIANCE  
P.O. BOX 281230  
HARRISBURG, PA 17128-1230





PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY  
651 Boas Street  
Harrisburg, PA 17121

NORTHWEST CONSUMER DISCOUNT CO  
314 Market Street  
Sunbury, PA 17801

NORTHWEST CONSUMER DISCOUNT CO  
Po Box 743  
Sunbury, PA 17801

4. Name and address of the last recorded holder of every mortgage of record:
5. Name and address of every other person who has or may have any record interest in or record lien on the Property and whose interest may be affected by the sale:
6. Name and address of every other person of whom the plaintiff has knowledge who has or may have any record interest in the Property which may be affected by the sale.
7. Name and address of every other person of whom the plaintiff has knowledge who does or may have an interest in the Property which may be affected by the sale.

TENANTS/OCCUPANTS  
116 Hetlerville Road  
Nescopeck, PA 18635

I verify that the statements made in this affidavit are true and correct to the best of my 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.

DATED: 09/02/2020

KML Law Group, P.C.

  X   **Winter Dunn**  
      **Jacqueline McCoy**  
      Legal Assistant

For inquiries, please contact:

Cheryl Dilchus  
Direct (215) 825-6349  
[cdilchus@kmlawgroup.com](mailto:cdilchus@kmlawgroup.com)

For proof of mailing, email: [PostSale@kmlawgroup.com](mailto:PostSale@kmlawgroup.com)



**KML LAW GROUP, P.C.**  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
ATTORNEY FOR PLAINTIFF

**MIDFIRST BANK**  
999 N.W. Grand Boulevard  
Suite 100  
Oklahoma City, OK 73118-6116  
Plaintiff

vs.

**BRENDA L. STROHL**  
Mortgagor(s) and Record Owner(s)  
116 Hetlerville Road  
Nescopeck, PA 18635

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CIVIL-1338 / 2020-ED-31

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

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the Case Records Public Access Policy of the Unified Judicial System of Pennsylvania that require filing confidential information and documents differently than non-confidential information and documents and that confidential information and documents have been redacted in accordance with controlling privacy statutes and that confidential information is not required by law, ordered by the court or is not otherwise necessary to effect the disposition of this matter.

By: 

**KML LAW GROUP, P.C.**

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

☒ Brooke R. Waisbord Pa. ID 326432

**Attorneys for Plaintiff**



**KML LAW GROUP, P.C.**

ATTORNEYS AT LAW  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
WWW.KMLLAWGROUP.COM

Notice to the Court regarding use of a Digital Signature during Pennsylvania's State of Emergency  
March, 2020

As a result of the State of Emergency declared in the Commonwealth of Pennsylvania due to Covid-19, KML Law Group, PC has instituted a strict remote work policy under KML's Business Continuity Plan.

As such, given that "blue ink" or "wet" signatures may not always be a readily available option for all of our remote employees, KML is utilizing facsimile signatures or the use of the signature convention of /s/ or other form of digital signatures or a PDF generated signature ("Digital Signature") as to the filing of legal papers or pleadings or both.

The undersigned certifies that all such Digital Signatures are submitted to the Court under and subject to Pa. Rule 1023 and are permitted under Rule 203.4 et seq. Any such Digital Signature was affixed to the legal papers or pleading by the person authorized to do so.

Michael McKeever, esquire  
PA. ID Number: 56129  
KML Law Group, PC  
Suite 5000  
701 Market Street  
Philadelphia, Pa. 19106  
mmckeever@kmlawgroup.com  
610-662-4798



**IN THE SUPREME COURT OF PENNSYLVANIA  
WESTERN DISTRICT**

IN RE: GENERAL STATEWIDE	: No. 531 Judicial Administration Docket
JUDICIAL EMERGENCY	:
	:

**ORDER**

**PER CURIAM**

**AND NOW**, this 16th day of March, 2020, pursuant to Rule of Judicial Administration 1952(A), this Court **DECLARES** a general, statewide judicial emergency until April 14, 2020, on account of COVID-19. The Court deems it necessary for the Pennsylvania Judiciary to consider -- on a district-by-district basis -- the appropriate measures to be taken to safeguard the health and safety of court personnel, court users, and members of the public.

1. Accordingly, President Judges are **AUTHORIZED** to declare judicial emergencies in their judicial districts through April 14, 2020, or for part of that period, should they deem it appropriate for the protection of the health and safety of court personnel, court users, and others. Local declarations shall be transmitted to the State Court Administrator on a form substantially similar to the attached. The declarations shall become effective immediately upon the State Court Administrator's transmittal to the Supreme Court Prothonotary and upon sufficient publication arranged by the President Judge. To constitute sufficient publication, the President Judge shall ensure that the declaration is:



- A. Posted on the entry doors of the county courthouse of the judicial district and of all magisterial district courts within the judicial district;
- B. Posted on the judicial district's website; and
- C. Transmitted via e-mail to the local county bar association or associations, with the request that such associations promptly forward the notice to all members.

2. Upon the declaration of a judicial emergency in a particular judicial district, the President Judge SHALL HAVE THE AUTHORITY:

- A. To suspend time calculations for the purposes of time computation relevant to court cases or other judicial business, as well as time deadlines, subject to constitutional restrictions;
- B. To authorize additional uses of advanced communication technology to conduct court proceedings, subject to constitutional restrictions; and
- C. To take any action permitted pursuant to Rule of Judicial Administration 1952(B)(2).

3. With reference to paragraph 2(A), the President Judge specifically SHALL HAVE THE AUTHORITY to suspend the operation of Rule of Criminal Procedure 600 within a judicial district. Such suspension shall be immediately effective if a statement of intention to implement a suspension is included in the declaration of a local judicial emergency. The purport of the suspension will be that the time period of the local judicial emergency (or a shorter time period if specified) shall be excluded from the time



computation under Rule of Criminal Procedure 600(C). Nothing in this Order or its local implementation shall affect a criminal defendant's right to a speedy trial under the United States and Pennsylvania Constitutions, albeit that the circumstances giving rise to this Order and the suspension may be relevant to the constitutional analysis.

4. Within 24 hours of taking any action as authorized in Paragraph 2 of this order, the President Judge shall, to the extent practicable, provide notice of the action in the manner specified in Paragraph 1(A)-(C) of this order.

5. President Judges in judicial districts operating under a declaration of judicial emergency are to comply with the obligations under Rule of Judicial Administration 1952(B)(3), (B)(5), and any other pertinent provision, where implicated.

6. President Judges in judicial districts operating under a declaration of judicial emergency shall arrange for the provision of essential judicial services, including, by way of example, arraignments and bail establishment hearings, protection from abuse act proceedings, where absent such proceedings there would be a threat of domestic violence, and/or injunction proceedings, where absent such proceedings there would be the threat of irreparable harm.

7. To the extent a President Judge seeks the temporary suspension or modification of statewide court rules as applied to any case or cases in the judicial district, beyond that already permitted under this order, see Pa.R.J.A. 1952(B)(2)(m), the President Judge is to submit an application to such effect to the Supreme Court Prothonotary, with submissions being directed to the district office of the Prothonotary applicable to the President Judge's judicial district. Such applications shall specifically identify the rule or rules at issue and provide justification for the request. To the extent



practicable under the circumstances, notice of the request for suspension or modification of statewide court rules shall be provided in accordance with Paragraph 1(A)-(C) of this order, as well as Rule of Judicial Administration 1952(C)(5).

8. In judicial districts that operate under a declaration of judicial emergency, the President Judge shall provide notice in accordance with Paragraph 1(A)-(C), and to the State Court Administrator, when normal court operations are resumed. This notification shall be provided within 24 hours of the resumption of normal court operations.



# COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

## TAX CERTIFICATION

2020 - REAL ESTATE

As of Date: 09/04/2020 03:45:31 PM

Owner: STROHL CLYDE A & BRENDA L

116 HETLERVILLE ROAD

NESCOPECK PA 18635

Municipality: MIFFLIN TWP

Parcel #: 23 -06 -011-04,000

Property Desc:

Bill #		<u>Discount:</u>		<u>Face:</u>		<u>Penalty:</u>	
		<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>
024846	G	\$448.08	04/30/2020	\$457.22	06/30/2020	\$502.94	08/31/2020
			Discount Payment	05/05/2020		\$448.08	
024846	S	\$39.36	04/30/2020	\$40.16	06/30/2020	\$44.18	08/31/2020
			Discount Payment	05/05/2020		\$39.36	
024846	R	\$184.97	04/30/2020	\$188.75	06/30/2020	\$198.19	08/31/2020
			Discount Payment	05/05/2020		\$184.97	
Totals:		\$672.41		\$686.13		\$745.31	

Total Paid To Date:

\$672.41

Signature

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.  
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.  
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.



**KML LAW GROUP, P.C.**  
**Suite 5000 - BNY Mellon Independence Center**  
**701 Market Street**  
**Philadelphia, PA 19106-1532**  
**(215) 627-1322**  
**FAX (215) 627-7734**

TO: COLUMBIA COUNTY SHERIFF'S OFFICE:

PAGES: 18 INCLUDING COVER PAGE

FAX: 570-389-5625

RE: SALE DATE

DATE: SEPTEMBER 3, 2020

Hello,

Please see the attached for the 9/9/2020 Sale Date. All 3129 Affidavit of Service packages have been sent out today 9/3/20 and should arrive at your office within the next few days.

Attached to this fax:

198097FC Strohl

If there are any issues I can be reached at [wdunn@kmlawgroup.com](mailto:wdunn@kmlawgroup.com).

Thank you,

**Winter Dunn**  
Legal Assistant - Sale Department 3129  
**KML Law Group, P.C**

**KML LAW GROUP, P.C.**

ATTORNEYS AT LAW

SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
WWW.KMLLAWGROUP.COM

September 2, 2020

Prothonotary of Columbia County  
PO Box 380  
Bloomsburg, PA 17815

RE: Certificate of Service Pursuant to Pa.R.C.P. 3129.2(c)(2)  
No. 2019-CIVIL-1338  
KML File#: 198097FC

To the Prothonotary:

Kindly file of record the enclosed Certificate of Service Pursuant to Rule 3129 and return a time-stamped copy of the same in the enclosed self-addressed stamped envelope.

Should you need anything else, please contact us and we will provide the same immediately.

Thank you for your cooperation in this matter.

KML Law Group, P.C.,

X Winter Dunn  
\_\_\_\_ Jacqueline McCoy  
Legal Assistant

For questions, please contact:

Cheryl Dilchus  
Direct (215) 825-6349  
[cdilchus@kmlawgroup.com](mailto:cdilchus@kmlawgroup.com)

**KML LAW GROUP, P.C.**

ATTORNEYS AT LAW

SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
WWW.KMLLAWGROUP.COM

September 2, 2020

SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815

RE: No. 2019-CIVIL-1338  
BRENDA L. STROHL  
KML File#: 198097FC

To the Real Estate Division:

Please be advised the property in the above case may be sold on September 09, 2020. Service of the Notice of Sale has been completed in accordance with Rule 3129.

Should you need anything else, please contact us and we will provide the same immediately.

Thank you for your cooperation in this matter.

KML Law Group, P.C.,

  X   Winter Dunn  
— Jacqueline McCoy  
Legal Assistant

For questions, please contact:

Cheryl Dilchus  
Direct (215) 825-6349  
[cdilchus@kmlgroup.com](mailto:cdilchus@kmlgroup.com)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

**MIDFIRST BANK**

999 N.W. Grand Boulevard  
Suite 100  
Oklahoma City, OK 73118-6116

Plaintiff

vs.

**BRENDA L. STROHL**

Mortgagor(s) and Record Owner(s)  
116 Hetlerville Road  
Nescopeck, PA 18635

Defendant(s)

CIVIL DIVISION

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No.: 2019-CIVIL-1338 / 2020-ED-31

**DOCUMENT: AFFIDAVIT PURSUANT  
TO RULE 3129.1**

**FILED ON BEHALF OF:**  
MIDFIRST BANK

**ATTORNEY FOR PLAINTIFF:**

KML Law Group, P.C.  
Suite 5000  
701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322  
Firm State I.D. #23-217969  
[3129@kmlawgroup.com](mailto:3129@kmlawgroup.com)

**KML LAW GROUP, P.C.**  
 SUITE 5000  
 701 MARKET STREET  
 PHILADELPHIA, PA 19106-1532  
 (215) 627-1322  
[3129@kmlawgroup.com](mailto:3129@kmlawgroup.com)  
 ATTORNEY FOR PLAINTIFF

198097FC  
 Sale Date: 09/09/2020  
 \$145,574.68

**MIDFIRST BANK**

Plaintiff

vs.

**BRENDA L. STROHL**

Mortgagor(s) and Record Owner(s)

Defendant(s)

IN THE COURT OF COMMON PLEAS  
 OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CIVIL-1338 / 2020-ED-31

**CERTIFICATE OF SERVICE PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)**

The undersigned employee of KML Law Group, P.C., counsel for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ☒ (X) Personal Service by the Sheriff's Office/competent adult. Copy of return attached.
- ☐ ( ) Certified mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- ☐ ( ) Ordinary mail by KML Law Group, P.C. to Attorney for Defendant(s) of record. Proof of mailing is attached (Pa. R.C.P. 440(a)(1)(i)).
- ☐ ( ) Acknowledgment of Sheriff's Sale by Attorney for Defendant(s). Proof of acknowledgment attached.

**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

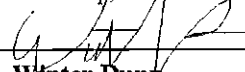
- ☐ ( ) Premises was posted by Sheriff's Office/competent adult. Copy of return attached.
- ☐ ( ) Certified Mail & ordinary mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- ☐ ( ) Published in accordance with court order. Copy of publication attached.

Service of the Notice of Sale on the lien holders or parties in interest in the attached Affidavit under Pa. R. C. 3129.1, et. seq. has been made by ordinary mail with proof of mailing. KML Law Group, P.C. utilizes a mail process that provides mailing in bulk for various matters over many pages. The first page and last page contain the USPS's postmark. As set forth in the Affidavit, the firm certifies that the notice of sale mail was mailed to the listed lienholders and parties in interest on this date noted on the postmark. The proof of mailing has been redacted to exclude names and addresses of other mail unrelated to this matter.

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

DATED: 09/02/2020

KML Law Group, P.C.

  
 X **Winter Dunn**  
 — **Jacqueline McCoy**  
 Legal Assistant

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



MIDFIRST BANK  
vs.  
BRENDA STROHL

Case Number  
2019CV1338

## SHERIFF'S RETURN OF SERVICE

07/16/2020 02:21 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 FRANK SPAID, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR BRENDA STROHL AT 132 EAST FIRST STREET, MIFFLINVILLE, PA 18631.

  
MICHAEL TKACH, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

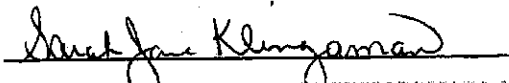
July 17, 2020

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
SARAH JANE KLINGAMAN, NOTARY PUBLIC  
TOWN OF BLOOMSBURG, COLUMBIA COUNTY  
MY COMMISSION EXPIRES OCT. 4, 2020

NOTARY

Affirmed and subscribed to before me this

17TH day of JULY, 2020



Plaintiff Attorney: FMC BANK GROUP P.C. 701 MARKET STREET PHILADELPHIA, PA 19106

Sep. 3. 2020 1:27PM

No. 2316 P. 7/18

KML Law Group, PC  
701 Market St, Suite 5000  
Philadelphia, PA 19106

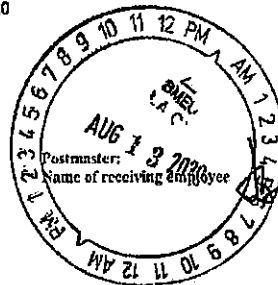
PS form 3665  
Type of Mailing:  
CERTIFICATE OF MAILING  
August 13, 2020



List Number of Pieces  
Listed by Sender

Total Number of Pieces  
Received at Post office

40



Dated:

Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
1	554227	2355411819	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675	\$0.650	\$0.43

6	554226	2355411824	NORTHWEST CONSUMER DISCOUNT CO Po Box 743 Sunbury, PA 17801	\$0.650	\$0.43
---	--------	------------	---	---------	--------

11	554229	2355411829	PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY 651 Boas Street Harrisburg, PA 17121	\$0.650	\$0.43
12	554230	2355411830	TENANTS/OCCUPANTS 116 Hellerville Road Nescopeck, PA 18635	\$0.650	\$0.43

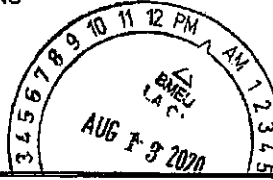
16	554225	2355411834	NORTHWEST CONSUMER DISCOUNT CO 314 Market Street Sunbury, PA 17801	\$0.650	\$0.43
----	--------	------------	--	---------	--------

Sep. 3. 2020 1:27PM

No. 2316 P. 8/18

KML Law Group, PC  
701 Market St, Suite 5000  
Philadelphia, PA 19106

PS form 3665  
Type of Mailing:  
CERTIFICATE OF MAILING  
August 13, 2020



Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
20	554224	2355411838	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	\$0.650	\$0.43
25	554228	2355411844	PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 281280 HARRISBURG, PA 17128-1230	\$0.650	\$0.43

Blanchard, PA 16826



Sep. 3. 2020 1:27PM

No. 2316 P. 9/18

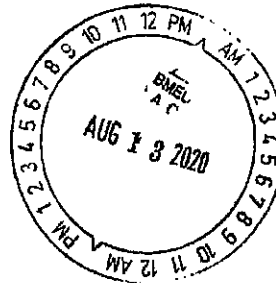
KML Law Group, PC  
701 Market St, Suite 5000  
Philadelphia, PA 19106

PS form 3665  
Type of Mailing:  
CERTIFICATE OF MAILING  
August 13, 2020



\*1227013\*

Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
				Totals	



**KML Law Group, P.C.**  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
[3129@kmlawgroup.com](mailto:3129@kmlawgroup.com)  
ATTORNEY FOR PLAINTIFF

**MIDFIRST BANK**  
999 N.W. Grand Boulevard  
Suite 100  
Oklahoma City, OK 73118-6116

Plaintiff

vs.

**BRENDA L. STROHL**  
Mortgagor(s) and Record Owner(s)  
116 Hetlerville Road  
Nescopeck, PA 18635

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CIVIL-1338 / 2020-ED-31

**AFFIDAVIT PURSUANT TO RULE 3129**

MIDFIRST BANK, Plaintiff in the above captioned action, by and through an authorized employee of its attorneys, KML Law Group, P.C., and based on information available in the public record as of the date the praecipe for the writ of execution was filed, sets forth the following information concerning the real property located at:

116 Hetlerville Road  
Nescopeck, PA 18635

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

BRENDA L. STROHL  
132 East First Street  
Mifflinville, PA 18631

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

BRENDA L. STROHL  
132 East First Street  
Mifflinville, PA 18631

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
PO Box 380  
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

PA DEPARTMENT OF REVENUE  
BUREAU OF COMPLIANCE  
P.O. BOX 281230  
HARRISBURG, PA 17128-1230

PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY  
651 Boas Street  
Harrisburg, PA 17121

NORTHWEST CONSUMER DISCOUNT CO  
314 Market Street  
Sunbury, PA 17801

NORTHWEST CONSUMER DISCOUNT CO  
Po Box 743  
Sunbury, PA 17801

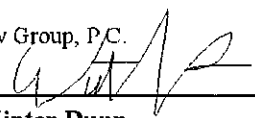
4. Name and address of the last recorded holder of every mortgage of record:
5. Name and address of every other person who has or may have any record interest in or record lien on the Property and whose interest may be affected by the sale:
6. Name and address of every other person of whom the plaintiff has knowledge who has or may have any record interest in the Property which may be affected by the sale.
7. Name and address of every other person of whom the plaintiff has knowledge who does or may have an interest in the Property which may be affected by the sale.

TENANTS/OCCUPANTS  
116 Hetlerville Road  
Nescopeck, PA 18635

I verify that the statements made in this affidavit are true and correct to the best of my 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.

DATED: 09/02/2020

KML Law Group, P.C.

  
\_X\_ Winter Dunn  
\_\_\_\_ Jacqueline McCoy  
Legal Assistant

For inquiries, please contact:

Cheryl Dilchus  
Direct (215) 825-6349  
[cdilchus@kmlawgroup.com](mailto:cdilchus@kmlawgroup.com)

For proof of mailing, email: [PostSale@kmlawgroup.com](mailto:PostSale@kmlawgroup.com)

**KML LAW GROUP, P.C.**  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
ATTORNEY FOR PLAINTIFF

**MIDFIRST BANK**  
999 N.W. Grand Boulevard  
Suite 100  
Oklahoma City, OK 73118-6116  
Plaintiff

vs.

**BRENDA L. STROHL**  
Mortgagor(s) and Record Owner(s)  
116 Hetlerville Road  
Nescopeck, PA 18635

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CIVIL-1338 / 2020-ED-31

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

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the Case Records Public Access Policy of the Unified Judicial System of Pennsylvania that require filing confidential information and documents differently than non-confidential information and documents and that confidential information and documents have been redacted in accordance with controlling privacy statutes and that confidential information is not required by law, ordered by the court or is not otherwise necessary to effect the disposition of this matter.

By: 

**KML LAW GROUP, P.C.**  
\_\_\_\_ Michael McKeever Pa. ID 56129  
\_\_\_\_ Lisa Lee Pa. ID 78020  
\_\_\_\_ David Fein Pa. ID 82628  
\_\_\_\_ Alyk L. Oflazian Pa. ID 312912  
\_\_\_\_ Matthew K. Fissel Pa. ID 314567  
\_\_\_\_ Rebecca A. Solarz Pa. ID 315936  
\_\_\_\_ Nora C. Viggiano Pa. ID 320864  
\_\_\_\_ Kevin G. McDonald Pa. ID 203783  
☒ **Brooke R. Waisbord Pa. ID 326432**  
Attorneys for Plaintiff

**KML LAW GROUP, P.C.**

ATTORNEYS AT LAW  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
WWW.KMLLAWGROUP.COM

Notice to the Court regarding use of a Digital Signature during Pennsylvania's State of Emergency  
March, 2020

As a result of the State of Emergency declared in the Commonwealth of Pennsylvania due to Covid-19, KML Law Group, PC has instituted a strict remote work policy under KML's Business Continuity Plan.

As such, given that "blue ink" or "wet" signatures may not always be a readily available option for all of our remote employees, KML is utilizing facsimile signatures or the use of the signature convention of /s/ or other form of digital signatures or a PDF generated signature ("Digital Signature") as to the filing of legal papers or pleadings or both.

The undersigned certifies that all such Digital Signatures are submitted to the Court under and subject to Pa. Rule 1023 and are permitted under Rule 203.4 et seq. Any such Digital Signature was affixed to the legal papers or pleading by the person authorized to do so.

Michael McKeever, esquire  
PA. ID Number: 56129  
KML Law Group, PC  
Suite 5000  
701 Market Street  
Philadelphia, Pa. 19106  
mmckeever@kmlawgroup.com  
610-662-4798

IN THE SUPREME COURT OF PENNSYLVANIA  
WESTERN DISTRICT

IN RE: GENERAL STATEWIDE  
JUDICIAL EMERGENCY

: No. 531 Judicial Administration Docket  
:  
:

ORDER

PER CURIAM

**AND NOW**, this 16th day of March, 2020, pursuant to Rule of Judicial Administration 1952(A), this Court DECLARES a general, statewide judicial emergency until April 14, 2020, on account of COVID-19. The Court deems it necessary for the Pennsylvania Judiciary to consider -- on a district-by-district basis -- the appropriate measures to be taken to safeguard the health and safety of court personnel, court users, and members of the public.

1. Accordingly, President Judges are AUTHORIZED to declare judicial emergencies in their judicial districts through April 14, 2020, or for part of that period, should they deem it appropriate for the protection of the health and safety of court personnel, court users, and others. Local declarations shall be transmitted to the State Court Administrator on a form substantially similar to the attached. The declarations shall become effective immediately upon the State Court Administrator's transmittal to the Supreme Court Prothonotary and upon sufficient publication arranged by the President Judge. To constitute sufficient publication, the President Judge shall ensure that the declaration is:

- A. Posted on the entry doors of the county courthouse of the judicial district and of all magisterial district courts within the judicial district.
- B. Posted on the judicial district's website; and
- C. Transmitted via e-mail to the local county bar association or associations, with the request that such associations promptly forward the notice to all members

2. Upon the declaration of a judicial emergency in a particular judicial district, the President Judge SHALL HAVE THE AUTHORITY:

- A. To suspend time calculations for the purposes of time computation relevant to court cases or other judicial business, as well as time deadlines, subject to constitutional restrictions;
- B. To authorize additional uses of advanced communication technology to conduct court proceedings, subject to constitutional restrictions; and
- C. To take any action permitted pursuant to Rule of Judicial Administration 1952(B)(2).

3. With reference to paragraph 2(A), the President Judge specifically SHALL HAVE THE AUTHORITY to suspend the operation of Rule of Criminal Procedure 600 within a judicial district. Such suspension shall be immediately effective if a statement of intention to implement a suspension is included in the declaration of a local judicial emergency. The purport of the suspension will be that the time period of the local judicial emergency (or a shorter time period if specified) shall be excluded from the time

computation under Rule of Criminal Procedure 600(C). Nothing in this Order or its local implementation shall affect a criminal defendant's right to a speedy trial under the United States and Pennsylvania Constitutions, albeit that the circumstances giving rise to this Order and the suspension may be relevant to the constitutional analysis.

4. Within 24 hours of taking any action as authorized in Paragraph 2 of this order, the President Judge shall, to the extent practicable, provide notice of the action in the manner specified in Paragraph 1(A)-(C) of this order.

5. President Judges in judicial districts operating under a declaration of judicial emergency are to comply with the obligations under Rule of Judicial Administration 1952(B)(3), (B)(5) and any other pertinent provision, where implicated.

6. President Judges in judicial districts operating under a declaration of judicial emergency shall arrange for the provision of essential judicial services, including, by way of example, arraignments and bail establishment hearings, protection from abuse act proceedings, where absent such proceedings there would be a threat of domestic violence, and/or injunction proceedings, where absent such proceedings there would be the threat of irreparable harm.

7. To the extent a President Judge seeks the temporary suspension or modification of statewide court rules as applied to any case or cases in the judicial district, beyond that already permitted under this order (see Pa.R.J.A. 1952(B)(2)(m)), the President Judge is to submit an application to such effect to the Supreme Court Prothonotary, with submissions being directed to the district office of the Prothonotary applicable to the President Judge's judicial district. Such applications shall specifically identify the rule or rules at issue and provide justification for the request. To the extent



practicable under the circumstances, notice of the request for suspension or modification of statewide court rules shall be provided in accordance with Paragraph 1(A)-(C) of this order, as well as Rule of Judicial Administration 1952(C)(5).

8. In judicial districts that operate under a declaration of judicial emergency, the President Judge shall provide notice in accordance with Paragraph 1(A)-(C), and to the State Court Administrator, when normal court operations are resumed. This notification shall be provided within 24 hours of the resumption of normal court operations.

IN THE SUPREME COURT OF PENNSYLVANIA  
XXXXXX DISTRICT

IN RE: \_\_\_\_ JUDICIAL DISTRICT -- : No. \_\_\_\_ M 2020  
DECLARATION OF JUDICIAL :  
EMERGENCY :

**DECLARATION**

Per the Supreme Court's Order dated March 16, 2020, I declare a judicial  
emergency in the \_\_\_\_ Judicial District for the following period: \_\_\_\_ to  
\_\_\_\_\_.

[OPTIONAL: The operation of Rule of Criminal Procedure 600 shall be  
suspended in the \_\_\_\_ Judicial District during the period of the local judicial emergency  
(or for a shorter period if specified)].

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



MIDFIRST BANK  
vs.  
BRENDA STROHL

Case Number  
2019CV1338

## SHERIFF'S RETURN OF SERVICE

08/07/2020 01:38 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 116 HETLerville ROAD, NESCOPECK, PA 18635.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

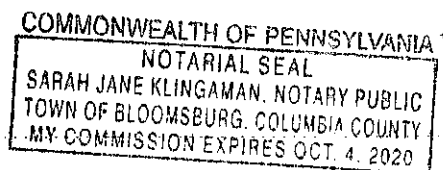
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

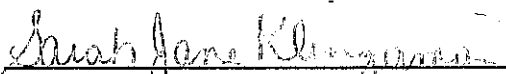
August 10, 2020

NOTARY

Affirmed and subscribed to before me this

10TH day of AUGUST, 2020





Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

(c) CountySuite Sheriff, Teleosoft, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



MIDFIRST BANK  
vs.  
BRENDA STROHL

Case Number  
2019CV1338

## SHERIFF'S RETURN OF SERVICE

07/16/2020 02:21 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 FRANK SPAID, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR BRENDA STROHL AT 132 EAST FIRST STREET, MIFFLINVILLE, PA 18631.

  
MICHAEL TKACH, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

July 17, 2020

NOTARY

Affirmed and subscribed to before me this

17TH day of JULY, 2020

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
SARAH JANE KLINGAMAN, NOTARY PUBLIC  
TOWN OF BLOOMSBURG, COLUMBIA COUNTY  
MY COMMISSION EXPIRES OCT. 4, 2020



Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

©2019 CountyGlobe Sheriff Technology, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



MIDFIRST BANK  
vs.  
STROHL, BRENDA

Case Number  
2019CV1338

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Posting - Sale Bill

**Zone:**

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 09/09/2020 AT 9:00 AM  
SHERIFF'S SALE BILL

**Serve To:**

**Name:** (POSTING)

**Primary Address:** 116 HETLERVILLE ROAD  
NESCOPECK, PA 18635

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:**

**Relation:**

**Date:** 8-7-20

**Time:** 13:38

**Deputy:** 3

**Mileage:**

**Attorney / Originator:**

**Name:** KML LAW GROUP, P.C.

**Phone:**

**Service Attempts:**

**Date:**

**Time:**

**Mileage:**

**Deputy:**

**Service Attempt Notes:**

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

(POSTING)

2019CV1338

116 HETLERVILLE ROAD, NESCOPECK, PA 18635

NO EXPIRATION

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2019CV1338

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

**WEDNESDAY, SEPTEMBER 09, 2020**  
**AT 9:00 O'CLOCK A.M.**

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

---

All that certain piece or parcel of land situate in the Township of Mifflin, County of Columbia, and state of Pennsylvania, bounded and described as follows:

Beginning at a point on the Easterly side of land now or late of Fred Aten and at a point on the Southerly side of Bob Hoagland, said point being at intersecting lines of property owned by said individuals; thence along line now or late of Bob Hoagland North 87 degrees East 160 feet to the Westerly side of the right-of-way of Legislative Route No. 19023 leading from Hettlerville to Mifflinville; thence along the right of way of said highway South 19 degrees 19 minutes West 178.4 feet to an iron pin corner, thence continuing along said right of way South 11 degrees 29 minutes West a distance of 145.3 feet to an iron pin corner in lien of other land now or late of Peter Diehl, Jr., et ux; thence North 78 degrees 19 minutes West along land now or late of Peter Diehl, Jr., et ux, a distance of 98.23 feet to an iron pin corner on the line of Fred Aten, now or late; thence along line of Fred Aten, now or late, North 5 degrees East 282.0 feet to an iron pin corner, the place of beginning.

Containing 0.906 acres in accordance to a survey prepared by L. Lebo, R.E., dated July 28, 1972.

BENG KNOWN AS: 116 HETLERVILLE ROAD, NESCOPECK, PA 18635

PROPERTY ID NUMBER: 23- 06-011-04,000

BEING THE SAME PREMISES WHICH CLYDE A. STROHL A/K/A CLYDE A. STROHL, JR., AND BRENDA L. STROHL, HIS WIFE BY DEED DATED 4/2/2013 AND RECORDED 4/12/2013 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT # 201303406, GRANTED AND CONVEYED UNTO CLYDE A. STROHL (DECEASED) AND BRENDA L. STROHL, HIS WIFE.

PROPERTY ADDRESS: 116 HETLERVILLE ROAD, NESCOPECK, PA 18635

UPI / TAX PARCEL NUMBER: 23-06-011-04,000

---

Seized and taken into execution to be sold as the property of BRENDA STROHL in suit of MIDFIRST BANK.

---

**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:  
KML LAW GROUP, P.C.  
PHILADELPHIA, PA

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

31 E02020  
Strohl

# 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 07/20/20

Account:

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

Ad ID:	1200462
Description:	SHERIFF'S SALE By Virtue of a Writ o
Run Dates:	08/19/20 to 09/09/20
Class:	2
Agate Lines:	204
Blind Box:	

<b>Total Ad Cost</b>	<b>\$1,329.80</b>
<b>Amount Paid</b>	<b>\$0.00</b>

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	08/19/20	09/09/20	3	\$1,329.80

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2019CV1338

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

WEDNESDAY, SEPTEMBER 09, 2020 AT 9:00 O'CLOCK A.M.

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

All that certain piece or parcel of land situate in the Township of Mifflin, County of Columbia, and state of Pennsylvania, bounded and described as follows: Beginning at a point on the Easterly side of land now or late of Fred Aten and at a point on the Southerly side of Bob Hoagland, said point being at intersecting lines of property owned by said individuals; thence along lien now or late of Bob Hoagland North 87 degrees East 160 feet to the Westerly side of the right-of-way of Legislative Route No. 19023 leading from Hetlerville to Mifflinville; thence along the right of way of said highway South 19 degrees 19 minutes West 178.4 feet to an iron pin corner, thence continuing along said right of way South 11 degrees 29 minutes West a distance of 145.3 feet to an iron pin corner in lien of other land now or late of Peter Diehl, Jr. et ux; thence North 78 degrees 19 minutes West along land now or late of Peter Diehl, Jr. et ux a distance of 98.23 feet to an iron pin corner on the line of Fred Aten, now or late; thence along line of Fred Aten, now or late, North 5 degrees East 282.0 feet to an iron pin corner, the place of beginning. Containing 0.906 acres in accordance to a survey prepared by L. Lebo, R.E., dated July 28, 1972. BEING KNOWN AS: 116 HETLerville ROAD, NESCOPECK, PA 18635 PROPERTY ID NUMBER: 23-06-011-04,000 BEING THE SAME PREMSES WHICH CLYDE A. STROHL A/K/A CLYDE A. STROHL, JR., AND BRENDA L. STROHL, HIS WIFE BY DEED DATED 4/2/2013 AND RECORDED 4/12/2013 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT # 201303406, GRANTED AND CONVEYED UNTO CLYDE A. STROHL (DECEASED) AND BRENDA L. STROHL, HIS WIFE. PROPERTY ADDRESS: 116 HETLerville ROAD, NESCOPECK, PA 18635 UPI / TAX PARCEL NUMBER: 23-06-011-04,000 Seized and taken into execution to be sold as the property of BRENDA STROHL in suit of MIDFIRST BANK. 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:  
KML LAW GROUP, P.C.  
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



MIDFIRST BANK  
vs.  
STROHL, BRENDA

Case Number  
2019CV1338

## SERVICE COVER SHEET

**Service Details:**

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

**Zone:** 31

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 09/09/2020 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** BRENDA STROHL

**Primary Address:** 132 EAST FIRST STREET  
MIFFLINVILLE, PA 18631

**Phone:** **DOB:**

**Alternate Address:** 116 HETLERVILLE ROAD  
NESCOPECK, PA 18635 *Bad*

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:** *Frank Spaid*

**Relation:** *Cc Worker*

**Date:** *7/16/20* **Time:** *14:21*

**Deputy:** *6* **Mileage:**

**Attorney / Originator:**

**Name:** KML LAW GROUP, P.C.

**Phone:**

**Service Attempts:**

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

STROHL, BRENDA

2019CV1338

132 EAST FIRST STREET, MIFFLINVILLE, PA 18631

NO EXPIRATION



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

REAL ESTATE TAX CERTIFICATION

Date: 07/15/2020

Fee: \$5.00

Cert. NO: 37968

STROHL CLYDE A & BRENDA L  
116 HETLERVILLE ROAD  
NESCOPECK PA 18635

District: MIFFLIN TWP  
Deed: 20130 -3406  
Location: 116 HETLERVILLE RD  
Parcel Id:23 -06 -011-04,000

Assessment: 40,160  
Balances as of 07/15/2020

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

By: Sheriff

Per: dm.

# COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

## TAX CERTIFICATION

2020 - REAL ESTATE

As of Date: 07/15/2020 10:36:19 AM

Owner: STROHL CLYDE A & BRENDA L

116 HETLERVILLE ROAD

NESCOPECK PA 18635

Municipality: MIFFLIN TWP

Parcel #: 23 -06 -011-04,000

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
024846	G	\$448.08	04/30/2020	\$457.22	06/30/2020	\$502.94	08/31/2020
		Discount Payment		05/05/2020		\$448.08	
024846	S	\$39.36	04/30/2020	\$40.16	06/30/2020	\$44.18	08/31/2020
		Discount Payment		05/05/2020		\$39.36	
024846	R	\$184.97	04/30/2020	\$188.75	06/30/2020	\$198.19	08/31/2020
		Discount Payment		05/05/2020		\$184.97	
Totals:		\$672.41		\$686.13		\$745.31	

Total Paid To Date:

\$672.41

dm.

Signature

7-15-20

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.  
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.  
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



MIDFIRST BANK  
vs.  
STROHL, BRENDA

Case Number  
2019CV1338

## SERVICE COVER SHEET

**Service Details:**

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

**Zone:** 31

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 09/09/2020 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** OCCUPANT

**Primary Address:** 116 HETLERVILLE ROAD  
NESCOPECK, PA 18635

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:**

**Relation:** Property Vacant

**Date:** 7/15/20 **Time:** 14:23

**Deputy:** C **Mileage:**

**Attorney / Originator:**

**Name:** KML LAW GROUP, P.C.

**Phone:**

**Service Attempts:**

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

OCCUPANT

2019CV1338

116 HETLERVILLE ROAD, NESCOPECK, PA 18635

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



MIDFIRST BANK  
vs.  
STROHL, BRENDA

Case Number  
2019CV1338

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 31

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/09/2020 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Central Columbia SD  
Primary Address: 4777 Old Berwick Road  
Bloomsburg, PA 17815

Phone: 570-784-2850 DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: STEVE DOLAR

Relation: Business Manager

Date: 7/15/2020 Time: 11:18

Deputy: 4 Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

CENTRAL COLUMBIA SD

2019CV1338

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



MIDFIRST BANK  
vs.  
STROHL, BRENDA

Case Number  
2019CV1338

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 31

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/09/2020 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia Co.

Primary Address: 11 WEST MAIN STREET

2ND FLOOR  
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally: Adult In Charge: Posted: Other:

Adult In Charge: SHELLY FEITNER

Relation: CLERK

Date: 7/15/20 Time: 1030

Deputy: 4 Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

DOMESTIC RELATIONS OF 2019CV1338 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



MIDFIRST BANK  
vs.  
STROHL, BRENDA

Case Number  
2019CV1338

## SERVICE COVER SHEET

**Service Details:**

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

**Zone:** 31

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 09/09/2020 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 · Adult In Charge · Posted · Other

**Adult In Charge:**

Debbie Miller

**Relation:**

CLERK

**Date:**

7/15/20

**Time:**

1020

**Deputy:**

4

**Mileage:**

**Attorney / Originator:**

**Name:** KML LAW GROUP, P.C.

**Phone:**

**Service Attempts:**

**Date:**

**Time:**

**Mileage:**

**Deputy:**


**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX C

2019CV1338

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

**WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183 and Rule 3257**

MIDFIRST BANK  
999 N.W. Grand Boulevard  
Suite 100  
Oklahoma City, OK 73118-6116

Plaintiff

vs.

BRENDA L. STROHL  
116 Hetlerville Road  
Nescopeck, PA 18635

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

NO. 2019-CIVIL-1338

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

2020-ED-31

**WRIT OF EXECUTION**

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.**

COMMONWEALTH OF PENNSYLVANIA:  
COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

**PREMISES: 116 Hetlerville Road, Nescopeck, PA 18635**

AMOUNT DUE \$145,574.68

Interest From 01/23/2020  
to the Date of Sheriff's Sale  
*at per diem rate of \$12.6213*

(Costs to be added)

Dated: 7/2/2020

Barbara N. Jurek  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy [Signature]

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

TIMOTHY T. CHAMBERLAIN



**SHERIFF OF COLUMBIA COUNTY**

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

24 HOUR PHONE  
(570) 784-6300

PHONE  
(570) 389-5622

PRESS ENTERPRISE  
Lackawanna Avenue  
Bloomsburg, PA 17815

Date: July 13 2020

Re: Sheriff's Sale Advertising Dates

MidFirst Bank vs. Brenda Strohl

No. 31 of 2020 E.D. and No. 1338 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1<sup>st</sup> Week Aug. 19<sup>th</sup>

2<sup>nd</sup> Week Aug. 26<sup>th</sup>

3<sup>rd</sup> Week Sept. 2<sup>nd</sup>

SALE DATE: Sept. 9<sup>th</sup> 2020

Feel free to contact me if you have any questions.

Respectfully,

*Timothy T. Chamberlain*

Timothy T. Chamberlain  
Sheriff of Columbia County



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



MIDFIRST BANK  
vs.  
STROHL, BRENDA

Case Number  
2019CV1338

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/09/2020 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 116 HETLERVILLE ROAD  
NESCOPECK, PA 18635

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: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:


### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

(POSTING)

2019CV1338

116 HETLERVILLE ROAD, NESCOPECK, PA 18635

NO EXPIRATION

**KML LAW GROUP, P.C.**

Suite 5000  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

**MIDFIRST BANK**

999 N.W. Grand Boulevard  
Suite 100  
Oklahoma City, OK 73118-6116  
Plaintiff

vs.

**BRENDA L. STROHL**

Mortgagor(s) and Record Owner(s)  
116 Hetlerville Road  
Nescopeck, PA 18635

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CIVIL-1338

2020-ED-31

**AFFIDAVIT PURSUANT TO RULE 3129**

MIDFIRST BANK, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

116 Hetlerville Road  
Nescopeck, PA 18635

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

BRENDA L. STROHL  
132 East First Street  
Mifflinville, PA 18631

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

BRENDA L. STROHL  
132 East First Street  
Mifflinville, PA 18631

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

✓ DOMESTIC RELATIONS OF COLUMBIA COUNTY  
PO Box 380  
Bloomsburg, PA 17815

✓ PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

✓ PA DEPARTMENT OF REVENUE  
BUREAU OF COMPLIANCE  
P.O. BOX 281230  
HARRISBURG, PA 17128-1230

✓ PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY  
651 Boas Street  
Harrisburg, PA 17121

NOTARY  
2020 JUL - 2 A 11:38  
CLERK OF COURT  
COUNTY OF COLUMBIA

NORTHWEST CONSUMER DISCOUNT CO  
314 Market Street  
Sunbury, PA 17801

NORTHWEST CONSUMER DISCOUNT CO  
Po Box 743  
Sunbury, PA 17801

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

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

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

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.

TENANTS/OCCUPANTS  
116 Hetlerville Road  
Nescopeck, PA 18635

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

Date: 6/30/2020

By: Nora C Viggiano  
KML LAW GROUP, P.C.  
Michael McKeever Pa. ID 56129  
Lisa Lee Pa. ID 78020  
Rebecca A. Solarz Pa. ID 315936  
☒ Nora C. Viggiano Pa. ID 320864  
Kevin G. McDonald Pa. ID 203783  
Brooke R. Waisbord Pa. ID 326432  
Attorneys for Plaintiff

All that certain piece or parcel of land situate in the Township of Mifflin, County of Columbia, and state of Pennsylvania, bounded and described as follows:

Beginning at a point on the Easterly side of land now or late of Fred Aten and at a point on the Southerly side of Bob Hoagland, said point being at intersecting lines of property owned by said individuals; thence along lien now or late of Bob Hoagland North 87 degrees East 160 feet to the

Westerly side of the right-of-way of Legislative Route No. 19023 leading from Hetlerville to Mifflinville: thence along the right of way of said highway South 19 degrees 19 minutes West 178.4 feet to an iron pin corner, thence continuing along said right of way South 11 degrees 29 minutes West a distance of 145.3 feet to an iron pin corner in lien of other land now or late of Peter Diehl, Jr., et ux; thence North 78 degrees 19 minutes West along land now or late of Peter Diehl, Jr., et ux, a distance of 98.23 feet to an iron pin corner on the line of Fred Aten, now or late; thence along line of Fred Aten, now or late, North 5 degrees East 282.0 feet to an iron pin corner, the place of beginning.

Containing 0.906 acres in accordance to a survey prepared by L. Lebo, R.E., dated July 28, 1972.

BEING KNOWN AS: 116 HETLERVILLE ROAD, NESCOPECK, PA 18635

PROPERTY ID NUMBER: 23-06-011-04,000

BEING THE SAME PREMISES WHICH CLYDE A. STROHL A/K/A CLYDE A. STROHL, JR., AND BRENDA L. STROHL, HIS WIFE BY DEED DATED 4/2/2013 AND RECORDED 4/12/2013 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT # 201303406, GRANTED AND CONVEYED UNTO CLYDE A. STROHL (DECEASED) AND BRENDA L. STROHL, HIS WIFE.

**KML LAW GROUP, P.C.**  
Suite 5000  
701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322  
Attorney for Plaintiff

**MIDFIRST BANK**  
999 N.W. Grand Boulevard  
Suite 100  
Oklahoma City, OK 73118-6116  
Plaintiff

vs.

**BRENDA L. STROHL**  
Mortgagor(s) and Record Owner(s)  
116 Hetlerville Road  
Nescopeck, PA 18635  
Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CIVIL-1338

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

Plaintiff, by counsel, hereby certifies that it has complied with the provisions of Act 91 of 1983 and/or the real property in question is not subject to the Act.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Rebecca A. Solarz Pa. ID 315936

☒ Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

**KML LAW GROUP, P.C.**  
Suite 5000  
701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322  
Attorney for Plaintiff

**MIDFIRST BANK**  
999 N.W. Grand Boulevard  
Suite 100  
Oklahoma City, OK 73118-6116

Plaintiff

vs.

**BRENDA L. STROHL**  
Mortgagor(s) and Record Owner(s)  
116 Hetlerville Road  
Nescopeck, PA 18635

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CIVIL-1338

**WAIVER OF WATCHMAN/WAIVER OF INSURANCE**

The undersigned states that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or 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.

By: 

**KML LAW GROUP, P.C.**

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Rebecca A. Solarz Pa. ID 315936

☒ Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

**Attorneys for Plaintiff**

SHORT DESCRIPTION

DOCKET # 2019-CIVIL-1338

ALL THAT CERTAIN lot of land situate in Township of Mifflin, County of Columbia and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.


BEING PREMISES: 116 Hetlerville Road, Nescopeck, PA 18635

SOLD as the property of BRENDA L. STROHL

TAX PARCEL #23- 06-011-04,000

ATTORNEY: KML Law Group, P.C.

## COLUMBIA COUNTY SHERIFF'S DEPARTMENT

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ MIDFIRST BANK		COURT NUMBER 2019-CIVIL-1338	
DEFENDANT/S/ BRENDA L. STROHL		TYPE OF <u>WRIT</u> OR COMPLAINT NOTICE OF SALE/HANDBILL	
<b>SERVE</b> 	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE BRENDA L. STROHL		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 116 Hetlerville Road, Nescopeck, PA 18635 (Township of Mifflin)		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:  <b>PLEASE POST HANDBILL</b>			
SIGNATURE OF ATTORNEY/ORIGINATOR KML LAW GROUP, P.C.		TELEPHONE NUMBER (215) 627-1322	DATE June 30, 2020
ADDRESS OF ATTORNEY  KML LAW GROUP, P.C. Suite 5000, 701 Market Street Philadelphia, PA 19106			



**KML LAW GROUP, P.C.**

Suite 5000  
701 Market Street  
Philadelphia, PA 19106  
[www.kmlawgroup.com](http://www.kmlawgroup.com)  
(215) 627-1322  
Fax (215) 627-7734

June 30, 2020

RE: Docket # 2019-CIVIL-1338

**ATTENTION: Columbia County Sheriff**

We would like to bring to your attention that the following defendant(s):

***BRENDA L. STROHL***

will be personally served with the Notice of Sheriff's Sale by an outside process server.

Thank you,  
Judgment Department  
KML LAW GROUP, P.C.  
Main - (215) 627-1322  
Fax - (215) 627-7734

**KML Law Group, P.C.**  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
ATTORNEY FOR PLAINTIFF

2020 JUL -2 A 11:39

**MIDFIRST BANK**  
999 N.W. Grand Boulevard  
Suite 100  
Oklahoma City, OK 73118-6116  
Plaintiff

vs.

**BRENDA L. STROHL**  
Mortgagor(s) and Record Owner(s)  
116 Hetlerville Road  
Nescopeck, PA 18635

Defendant(s)

CLERK OF COURTS  
COUNTY OF COLUMBIA

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CIVIL-1338

2020 - ED - 31

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

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the Case Records Public Access Policy of the Unified Judicial System of Pennsylvania that require filing confidential information and documents differently than non-confidential information and documents and that confidential information and documents have been redacted in accordance with controlling privacy statutes and that confidential information is not required by law, ordered by the court or is not otherwise necessary to effect the disposition of this matter.

By: 

**KML LAW GROUP, P.C.**

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Rebecca A. Solarz Pa. ID 315936

☒ Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

## CHECK REQUEST FORM

**File Name:** BRENDA L. STROHL

**Attorney File #** 198097FC

**County:** Columbia

### Fee Amount

\$25.00 **Writ of Execution only**  
Prothonotary of Columbia County \_\_\_\_ Court Costs – Writs/Judgments (Recoverable)

\$1,350.00 **Sheriff's Deposit**  
Sheriff of Columbia County \_\_\_\_ Sale Costs – Sheriff/Commissioner Deposit (Recoverable)

**IN THE SUPREME COURT OF PENNSYLVANIA  
WESTERN DISTRICT**

IN RE: GENERAL STATEWIDE	: No. 531 Judicial Administration Docket
JUDICIAL EMERGENCY	:
	:

**ORDER**

**PER CURIAM**

**AND NOW**, this 16th day of March, 2020, pursuant to Rule of Judicial Administration 1952(A), this Court DECLARES a general, statewide judicial emergency until April 14, 2020, on account of COVID-19. The Court deems it necessary for the Pennsylvania Judiciary to consider -- on a district-by-district basis -- the appropriate measures to be taken to safeguard the health and safety of court personnel, court users, and members of the public.

1. Accordingly, President Judges are AUTHORIZED to declare judicial emergencies in their judicial districts through April 14, 2020, or for part of that period, should they deem it appropriate for the protection of the health and safety of court personnel, court users, and others. Local declarations shall be transmitted to the State Court Administrator on a form substantially similar to the attached. The declarations shall become effective immediately upon the State Court Administrator's transmittal to the Supreme Court Prothonotary and upon sufficient publication arranged by the President Judge. To constitute sufficient publication, the President Judge shall ensure that the declaration is:

- A. Posted on the entry doors of the county courthouse of the judicial district and of all magisterial district courts within the judicial district;
- B. Posted on the judicial district's website; and
- C. Transmitted via e-mail to the local county bar association or associations, with the request that such associations promptly forward the notice to all members.

2. Upon the declaration of a judicial emergency in a particular judicial district, the President Judge SHALL HAVE THE AUTHORITY:

- A. To suspend time calculations for the purposes of time computation relevant to court cases or other judicial business, as well as time deadlines, subject to constitutional restrictions;
- B. To authorize additional uses of advanced communication technology to conduct court proceedings, subject to constitutional restrictions; and
- C. To take any action permitted pursuant to Rule of Judicial Administration 1952(B)(2).

3. With reference to paragraph 2(A), the President Judge specifically SHALL HAVE THE AUTHORITY to suspend the operation of Rule of Criminal Procedure 600 within a judicial district. Such suspension shall be immediately effective if a statement of intention to implement a suspension is included in the declaration of a local judicial emergency. The purport of the suspension will be that the time period of the local judicial emergency (or a shorter time period if specified) shall be excluded from the time

computation under Rule of Criminal Procedure 600(C). Nothing in this Order or its local implementation shall affect a criminal defendant's right to a speedy trial under the United States and Pennsylvania Constitutions, albeit that the circumstances giving rise to this Order and the suspension may be relevant to the constitutional analysis.

4. Within 24 hours of taking any action as authorized in Paragraph 2 of this order, the President Judge shall, to the extent practicable, provide notice of the action in the manner specified in Paragraph 1(A)-(C) of this order.

5. President Judges in judicial districts operating under a declaration of judicial emergency are to comply with the obligations under Rule of Judicial Administration 1952(B)(3), (B)(5), and any other pertinent provision, where implicated.

6. President Judges in judicial districts operating under a declaration of judicial emergency shall arrange for the provision of essential judicial services, including, by way of example, arraignments and bail establishment hearings, protection from abuse act proceedings, where absent such proceedings there would be a threat of domestic violence, and/or injunction proceedings, where absent such proceedings there would be the threat of irreparable harm.

7. To the extent a President Judge seeks the temporary suspension or modification of statewide court rules as applied to any case or cases in the judicial district, beyond that already permitted under this order, see Pa.R.J.A. 1952(B)(2)(m), the President Judge is to submit an application to such effect to the Supreme Court Prothonotary, with submissions being directed to the district office of the Prothonotary applicable to the President Judge's judicial district. Such applications shall specifically identify the rule or rules at issue and provide justification for the request. To the extent

practicable under the circumstances, notice of the request for suspension or modification of statewide court rules shall be provided in accordance with Paragraph 1(A)-(C) of this order, as well as Rule of Judicial Administration 1952(C)(5).

8. In judicial districts that operate under a declaration of judicial emergency, the President Judge shall provide notice in accordance with Paragraph 1(A)-(C), and to the State Court Administrator, when normal court operations are resumed. This notification shall be provided within 24 hours of the resumption of normal court operations.

IN THE SUPREME COURT OF PENNSYLVANIA  
XXXXXX DISTRICT

IN RE: \_\_\_\_ JUDICIAL DISTRICT -- : No. \_\_\_\_ M 2020  
DECLARATION OF JUDICIAL :  
EMERGENCY :

**DECLARATION**

Per the Supreme Court's Order dated March 16, 2020, I declare a judicial emergency in the \_\_\_\_ Judicial District for the following period: \_\_\_\_\_ to \_\_\_\_\_.

[OPTIONAL: The operation of Rule of Criminal Procedure 600 shall be suspended in the \_\_\_\_ Judicial District during the period of the local judicial emergency (or for a shorter period if specified)].

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

MIDFIRST BANK

Plaintiff

vs.

BRENDA L. STROHL

NO. 2019-CIVIL-1338

Defendant(s)

**VERIFICATION OF NON-MILITARY SERVICE UNDER THE SERVICEMEMBERS CIVIL  
RELIEF ACT AS AMENDED**

1. The undersigned attorney with KML Law Group, P.C., as the representative for the Plaintiff in the above entitled matter, does hereby state to the best of his/her information and belief, as follows:

2. That an inquiry has been made with the Defense Manpower Data Center ("DMDC") website operated by the United States Department of Defense (<https://scra.dmdc.osd.mil/>) for the following individual(s):

BRENDA L. STROHL

3. The DMDC search results, a copy of which is attached, states that based on the information provided, the DMDC does not possess any information indicating that the individual is on active duty or has been on active duty within the last 367 days.

4. An inquiry cannot be made for the following individuals because Plaintiff does not have the social security number for them:

NONE

The undersigned understands that the statements herein are made subject to penalties of 18 Pa.

C.S.A. 4904 relating to unsworn falsification to authorities.

Date

1/23/2020

By:

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

CLERK OF COURTS  
COUNTY OF COLUMBIA

2020 JAN - 2 A 11:38

PROCLAMATORY

I certify that this is a copy of this  
Document as filed with the Court.

KML LAW GROUP, P.C.

By:

Print Name

Submitted Date

Jacqueline McFarland  
1/27/2020

**Status Report**  
**Pursuant to Servicemembers Civil Relief Act**

SSN: XXX-XX-8143  
Birth Date:  
Last Name: STROHL  
First Name: BRENDA  
Middle Name: L  
Status As Of: Jan-23-2020  
Certificate ID: B15BTWLSLNNKMPTG

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Michael V. Sorrento, Director  
Department of Defense - Manpower Data Center  
400 Gigling Rd.  
Seaside, CA 93955

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. ? 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.osd.mil/faq.xhtml#Q33>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. ? 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

### More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC ? 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC ? 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

### Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC ? 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

**Status Report**  
**Pursuant to Servicemembers Civil Relief Act**

SSN: XXX-XX-8143  
Birth Date:  
Last Name: STROHL  
First Name: BRENDA  
Middle Name:  
Status As Of: Jan-23-2020  
Certificate ID: BGTD8GXN47QVZBC

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Michael V. Sorrento, Director  
Department of Defense - Manpower Data Center  
400 Gigling Rd.  
Seaside, CA 93955

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. ? 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.osd.mil/faq.xhtml#Q33>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. ? 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

### More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC ? 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC ? 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

### Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC ? 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

**KML LAW GROUP, P.C.**

ATTORNEYS AT LAW  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
[WWW.KMLLAWGROUP.COM](http://WWW.KMLLAWGROUP.COM)

Notice to the Court regarding use of a Digital Signature during Pennsylvania's State of Emergency  
March, 2020

As a result of the State of Emergency declared in the Commonwealth of Pennsylvania due to Covid-19, KML Law Group, P.C. has instituted a strict remote work policy under KML's Business Continuity Plan.

As such, given that "blue ink" or "wet" signatures may not always be a readily available option for all of our remote employees, KML is utilizing facsimile signatures or the use of the signature convention of /s/ or other form of digital signatures or a PDF generated signature ("Digital Signature") as to the filing of legal papers or pleadings or both.

The undersigned certifies that all such Digital Signatures are submitted to the Court under and subject to Pa. Rule 1023 and are permitted under Rule 203.4 et seq. Any such Digital Signature was affixed to the legal papers or pleading by the person authorized to do so.

Michael McKeever, Esquire  
PA. ID Number: 56129  
KML Law Group, P.C.  
Suite 5000  
701 Market Street  
Philadelphia, PA 19106  
[mmckeever@kmllawgroup.com](mailto:mmckeever@kmllawgroup.com)  
610-662-4798

**KML LAW GROUP, P.C.**

ATTORNEYS AT LAW

SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
WWW.KMLLAWGROUP.COM

June 30, 2020

Tami Kline  
Prothonotary of Columbia County  
PO Box 380  
Bloomsburg, PA 17815

RE:  
MIDFIRST BANK  
vs.  
BRENDA L. STROHL  
No. 2019-CIVIL-1338  
KML File#: 198097FC

Kindly issue the Writ of Execution in the above referenced matter. Once the Writ of Execution has been issued, please forward the same to the Sheriff's Office so this property may be listed for sale accordingly.

Please also return a copy of the enclosed pleadings with your time stamp affixed thereto in the stamped, self-addressed envelope enclosed for this purpose.

Should you need anything else to process this request, please contact us and we will provide the same immediately. Thank you for your cooperation in this matter.

**KML LAW GROUP, P.C.,**

**Leigh Quinn**  
Supervisor PA Service/Judgment  
[lquinn@kmllawgroup.com](mailto:lquinn@kmllawgroup.com)  
Direct: (215) 825-6454  
Main: (215) 627-1322

PROTHONOTARY  
2020 JUL -2 A 11:38  
CLERK OF COURT  
COUNTY OF COLUMBIA

## Document Receipt

---

Trans #	17799	Carrier / service:	USPS Server	First-Class Mail®	7/14/2020 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

NORTHWEST CONSUMER

DISCOUNT CO

314 MARKET STREET P.O. BOX 743

Tracking #: 71901140006000173183

Doc Ref #: 2020ED31

Postage 5.6000

SUNBURY PA 17801



## Document Receipt

---

Trans #	17798	Carrier / service:	USPS Server	First-Class Mail®	7/14/2020 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

PENNSYLVANIA DEPARTMENT OF  
LABOR & INDUSTRY

651 BOAS STREET

Tracking #: 71901140006000173176

Doc Ref #: 2020ED31

Postage 5.6000

HARRISBURG PA 17121

## Document Receipt

---

Trans #	17797	Carrier / service:	USPS Server	First-Class Mail®	7/14/2020 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION1150 FIRST AVENUE  
SUITE 1001

Tracking # 71901140006000173169

Doc Ref #: 2020ED31

Postage 5.6000

KING OF PA 19406  
PRUSSIA

## Document Receipt

---

Trans #	17796	Carrier / service:	USPS Server	First-Class Mail®	7/14/2020 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000173152

Doc Ref #: 2020ED31

Postage 5.6000

HARRISBURG PA 17105

## Document Receipt

---

Trans #	17796	Carrier / service:	USPS Server	First-Class Mail®	7/14/2020 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000173152

Doc Ref #: 2020ED31

Postage 5.6000

HARRISBURG PA 17105

## Document Receipt

---

Trans #	17795	Carrier / service:	USPS Server	First-Class Mail®	7/14/2020 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000173145

Doc Ref #: 2020ED31

Postage 5.6000

HARRISBURG PA 17128

## Document Receipt

---

Trans #	17794	Carrier / service:	USPS Server	First-Class Mail®	7/14/2020 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

COMMONWEALTH OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000173138

Doc Ref #: 2020ED31

Postage 5.6000

HARRISBURG PA 17105

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



71901140006000173183

DISCOUNT CO  
NORTHWEST CONSUMER  
314 MARKET STREET P.O. BOX 743

SUNBURY PA 17801

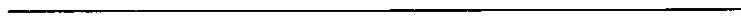
---

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



71901140006000173169

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
1150 FIRST AVENUE  
SUITE 1001  
KING OF PRUSSIA PA 19406





944288

**FIRSTTRUST  
BANK**

800.220.BANK / firsttrust.com  
3-7380/2360

**KML LAW GROUP, P.C.**

SUITE 5000  
701 MARKET ST. PHILADELPHIA, PA 19106  
(215) 627-1322 info@kmlawgroup.com

June 30, 2020

\$

1350.00

DOLLARS

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS



Sheriff of Columbia County

One Thousand Three Hundred And Fifty And 00 / 100

Sheriff's Office PO Box 380  
Bloomsburg, PA 17815

MEMO

STROHL: 198097EC

⑈00944288⑈ ⑆23607380⑆⑈8000082795⑈

Security features. Details on back.



*[Signature]*  
AUTHORIZED SIGNATURE