Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

MIDFIRST BANK vs.
BRENDA STROHL

Case Number 2019CV1338

PROPERTY ADDRESS

116 HETLERVILLE ROAD, NESCOPECK, PA 18635

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	<i>МЕМО</i>	СНК #	DEBIT	CREDIT
02/03/2020	Advance Fee	Advance Fee	937327	\$0.00	\$1,350.00
02/03/2020	Advertising Sale (Newspaper)			\$15.00	\$0.00
02/03/2020	Advertising Sale Bills & Copies			\$17.50	\$0.00
02/03/2020	Crying Sale			\$10.00	\$0.00
02/03/2020	Docketing			\$15.00	\$0.00
02/03/2020	Levy			\$15.00	\$0.00
02/03/2020	Mailing Costs			\$42.00	\$0.00
02/03/2020	Posting Handbill			\$15.00	\$0.00
02/03/2020	Sheriff Automation Fund			\$50.00	\$0.00
02/03/2020	Web Posting			\$100.00	\$0.00
04/01/2020	Service			\$180.00	\$0.00
04/01/2020	Service Mileage			\$16.00	\$0.00
04/01/2020	Surcharge			\$130.00	\$0.00
04/01/2020	Tax Claim Search			\$5.00	\$0.00
04/01/2020	Copies			\$6.00	\$0.00
04/01/2020	Notary Fee			\$10.00	\$0.00
04/01/2020	Refund			\$723.50	\$0.00

\$1,350.00 \$1,350.00

TOTAL BALANCE: \$0.00

Printed: 4/1/2020 2:50:37PM

Page 1 of 1

KML LAW GROUP, P.C.

ATTORNEYS AT LAW

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

(215) 627-1322 Fax (215) 825-6456 <u>Pasales@kmllawgroup.com</u>

April 1, 2020

SHERIFF OF COLUMBIA COUNTY

FAX: 570-389-5625

RE: MIDFIRST BANK

VS.

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

Property Address: 116 Hetlerville Road, Nescopeck, PA 18635

Sheriff's Sale Date: April 29, 2020

Sale No.

To the Sheriff:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter, and if applicable, cease all advertising, service and posting of the property. Please forward an updated cost sheet, summary of outstanding costs and return any unused costs. Pursuant to Act 32 of 2018 (68 Pa. C.S.A §2310), no sheriff's commission is due and owing and therefore no sheriff's commission has been charged to or collected from the Defendants.

The Defendants are provided a copy of this letter to provide them with proof that we have notified the Sheriff that the sale scheduled for April 29, 2020 has been stayed and cancelled.

By: KML LAW GROUP, P.C.

Sheriff's Sale Department Tara Busa – Supervisor (215) 825-6379

PASALES@KMLLAWGROUP.COM

Attorney Contact: Kevin G. McDonald, Esquire, (215) 825-6311, kmcdonald@kmllawgroup.com

cc

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

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

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer

Date: 02/13/2020

Cert. NO: 36507

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 02/13/2020

YEAR TAX TYPE TAXES DUE TAX AMOUNT PENALTY DISCOUNT

PAID

BALANCE

By: COLUMBIA COUNTY SHERIFF	Der.
Бү	· CI ·

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: 02/13/2020 09:58:29 AM

Conner: STROHL CLYDE A & BRENDA L

116 HETLERVILLE ROAD NESCOPECK PA 18635

Municipality: MIFFLIN TWP

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

Property Desc:

		Dis	scount:	Fac	ce:	Pena.	Lty:
Bill #		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
			Payment				
024846	S	\$39.36	04/30/2020	\$40.16	06/30/2020	\$44.18	08/31/2020
			Payment				
024846	R	\$184.97	04/30/2020	\$188.75	06/30/2020	\$198.19	08/31/2020
			Payment				
Tota	ls:	\$672.41	_	\$686.13		\$745.31	
				Total Paid	To Date:	\$0	.00

SRE

2-13-20

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.

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 02/04/20

Ad ID: 1190649

Description: STROHL SALE

Run Dates:

Class: 234

Agate Lines: Blind Box: 04/08/20 to 04/22/20

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

Cost

\$1,523.30

PO BOX 380 Address:

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

\$1,523.30 Total Ad Cost Amount Paid \$0.00

Publication Stop Start Inserts Press Enterprise 04/08/2004/22/20

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, APRIL 29, 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 Colum bia, 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 Southorly side of Bob Hoagland, said point being at intersecting lines of property owned by said individuals; thence along linn now or late of Bob Hoagland North 87 degrees East 160 feet to the Westerly side of the right-okway of Legislative Rouxe 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 comer. thence continuing along said right of way South 11 degrees 29 minutes West at distance of 145.3 feet to an iron pin comer. In lien of other land now or late of Peter Diehl, r. et uc thence North 78 degrees 19 minutes West along land now or late of Peter Diehl, r. et uc a distance of 98.23 feet to an iron pin comer on the line of Fred Aten, now or late; thence along 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 HETLERVLLE 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 THE OFFICE OF THE RECORDER OF DEEDS IN DEED 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 suite of MIDFRST BANK.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) eroent 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. MPNORTANT NOTICE FOR FAILURE TO PAY BID PRICE: A CORDANCE WITH 1 THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN 1 THE PRESCRIED 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 reself the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfetted, but will be applied against 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 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. TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%)

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

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

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 -6

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	<u>\$145,574.68</u>
Interest From 01/23/2020 to the Date of Sheriff's Sale at per diem rate of \$12.6213	
(Costs to be added)	

Dated: 1121 2020

Prothonotary, Common Pléas Court of Columbia County, Pennsylvania

Deputy KONNILL WILDOW

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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE (570) 389-5622 COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX (570) 389-5625 24 HOUR PHONE (570) 784-6300

PRESS ENTERPRISE Lackawanna Avenue Bloomsburg, PA 17815

Date: 2-3-2020

Re: Sheriff's Sale Advertising Dates

No. 6 of 2020 E.D. and No. 1338 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week April 8

2nd Week April 15

3rd Week April 22

SALEDATE: April 29, 2020

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain Sheriff of Columbia County

SHERIFF'S SALE

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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 comer, 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.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

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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)

Proth & Clork of Sev Courts

1. See 121 (40.5 apr 20.2)

2020 - ED-6

WRIT OF EXECUTION

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COMMONWEALTH OF PENNSYLVANIA: COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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PREMISES: 116 Hetlerville Road, Nescopeck, PA 18635

		AMOUNT DUE	<u>\$145,574.68</u>
		Interest From 01/23/2020 to the Date of Sheriff's Sale at per diem rate of \$12.6213	
		(Costs to be added)	
Dated:	1/2/2020	Box box 1 1 1 Prothonotary, Common Pleas Court	vetti
Dateu.	1/2/10000	of Columbia County, Pennsylvania	
•		Deputy ROSALL ONTE	opiello_

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
2020 JAN

Suite 100

Oklahoma City, OK 73118-6116

Plaintiff

vs.

2020 JAN 27 A. H: 55n the court of common pleas of columbia county

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CIVIL-1338

2020-ED-6

BRENDA L. STROHL

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

Defendant(s)

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:

COUNTY OF CO

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

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: 1/23/2020

y:_____KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129
Lisa Lee Pa. ID 78020
David Fein Pa. ID 82628
Jill P. Jenkins Pa. ID 306588
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

#23-06-011-04,000 MifflinTwp.

REAL ESTATE OUTLINE

ED# 2020 ED 4

DATE RECEIVED 1-27-	2020
DOCKET AND INDEX	19 CV 1338
CHECK FOR PROPER	INFO.
WRIT OF EXECUTION	_X
COPY OF DESCRIPTION	<u>X</u>
WHEREABOUTS OF LKA	<u> </u>
NON-MILITARY AFFIDAVIT	
NOTICES OF SHERIFF SALE	
WAIVER OF WATCHMAN	. <u> </u>
AFFIDAVIT OF LIENS LIST	<u>X</u>
CHECK FOR \$1,350.00 OR	<u>x</u> CK# <u>937327</u>
IF ANY OF ABOVE IS MISSIN	G DO NOT PROCEED
SALE DATE	April 29 TIME 9:00
POSTING DATE	
ADV. DATES FOR NEWSPAPER	1ST WEEK April 8
	2ND WEEK April 15
	3RD WEEK April 22

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.

2020 JAN 27

CLERK OF COUR COUNTY OF COL A 11: 55 IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CIVIL-1338

2020-ED-6

BRENDA L. STROHL

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Harrisburg, PA 17121

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314 Market Street

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- 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.

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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

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IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

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ACTION OF MORTGAGE FORECLOSURE

No. 2019-CIVIL-1338

3030 -ED-6

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.

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

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.

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-6

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.

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

__Lisa Lee Pa. ID 78020 David Fein Pa. ID 82628

___Jill P. Jenkins Pa. ID 306588 Alyk L. Oflazian Pa. ID 312912

Matthew K, Fissel Pa. ID 314567
Rebecca A Solarz Pa. ID 315936

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.

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 IN DEED AS INSTRUMENT # 201303406, GRANTED AND CONVEYED UNTO CLYDE A. STROHL (DECEASED) AND BRENDA L. STROHL, HIS WIFE.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

116 HETLERVILLE ROAD, NESCOPECK, PA 18635

MIDFIRST vs. STROHL, E			!	Case N 2019C	lumber V1338
Service De		VICE COVER SH	EET		
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

CENTRAL COLUMBIA SD

2019CV1338

MIDFIRST vs. STROHL, I							Number CV1338	
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Name:	Central Columbia SD 4777 Old Berwick Road Bloomsburg, PA 17815		Served:	Personally	dult in Charge	Posted · Other		
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

NO EXPIRATION

SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 04/29/2020 AT 9:00 AM	
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PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS	
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Phone: DOB: Relation: Works fe, his de	1
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Attomey / Originator:	
Name: KML LAW GROUP, P.C. Phone:	V 20 V A WARREN OF THE LOCAL STREET
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

MIDFIRST vs. STROHL, E						Number CV1338	
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CUPANT

019CV1338

116 HETLERVILLE ROAD, NESCOPECK, PA 18635

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

COLUMBIA COUNTY TAX C 2019CV1338

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

MIDFIRST vs. STROHL, E						Number CV1338	
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

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DOMESTIC RELATIONS OF

COLUMBIA COUNTY SHERIFF'S DEPARTMENT

SHERIFF SERVIC	E INSTRUCTIONS			
PLAINTIFF/S/ MIDFIRST BANK			COURT NUMBER 2019-CIVIL-1338	
DEFENDANT/S/ BRENDA L. STROHL			TYPE OF WRIT OR COMPLAINT NOTICE OF SALE/HANDBILL	
SERVE	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:				
PLEASE POST HANDBILL				
SIGNATURE OF ATTORNEY/ORIGINATOR KML LAW GROUP, P.C.		TELEPHONE NUMBER (215) 627-1322	DATE January 23, 2020	
ADDRESS OF ATTORNEY				
KML LAW GR Suite 5000, 70 Philadelphia, I	01 Market Street			

KML LAW GROUP, P.C.

Suite 5000 701 Market Street Philadelphia, PA 19106 www.kmllawgroup.com (215) 627-1322 Fax (215) 627-7734

January 23, 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

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

<u>CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA CASE RECORDS</u> 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.

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

__David Fein Pa. ID 82628 Jill P. Jenkins Pa. ID 306588

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

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



NORTHWEST CONSUMER DISCOUNT CO 314 MARKET STREET

SUNBURY PA 17801

Page 1 of 1 Print Your Documents

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DEPARTMENT 281230

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COMMONWEALTH OF PA

DEPARTMENT 281230

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DEPARTMENT 281230

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HARRISBURG PA 17128

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BUREAU OF CHILD SUPPORT ENFORECEMENT Tracking #:

P.O. BOX 2675 ATTN: DAN RICHARD HARRISBURG PA 17105

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HARRISBURG PA 17105

