Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SERVICE 1ST FEDERAL CREDIT UNION vs.
MICHAEL SZOKE

Case Number 2021CV281

PROPERTY ADDRESS
261 HEMLOCK STREET, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	<i>MEMO</i>		CHK#	DEBIT	CREDIT
07/27/2021	Advance Fee	Advance Fee		179964	\$0.00	\$2,000.00
07/27/2021	Advertising Sale (Newspaper)				\$15.00	\$0.00
07/27/2021	Advertising Sale Bills & Copies				\$17.50	\$0.00
07/27/2021	Crying Sale				\$10.00	\$0.00
07/27/2021	Docketing				\$15.00	\$0.00
07/27/2021	Levy				\$15.00	\$0.00
07/27/2021	Mailing Costs				\$30.00	\$0.00
07/27/2021	Posting Handbill				\$15.00	\$0.00
07/27/2021	Press Enterprise Inc.				\$2,103.80	\$0.00
07/27/2021	Sheriff Automation Fund				\$50.00	\$0.00
07/27/2021	Web Posting				\$100.00	\$0.00
07/28/2021	Deputize Advance Fee	(PAID 07/28/2021)		9015	\$100.00	\$0.00
09/01/2021	Advance Fee	Advance Fee		3924	\$0.00	\$68.00
10/08/2021	Service				\$165.00	\$0.00
10/08/2021	Service Mileage				\$10.00	\$0.00
10/08/2021	Copies				\$5.50	\$0.00
10/08/2021	Notary Fee				\$10.00	\$0.00
10/08/2021	Surcharge				\$176.00	\$0.00
10/08/2021	Other	MONTOUR COUNTY	<i>,</i>		\$32.00	\$0.00
10/13/2021	Continued or Cancelled Sale	Postponed to: 11/10/2021		-	\$10.00	\$0.00
10/27/2021	Tax Claim Search				\$5.00	\$0.00

\$2,884.80 \$2,068.00

TOTAL BALANCE: \$(816.80)

Printed: 10/27/2021 12:05:28PM

Page 1 of 1

WIEST, MUOLO, NOON, SWINEHART & BATHGATE

LAW OFFICES ESTABLISHED 1965 ROGER V. WIEST (1965-2021)

ROBERT J. MUOLO DAVID D. NOON WILLIAM R. SWINEHART ROGER V. WIEST, II JAMES C. BATHGATE

JAMES C. BATHGATE

MICHAEL J. FINN. ASSOC.

240-246 MARKET STREET P.O. BOX 791 SUNBURY, PA 17801 TELEPHONE: (570) 286-7777 FACSIMILE: (570) 286-8075 EMAIL: attwiest@ptd.net

October 25, 2021

MOUNT CARMEL OFFICE (570) 339-1935

> HERNDON OFFICE (570) 758-5544

DIRECT EMAIL: wswinehart@wmnsb.com

Timothy Chamberlain, Sheriff Columbia County 35 W. Main Street Bloomsburg, PA 17815

RE: <u>Service 1st Federal Credit Union vs. Michael Szoke, Sole Surviving Heir of</u>
Edith Szoke, Deceased

Dear Sheriff Chamberlain,

Please stay the Writ and close the execution proceedings in this matter and issue the appropriate refund to the undersigned made payable to Service 1st Federal Credit Union.

Thank you for your cooperation in this matter.

Very truly yours,

WIEST, MUOLO, NOON, SWINEHART &

BATHGATE

William R. Swinehart

WRS/rmb

STATE OF PENNSYLVANIA COUNTY OF COLUMBIA

} SS

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

Dr. Pietre of a World Empoisor Divisional Forestonary) No. 2021 (1928)	Ad Text: Michael Szoke Sale
award used in David Corress than it Charisto Cours, Perceptures and in the discribet that business the following described property as public sale at the Cours to Coursy Cours against lower of Bornsburg, Coursy of Divisios Contromination of Perceptures on WOMESCAY, OCTUBER 13, 2021 AT 9:00 07 CLOCK ASA.	Date(s) Published: 9/22/2021, 9/29/2021, 10/6/2021
All parses in interest and claimants any further notified that a proposed schedule of the following like in the Arth Sherith Ofters takes the they (20) days after the day of the self-ofters of the proposes of the product or of the product or the product or of the product of the product or of the product or of the product or of the product of t	
ALL DATA GETAN PREZ. (MARZ.). (MRECT OF LAND yearser) remotes borners. Control	Sworn and subscribed to before me this day of 1000 ar 20 1. Sharp (Sharp) (Notary Public)
7811 territoric Street, Doctmisurg, ISA 178116 INDIVIDUAL STREET, PER PROCESSIVE FOR A 17816 Referred trades into execution to be said as the property of INCHAR, EZCRAF in	hereby certify that the advertising and publication charges
Establishment states from accordance to be add as the property of MCANAE. EXTEM. THE SECTION F. MANNAE MANNAE MAT THE OF SECTION general feet, 100 his and REPRICE IT IT EXTEMPLY CONTROLLED SECTION FOR THE general feet, 100 his area of the fair place on the property of the SECTION F. MANNAE MANNAE MAT THE SECTION F. THE SECTION F. MANNAE MAT THE SECTION	amounting to \$ for publishing the foregoing notice and the fee for this affidavit have been paid in full.
Actoring for the Plaintiff WEST, MUDGLINGON, SAY MISHATT IS BATHOATE TIMOTHY T. CHAMBERLAN Shelf Co., index (County Pennsylvine)	· · · · · · · · · · · · · · · · · · ·

PLACING CLASSIFIED ADS amail to: classifieds@pressenterprise.net onsee: pressenterpriseonline.com

Call Mon.-Fri. 8:30am-4 00pm 570-784-6151

Buy/Sell Your Merchandise UNDER \$100 for FREE MONDAY MARKETPLACE ADS Submit name: pressenterprise on line.com (DEADURE in Burrafy 17 None for the following filendary) ficility (LASSIFIEDS 17. citch PACE AN AD 17. Silin your into Sentiment of the following filendary).

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

www.presscnterprisconline.com PRESS ENTERPRISE Classifieds reaches over 30,000 print readers every day plus 70,000 unique visitors to our website monthly

SHERFY'S SALE
By Visting of a Whit of Execution (Montage of Foreglosure)
No. 2021 CV281

TERRAS OF SALE: RANGWARM PAYMENT AT TIME OF SALE. The greater of ten (10 k) per cent of the bid price or costs from an indicated at 12 h

Attorney for the Planett
WEST, MUDICO, NOON, SWINEFART & BATHICATE
TIMOTHY T, CHANGEPLAR
SERVICED TO THE PROPERTY OF THE PROPERTY TO THE PROPE

Situral Columbia County: Pennsylvania

Classifieds Get Results Call 570-784-6151

EXECUTOR'S NOTICE

Estate of Robert L Dafterto. w/k/a-Relivet Dafterto. 157 Park Blvd., Berwick, PA 18503. Date of Death: Sep-territors 15, 2021.

c/a Habert A. Bull Exques

Notices

LEGAL NOTICE ESTATE OF HELEN L
DUNSFORD, AVA HELEN
LOUSE DUNSFORD, LATE
OF BLOOMSBURG.
COLUMBIA COUNTY,
PENNSYLVANIA,
DECEASED.

URL/ FAX PARKEL NUMBER 22/01A-118/00/6/27/01A-175/00

Public Public Free Notices - , Notices - , for Free ...

EXECUTOR'S NOTICE

EXECUTORISMONDES

EXTATE OF MARY LILLIA

Considered fire.

Conside

LAW OFFICES OF LUSCHAS NAPARSTECX E-CHANS, LLP ALVN J. LUSCHAS, ESOURE T20 Wild Man Street filoomsharg, PA 17815

Joseph Communication Communica

For Free

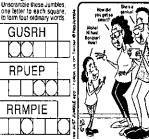
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FREE Egyphan Fayoums Fluciller 4 ms old To good home only, 570-594-2189 after 8 arr.

FREE Fiberglass tub and shower stall that was cut in hall 570-316-6444

FREE: Standing pine fre-wood or planks. Cell 570-441-0872

FREE Used treated 2x4's one 7; one 10; one 12 570-204-3234 FREE: Waterg wall. Wood on, 50° high, Lime Ridge. Call 570-759-2019

THAT SCHAMBLED WORD GAME



MAIFYN

Print your " answer here:

Yesterday's Jumbles: FOYER THREW VANISH FORI Answer: They were headed out to go surfing, but the Integuard was going to — WAVE THEM OFF

\$1.70 to \$1.90
Cans Solvential State of the State of the

Johs

MASONRY LABORER Wanted Part Time Must have valid Driver's License, 676-759-2572

WELSH'S TOWING

Apply in Person: 442 South Mercer St Berwick PA 18603

CAREGIVERS
Apply online at
www.fcbhaenlina.com
/apply

HOEPENDENCE (Fired)

1101 Columbia Blvd. Sda 2 3eves 784-1414 1-800-824-1214 FULL TIME DETAILER



Now arrange the circled latters to form the surprise answer, as suggested by the above carbon

WANTED S
MP Metals Clean Copper S 3:00 to \$3:30 to \$3:30

Hurti set up to clear up Romodol, Report Person Additions & Constru

INTEGRITY

STO-759-2579

Rt. 11 Berwick \$ A TYPE-177 AUCTION ... CALENDAR

HAZLETON REAL ESTATE - WED, OCT. 13@5PM 929 WEST 2ND ST. HAZLETON Two stary Vs double harms dwoling on a large lot w/3 bodrooms and 4 toy garage. MACCOM THE CODE SELECTIONS LICE

MAX WAIN AUDIDINS LLC OCT 6 @ SPM 34 Psp. School RM Mithels PA. 17846 NEV or hocky Like 1 - Ottops 1 wire charpt responsibility of the Charpt responsibility of t

WWW SUSTINIER COM #1857 ECHT AUCTIONS LC. (5/0)/84-1011. AY-002251 ESTATE AUCTION + THURS, OCT, 14/29 3-25PM LEONARD STREET IN COMMSR-PIG EGLIPMENT - TOOLS - SEM-ROOPIS WWW.suctioning.com #1867 ECHT AUCTIONS LLC. (5/0)784-1011. AY-002251

ESTATE ALICTION * SAT. DCT, 16/9 9.05AM 15/2 DCVA, MCLEROAD ISSUTION BY 17814 Inch Proper AVA side visited visit 70/8 htm, 1999 Lund Explai-lections visit eight seiner and dct yn Namary. Namher: Yn Lud wide ynder wyddiaith wydd NVCL bowed insi than 300 milect (LOV).

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PUBLIC AUCTION + WED, OCT, 27@ 5:00PM 45 RSSETS ANT. B. COMMERTICIDA 17815 ingle story forme dividing Control Coloritot Attach Pring room. Deciment, Elboth from the links was story modul and the charled on a cer prings was story modul and the charled on a cer was succeptant group of 1867 MCCHT AUCTIONS LIC. [570] 784-1011. AVG02255

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author to com DN4148
Max Warn 670.441.4647 AUCOSO38.

MAY WAYN 5/0.441.4637.AUCOSO 303.
SATURDAY MICHT WEEKLY AUCTION OCT. 16 © FPM.
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WAS POSSESS OF COLLECTIONS OF THE SECRET OF THE SECRET

WIEST, MUOLO, NOON, SWINEHART & BATHGATE

LAW OFFICES ESTABLISHED 1965 ROGER V. WIEST (1965-2021)

ROBERT J. MUOLO DAVID D. NOON WILLIAM R. SWINEHART ROGER V. WIEST, II JAMES C. BATHGATE

MICHAEL J. FINN, ASSOC.

240-246 MARKET STREET P.O. BOX 791 SUNBURY, PA 17801 TELEPHONE: (570) 286-7777 FACSIMILE: (570) 286-8075 EMAIL: attwiest@ptd.net MOUNT CARMEL OFFICE (570) 339-1935

> HERNDON OFFICE (570) 758-5544

DIRECT EMAIL: wswinehart@wmnsb.com

9/21/21

Timothy B. Chamberlain Columbia County Sheriff 35 W. Main Street Bloomsburg, PA 17815

RE: <u>Service 1st Federal Credit Union vs. Michael Szoke, Sole Surviving Heir of Edith Szoke, deceased – 2021-CV-281</u>

Dear Sheriff Chamberlain,

Please continue the Sheriff Sale in the above referenced matter scheduled for Wednesday,

October 6, 2021 at 9:00 A.M. to Wednesday, November 10, 2021 at 9:00 A.M.

Thank you for your anticipated cooperation in this matter.

Very truly yours,

WIEST, MUOLO, NOON, SWINEHART & BATHGATE

William R. Swinehart

WRS/rmb

cc: Michael Szoke Missy Shipton SERVICE 1^{ST} FEDERAL CREDIT UNION : IN THE COURT OF COMMON PLEAS

: OF 26th JUDICIAL DISTRICT OF PA

Plaintiff : COLUMBIA COUNTY BRANCH

vs.

MICHAEL SZOKE, in his capacity as Sole Surviving heir of EDITH SZOKE, deceased, and the Unknown Heirs, successors, assigns, and all other persons, firms or associations claiming right, title or interest under, from or through EDITH

SZOKE, deceased.

Heir of Edith Szoke, Defendant

: CV-21-0281

: CIVIL ACTION - LAW

DOZI SEP 2 U A O

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's sale scheduled for October 6, 2021 at 9:00 A.M. in the above captioned matter has been continued until November 10, 2021 at 9:00 A.M.

Respectfully submitted,

WIEST, MUOLO, NOON, SWINEHART & BATHGATE

BY:

William R. Swinehart, Esquire

240-246 Market Street, P.O. Box 791

Sunbury, PA 17801

(570) 286-7777

(570) 286-8075

wswinehart@wmnsb.com

Attorney for Plaintiff

DATE: September 22, 2021

SERVICE 1ST FEDERAL CREDIT UNION: IN THE COURT OF COMMON PLEAS

: OF 26th JUDICIAL DISTRICT OF PA

Plaintiff : COLUMBIA COUNTY BRANCH

;

vs.

MICHAEL SZOKE, in his capacity : CV-21-0281

as Sole Surviving heir of EDITH SZOKE, deceased, and the Unknown Heirs, successors, assigns, and all other persons,

successors, assigns, and all other persons, firms or associations claiming right, title or interest under, from or through EDITH SZOKE, deceased.

Heir of Edith Szoke, Defendant

: CIVIL ACTION - LAW

CERTIFICATE OF SERVICE

AND NOW, this 22nd day of September, 2021, I William R. Swinehart, Esquire of the firm of **Wiest, Muolo, Noon, Swinehart & Bathgate**, attorney for Plaintiff, hereby certify that I, this day, served the within, Notice of the Date of Continued Sheriff's Sale, by depositing a true and correct copy of the same in the United States Mail, postage prepaid, at Sunbury, Pennsylvania, addressed as follows:

Michael Szoke 259 Mt. Zion Road Danville, PA 17821

3Y:

William R. Swinehart, Esquire 240-246 Market Street, P.O. Box 791 Sunbury, PA 17801 (570) 286-7777

(570) 286-8075

 $\underline{wswinehart(\widehat{a})wmnsb.com}$

Attorney for Plaintiff

SERVICE 1^{ST} FEDERAL CREDIT UNION : IN THE COURT OF COMMON PLEAS

: OF 26th JUDICIAL DISTRICT OF PA

: COLUMBIA COUNTY BRANCH Plaintiff

MICHAEL SZOKE, in his capacity as Sole Surviving heir of EDITH SZOKE,

deceased, and the Unknown Heirs, successors, assigns, and all other persons,

firms or associations claiming right, title or interest under, from or through EDITH SZOKE, deceased.

VS.

Heir of Edith Szoke, Defendant

: CV-21-0281

: CIVIL ACTION - LAW

CERTIFICATE OF FILING

On this date I filed with the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

WIEST, MUOLO, NOON, SWINEHART &

BATHGATE

BY:

William R. Swinehart, Esquire 240-246 Market Street, P.O. Box 791 Sunbury, PA 17801

(570) 286-7777

(570) 286-8075

wswinehart@wmnsb.com Attorney for Plaintiff

DATED: September 22, 2021

Timothy T. Chamberlain Sheriff



٧s.

Earl D. Mordan, Jr. Chief Deputy

<u>Plaintiff</u>

SERVICE 1ST FEDERAL CREDIT UNION

<u>Defendant</u>

MICHAEL SZOKE

Attorney for the Plaintiff:

WIEST, MUOLO, NOON, SWINEHART &

BATHGATE

240-246 MARKET STREET

SUNBURY, PA 17801

Sheriff's Sale Date:

Wednesday, October 13, 2021

Writ of Execution No.: 2021CV281

Advance Sheriff Costs: \$2,000.00

Location of the real estate: 261 HEMLOCK STREET, BLOOMSBURG, PA 17815

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		\$30.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$2,103.80
Sheriff Automation Fund		\$50.00
Web Posting		\$100.00
Service		\$165.00
Service Mileage		\$10.00
Copies		\$5.50
Notary Fee		\$10.00
Surcharge		\$176.00
Other	MONTOUR COUNTY	\$32.00
Sheriff's Deed		\$35.00
Transfer Tax Form		\$25.00
Distribution Form		\$25.00
Solicitor Services		\$100.00
Prothonotary, Acknowledge Deed		\$10.00
	Total Sheriff Costs	\$2,964.80
Municipal Costs		
Current Taxes		\$646.19
School District		\$1,250.34
Delinquent Taxes		\$2,019.69
Sewer		\$1,458.25
	Total Municipal Costs	\$5,374.47
Distribution Costs		
Recording Fees		\$71.75
	Total Distribution Costs	\$71.75

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

Grand Total:	\$8,411.02

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

SERVICE 181 FEDERAL CREDIT UNIO	N VS.	MICHAEL	SZOKE
NO. 46-2021 ED	NO.	281-2021	JD
DATE/TIME OF SALE: OCTOBER	13, 2021	AT 9:00 AN	1
BID PRICE (INCLUDES COST)	\$	<u>-</u>	
POUNDAGE – 2% OF BID	\$		-
TRANSFER TAX – 2% OF FAIR MKT	\$		_
MISC. COSTS	\$		_
TOTAL AMOUNT NEEDED TO PURCE	HASE		\$
PURCHASER(S):ADDRESS:NAMES(S) ON DEED:			
PURCHASER(S) SIGNATURE(S):			
TOTAL DUE:			\$
LESS DEPOSIT:			\$
DOWN PAYMENT	Γ:		\$
TOTAL DUE IN 8 I	DAYS		\$

SHERIFF'S SALE COST SHEET

V	S.			
NOED NO	JD DATE/TIME C	F SALE		
DOCKET/RETURN	\$15.00			
SERVICE PER DEF.	\$ 165,00			
LEVY (PER PARCEL	\$15.00			
MAILING COSTS	\$ 30,00			
ADVERTISING SALE BILLS & COPIES	\$17.50			
ADVERTISING SALE (NEWSPAPER)	\$15.00			
MILEAGE	\$ 10.00			
POSTING HANDBILL	\$15.00			
CRYING/ADJOURN SALE	\$10.00			
SHERIFF'S DEED	\$ 35.0 0			
TRANSFER TAX FORM	\$ 25.00			
DISTRIBUTION FORM	\$ 25.00			
COPIES	\$ 5.50			
NOTARY	\$ 10,00			
TOTAL *******		308,00		393,60
WEB POSTING	\$150.00			
PRESS ENTERPRISE INC.				
SOLICITOR'S SERVICES	\$ <i>2103,80</i> \$ 100.00		100,60	
TOTAL *******	•	2253.85	•	∂ <i>3</i> ₹3,&
TOTAL	Ψ	00) 0/00		
PROTHONOTARY (NOTARY)	\$ 10.0 0			
RECORDER OF DEEDS TOTAL ************************************	\$		71.75	8).75
TOTAL *******	*******			-
REAL ESTATE TAXES:			$\alpha \in \mathcal{U} \setminus Q$	
BORO, TWP & COUNTY 20	\$		646.19 1250.34	
SCHOOL DIST. 20	\$		1200 30	
DELINQUENT 20	\$ 5,00		700019	
TOTAL *******		5,00	2019,69	3916.22
MUNICIPAL FEES DUE:				_
SEWER 20	c		1458,75	
WATER 20	Φ <u></u>		1 / 2010 3	
WATER 20 TOTAL *********	Φ <u> </u>	_0/		1458,25
TOTAL	Φ			
SURCHARGE FEE (DSTE)	\$	176100		176-00
MISC. Menteur	\$ 32.00			
	\$	_		32,60
TOTAL ********	*** ******* \$	32,00		JAN
			· amilex	
TOTAL COSTS (OF	PENING BID)		\$ <u>2774.80</u>	84/102

09/14/2021 14:15 Serial No. A6VF011029028

	TC:001	26096

Addressee	Start Time	Time	Prints	Result	Note
915702868075	09-14 14:14	00:00:57	002/002	ОК	ORG

Result OK: Communication OK: S-OK: Stop Communication Busy: Busy: No Ans: No Answer TEL: RX from TEL: REfuse: Receipt Refused

Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full

NG: Other Error IL-PJL: PJL Error MDN-ER: MDN Resp. Error DSN-ER: DSN Resp. Error LGN-ER: Login Error

Note TMR: Timer TX PC: PC-Fax POL: Polling Call: Manual TX

FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

1	SHERIFF'S				
MONTOUR COI 253 MILL STE	UNTY, COMM REET, DANVILL	(ONWEAL) E. Pa 17821 (*	FH OF PE	NN981-21N 0	OTICEOFSALE.xls
	SHERIFFSS		-		
PROCESS R	ECEIPT, AND A		RETURN		
Planum SERVICE IST FEDERAL CREDIT (NON		2021C V28		COLUMBIA
Personal MICHAEL SZOKE		4 Type of Wur or Complaint			CUEUMBIX
SERVE Name MICHAEL SZOKE			POTICE	OF SALE	
					····
AT 6. Address 907 MT ZION DRIVE, DANVILLE, PA 17821					
Indicate unusual service II Res	Mad	II Cert Mail		Deputize	II Other
low. 2021 1 S	heriff of MONTO				eby deputize return thereof
earding to law. This deputation being made at the second research in the second research				Sheriff	of Montour County
THE THE PERSON OF THE PERSON AT THE PERSON A	a with Assist INTO	CELEBRIDISES SERV	re c		
Name and Address of Attornes/Originator				I I I Taue	
TEST, MUOLO, NOON, SWINEHART & BATHO	JATE	10 Telephone Number 11 Date			
	12 Signar	ite			
SPACE BELOW FOR USE OF			VRITE BEL	OW THIS L	INE
eing Deputs Illiam C. McKenna	12nte Filéd 7/26/20			Lapiration	
6. Served and made known to Michael Szoke		<u> </u>	, on the	1811)	day of
ogust 2021, at 12:51 PM	, at	Sheriff's O	ffice, 253 M	ill Street, Da	nville,
ounty of Montour Commonwealth of Pennsylvania, 4X1 Defendant personally served	in the manner desc	ribed below:			
[] Adult family member with w	hom said Defenda	nt resides. Rela	tionship is		
[] Agent or person in charge of	*Defendant's office	or usual place	of business		
[] Other					
emarks:					
Attempts.					
Date Ntilenge					
			·	L	
	17idavit Notary \$2.50 \$5.00	Sorches. \$0.00	Misc. \$2.50	Total \$32,00	
vorn and Subscribed to before me this 2 (a	50 Answ		1 34.30	1 3.12.00	35975.404
is of August 202].		f Doring Sherrif			
Proceeding M. M. Coul De	out Mel	1112			
Susan M. Kauwenin Public	Sheriff	-		·	
MONTOUR COUNTY		· ·	100		
My Commission Expires		SHERIFI	OF MONT	OUR COUN	CTY
101 Man (an Open 1					

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SERVICE 1ST FEDERAL CREDIT UNION vs.
MICHAEL SZOKE

Case Number 2021CV281

SHERIFF'S RETURN OF SERVICE

09/07/2021 02:07 PM - DEPUTY JAMES DALTON, 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 261 HEMLOCK STREET, BLOOMSBURG, PA 17815.

SO ANSWERS,

September 09, 2021

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

	IST FEDERAL CREDIT UNION		Case Number
vs. SZOKE, M	ICHAEL		2021CV281
	SERVICE CC	VER SHEET	
Service De	tails:		
Category:	Real Estate Sale - Posting - Sale Bill		Zone:
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	SALE DATE & TIME: 10/13/2021 AT 9:00 AM SHERIFF'S SALE BILL		
Serve To:		Final Service:	
Name:	(POSTING)	Served: Personally · Adu	ult In Charge Posted Other
Primary Address:	261 HEMLOCK STREET BLOOMSBURG, PA 17815	Adult In Charge:	
Phone:	DOB:	Relation:	
Alternate Address:		Date: 09-07-21	Time: 1407
Phone:		Deputy:	Mileage:
Attorney /	Originator:		
Name:	WIEST, MUOLO, NOON, SWINEHART & BAT	Phone:	
Service At	tempts:		
Date:			
Time:			
Mileage:			
Deputy:			
Service At	tempt Notes:		
1.			
2.			
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(POSTING

2021CV281

261 HEMLOCK STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2021CV281

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

WEDNESDAY, OCTOBER 13, 2021 AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a mag nail set in the centerline intersection of Township Route No. 449 with

Township Route No. 457, said mag nail set being a corner of residual land now or formerly of Lawrence E. Broadt, Bonny V. Broadt and Angela M. Storer, THENCE running along the centerline of Township Route No. 449, the following six (6) courses and distances: THENCE South sixty-one (61) degrees four (04) minutes forty-one (41) seconds West One hundred seven and ninety-one (107.91) feet to a point; THENCE South sixty (60) degrees nineteen (19) minutes twenty-four (24) seconds West, Eighty-one and fifty-one hundredths (81.51) feet to a point; THENCE South sixty two (62) degrees forty-two (42) minutes fifty-two (52) seconds West, Fifty and fifteen hundredths (50.15) feet to a point; THENCE South sixty-five (65) degrees seventeen (17) minutes twenty-seven (27) seconds West, Thirty-eight and twenty-one hundredths (38.21) feet to a point; THENCE South sixty-five (65) degrees nine (09) minutes thirteen (13) seconds West, Sixty-five and forth-seven hundredths (65.47) feet to a point; THENCE South sixty-four (64) degrees five (05) minutes thirty-three (33) seconds, West, Thirty-one and fifty-four hundredths (3 1.54) feet to a mag nail set, said mag nail set being a corner of Parcel No. 4 of the hereinafter referenced subdivision plan; THENCE running along Parcel No. 4, passing through a rebar set on the line offset Seventeen and seventy-five hundredths (17.75) feet from the beginning of this course, North fifty-one (51) degrees fifty-three (53) minutes thirty-three seconds West, One hundred three and ninety-three hundredths (103.93) feet to a rebar set; THENCE continuing along Parcel No. 4, North twenty-three (23) degrees seven (07) minutes forth-three (43) seconds East, One hundred fifty-four and thirty hundredths (154.30) feet to a rebar set; THENCE continuing along the same passing through a rebar set on line offset Twenty four and eleven hundredths (24.11) feet from the end of this course. North twenty-six (26) degrees thirty-four (34) minutes ten (10) seconds West, One hundred twenty-five and fourteen hundredths (125.14) feet to a point in the centerline of Township Route No. 457, said point being a corner of residual land now or formerly of Lawrence E. Broadt, Bonny V. Broadt and Angela M. Storer, THENCE running along the centerline of Township Route No. 457 and residual land now or formerly of Lawrence E. Broadt, Bonny V. Broadt and Angela M. Storer, the following seven (7) courses and distances: THENCE South sixty-nine (69) degrees fifty-three (53) minutes fifty-seven (57) seconds East, Thirty-three and ninety-one hundredths (33.91) feet to a point; THENCE South seventy (70) degrees forty-five (45) minutes fifty-seven (57) seconds East, One hundred seventeen and eighty-eight hundredths (1 17.88) feet to a point; THENCE South seventy (70) degrees forty-three (43) minutes nine (09) seconds East, Eighty-five and eighty-one hundredths (85.81) feet to a point; THENCE South sixty-nine (69) degrees thirty-one (31) minutes sixteen (16) seconds East, Seventy-one and sixty-one hundredths (71.61) feet to a point, THENCE South seventy-two (72) degrees forty-three (43) minutes thirty-five (35) seconds East, Sixty-five and three hundredths (65.03) feet to a point; THENCE South sixty-seven (67) degrees eighteen (18) minutes twenty-two (22) seconds East, Thirty-two and fifty-two hundredths (32.52) feet to a point, THENCE South seventy (70) degrees ten (10) minutes thirty-nine (39) seconds East. Twenty-seven and eighty hundredths (27.80) feet to the place of BEGINNING. CONTAINING 1.467 acres of land and being more fully shown as PARCEL NO. 3 on survey subdivision plat entitled "Proposed Subdivision of Property of Lawrence E. Broadt, Bonny V. Broadt, and Angela M. Storer" as prepared by Ted L. Oman and Associates, dated February 2, 2000 and recorded in Columbia County Map Book 7 page 184.

BEING the same premises that Doyle E. Hess an Anna M. Hess, husband and wife, by deed dated

July 3, 2002 and recorded July 3, 2002 in the Office of the Recorder of Deeds of Columbia County, PA, in Instrument No.

200207890, granted and conveyed unto Michael A. Szoke and Holly R. Kessler, in fee.

ALSO BEING the same premises that Michael A. Szoke and Holly R. Kessler, by deed dated

April 16, 2003 and recorded May 28, 2003 in the Office of the Recorder of Deeds of Columbia County, PA, in Instrument No. 200306446, granted and conveyed unto Michael A. Szoke, in fee.

ALSO BEING the same premises that Michael A. Szoke, by Deed dated May 9, 2006 and recorded May 17, 2006 in the Office of the Recorder of Deeds of Columbia County, PA in Instrument No 200604892, granted and conveyed unto Edith F. Szoke, in fee. Parcel 18-01-016-01

261 Hemlock Street, Bloomsburg, PA 17815

PROPERTY ADDRESS: 261 HEMLOCK STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-01-016-01

Seized and taken into execution to be sold as the property of MICHAEL SZOKE in suit of SERVICE 1ST FEDERAL CREDIT UNION.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action 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 conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: WIEST, MUOLO, NOON, SWINEHART & BATHGATE SUNBURY, PA

SHERIFF'S OFFICE

MONTOUR COUNTY, COMMONWEALTH OF PENN 1-21NOTICEOFSALE.xis 253 MILL STREET, DANVILLE, PA 17821 (570) 271-3020

	•		PROCES		RIFF'S SER , AND AFF		DETUDN		
1. Plaintiff(s)	SERVICE	1ST FEDER	RAL CREDI		, AND AFF	IDAVII OI	2. Docket Num	ber / County	··
			•				2021CV281	1	COLUMBIA
2 Defendant(s)	MICHAEL	SZOKE					4. Type of Writ	or Complaint	······································
	())						NOTICE C	OF SALE	
SERVE	5. Name	MICHAEL	SZOKE						
AT	6. Address	907 MT ZI	ON DRIVE						
7			E, PA 17821						
7. Indicate unu	sual service:			Reg. Mail	[]	Cert. Mail	[]	Deputize	[] Other
Now,			2021	I Sheriff of	MONTOUR			ANIA, do her	
the Sheriff				_			xecute this V	Vrit and make	return thereof
according to	o law. This d	leputation be	ing made at	the request a	and risk of the	plaintiff.			
0.0000111.0	ICERT LICENSA	AD 0001100 D						Sheriff	of Montour County
8. SPECIAL IN	NSTRUCTION	OR OTHER IN	FORMATION :	THAT WILL A	SSIST IN EXPE	DITING SERV	ICE		
9. Name and A	Address of Attor	nev/Originator			10. Telephone	Number		11. Date	
9. Name and Address of Attorney/Originator WIEST, MUOLO, NOON, SWINEHART & BATHGATE			10. Telephone	Number		11. Date			
,			12. Signature						
	SPA	CE BELOV	V FOR USE	OF SHERI	FF ONLY -	DO NOT W	RITE BEL	OW THIS LI	INE
Serving Deputy					Date Filed			Expiration	
William C.			· · · · · · · · · · · · · · · · · · ·		7/26/2021				
	and made kn		Michael Sz	oke			, on the	18th	day of
August	Aantaun Cam	2021, at	12:51 PM		, at	Sheriff's O	ffice, 253 M	ill Street, Dai	nville,
County of N					anner describ	ed below:			
		•	ersonally ser		15.0				
					d Defendant r				
		Other	rson in charg	e of Defenda	ant's office or	usual place	of business		
	11	Officer							
Remarks:									
Attempts:				1	<u> </u>	r ·		· · · · · · · · · · · · · · · · · · ·	
Date: Mileage:									
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Advance	Docket	Service	Mileage	Affidavit	Notary	Surchrg.	Misc.	Total	Refund
\$100.00	\$9.00	\$9.00	\$4.00	\$2.50	\$5.00	\$0.00	\$2.50	\$32.00	\$68.00
Sworn and S	Subscribed to	before me			So Answer		+		
Day of	Augus	<u>t</u>	_, 202].		Signature of D	eputy Sheriff			
	CAN	M	icc II.	n. L		<i>{ </i> //			
P	rationotar	y// 1.///	Jan -	bepul /-	flux li)	A			
Susar	n M. Ka	uwegtaryP	ublic	' '	Sheriff	(c)	19 11	7/	
MONT	OUR COL	YTNL				- Chai	. 12-14.	/	
	nmission E	xpires				SHEDIF	OF MONT	OUR COUN	ITV
	1st Men. Jan 2024					SHERIFI	OF MICH	OUR COUN	· · · · · · · · · · · · · · · · · · ·

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SERVICE vs. SZOKE, M	1ST FEDERAL CREDIT UNION				Number ICV281
12 general spojet i daggeste	SERVICE C	OVER SHI	EET		
	talls:	- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1			The same of the sa
	Real Estate Sale - Sale Notice	* 1864 =	erana i maa muraayu a ahu u dhummuu i isa ah ga ahu ahu ahu mamuu a mu a muu isa i a a	Zone:	46
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 10/13/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	IGHTS		
Serve To:			ce:	A STANDARD OF THE STANDARD OF	
Name:	MICHAEL SZOKE	Served:	Personally · A	dult In Charge	Posted Other
Primary Address:	907 MOUNT ZION DRIVE DANVILLE, PA 17821	Adult In Charge:		.,,.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Phone:	DOB:	Relation:			e
Alternate Address:		Date:		Time:	
Phone:	the the term of th	Deputy:		Mileage:	A STATE OF THE STA
Attorney /	Originator:				
Name:	WIEST, MUOLO, NOON, SWINEHART & BAT	Phone:	W WITH MARKET A. W. C. P. P. L. C. W. C.		
Service Att	tempts:	**************************************	(24.22.135.73		
Date:			7		
Time:					
Mileage:					er sammen er
Deputy:					Nutrational Machine Control of the Commission of the Control of Con
Notes / Spe	ecial Instructions:				antenitation than the contract of the contract

Now, July 28, 2021 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Montour County to execute service of the documents herewith and make return thereof according to law.

Return To:

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

IO EXPIRATION

907 MOUNT ZION DRIVE, DANVILLE, PA 17821

ACCOUNT STATEMENT

Montour County Sheriff's Office

253 Mill Street Danville, Pa. 17821

Telephone: (570) 271-3020 Fax: (570) 271-3037

To:		
	WIEST, MUOLO, NOON, SWINEHART & BAT	HGATE
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Date 24-Aug-21
Docket 2021CV281
County COLUMBIA
Type NOTICE OF SALE

Receipt#

19518

Plaintiff(s): SERVICE 1ST FEDERAL CREDIT UNION

Defendant(s): MICHAEL SZOKE

Date		····		Credits	Charge	Balance
	Advance	Check #	9015	\$100.00		
08/18/21	Service on					
	MICHAEL SZOKE				\$32.00	
					!	
			,			
<u> </u>						\$68.00
				Check #	3924	REFUND

Tax Notice 2021 County & Municipality HEMLOCK TWP	 FOR: COLUMBIA Co	untv		DATE 03/01/2021		LL NO. 20515
MAKE CHECKS PAYABLE TO:	DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
HEMLOCK TOWNSHIP TAX COLLECTOR	GENERAL SINKING	24,031	12.135 1	285.79 23.55		320.78 26.43
116 FROSTY VALLEY ROAD BLOOMSBURG PA 17815	FIRE TWP RE		1.65 9.4		39.65	43.62
HOURS:MARCH & APRIL: TUE & THUR 1PM TO 6P JUNE 29 & 30: 1 PM TO 6 PM	WATER		.00026			6.88
OR BY APPOINTMENT PHONE:570-784-9310	The discount & penalty have been calculated for your convenience	PAY THIS AM	OUNT	575.69 April 30	June 30	June 30
TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS F		C	NTY T	If paid on or before WP	·	If paid after tax returned
SZOKE EDITH F 905 MT ZION DRIVE		Discount Penalty PARCEL: 18		2 % 10 % 1,000	to c	ourthouse on: uary 1, 2022
DANVILLE PA 17821		261 HEMLOC	K ST	•	:	
		1.47 Acres			6,470 17,561	
If you desire a receipt, send a self-addressed stamped enve THIS TAX NOTICE MUST BE RETURNED WITH Y		Тс	otal Assess	ment 2	24,031	FILE COPY

BLOOMSBURG SCHOOL	DISTRICT		2021 SCHOOL REAL	ESTATE DATE (07/01/202	1 BILL# 0052	256 TAXCOLL	ECTOR COPY
HEMLOCK TWP			DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALT
MAKE CHECKS PAYABLE TO: DENISE D OTTAVIANI 116 FROSTY VALLEY RD BLOOMSBURG, PA 17815		Real Estate	24031	47.3000	1113.94	1136.67	1250,3	
INSTALLMENT PLA		Penalty	ASSESSED VALUE	24031		1112.01		
FIRST INSTALLMENT	378.89	378.89				1113.94	1136.67	1250.3
SECOND	378.89	416.78				IF PAID ON	IF PAID ON	IF PAID
THIRD INSTALLMENT	378.89	416.78	TAXABLE ASSESSMENT	24031		OR BEFORE AUG 31	OR BEFORE	AFTER OCT 31
M STORE EDITOR					-	SCHOOL PE	VALTY @ 109	

A SZOKE EDITH F 261 Hemlock St. Bloomsburg PA 17815

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o

PROPERTY DESCRIPTION
PARCEL 18 01 01601000

261 HEMLOCK ST 6470.00
20060-4892 17561.00
1.47 ACRES

ACCT. 1744

TAXES BECOME DELINQUENT 120
DAYS AFTER BILLING

Both TAXES DUE!

SERVICE 1ST FEDERAL CREDIT UNION

: IN THE COURT OF COMMON PLEAS : OF 26th JUDICIAL DISTRICT OF PA

Plaintiff

: COLUMBIA COUNTY BRANCH

VS.

: CV-21-0281 : EX-21- ED-46

MICHAEL SZOKE, in his capacity as Sole Surviving heir of EDITH SZOKE. deceased, and the Unknown Heirs, successors, assigns, and all other persons. firms or associations claiming right, title or interest under, from or through EDITH

: CIVIL ACTION - LAW

SZOKE, deceased.

Heir of Edith Szoke. Defendant

NOTICE OF SALE SHERIFF'S SALE

By virtue of Writ of Execution issued out of the Court of Common Pleas of the 26th Judicial District of PA, Columbia County Branch, to the Sheriff directed, there will be exposed at public sale at the Sheriff's Office at 35 West Main Street, Bloomsburg, Columbia County, Pennsylvania, at 9:00 AM., on Oct. 13th, 2021, the sale upon the property municipally known as 261 Hemlock Street, Bloomsburg, Pennsylvania, as is more particularly described in the attached description.

Seized and taken in execution and to be sold as the property of Michael Szoke, in his capacity as Sole Surviving heir of Edith Szoke, deceased, and the Unknown Heirs, successors, assigns, and all other persons, firms or associations claiming right, title or interest under, from or through Edith Szoke. deceased by Timothy Chamberlain. Sheriff of Columbia County.

NOTICE is hereby given that any claims to the described property which is attached hereto and made a part hereof as Exhibit "A", shall be filed with the Sheriff before sale and all claims to the proceeds shall be filed before distribution. A schedule of distribution will be filed by the Sheriff within thirty (30) days after sale of the real property. Distribution will be made in

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SERVICE vs. SZOKE, M	1ST FEDERAL CREDIT UNION ICHAEL			Case N 20210	
<u>. 1</u>		COVER SHI	EET .		
Service De	The state of the s	A CONTRACTOR OF THE STATE OF TH			
	Real Estate Sale - Sale Notice			Zone:	49
Manner:	< Not Specified >	Expires:		Warrant:	· · · · · · · · · · · · · · · · · · ·
Notes:	SALE DATE & TIME: 10/13/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE A		RIGHTS		
Serve To:		Final Serv	ice:		
Name:	Denise D. Ottaviani	Served:	Personally Ad	ult In Charge · P	osted Other
Primary Address:	116 Frosty Valley Road Bloomsburg, PA 17815	Adult In Charge:	Denise (Ottaviani	
Phone:	570-784-9310 DOB :	Relation:	A SAME AS A SAME SO THE SAME SAME SAME SAME SAME SAME SAME SAM		· · · · · · · · · · · · · · · · · · ·
Alternate Address:		Date:	08-06-21	Time:	1045
Phone:	en e	Deputy:	7	Mileage:	
Attorney /	Originator:				* *
Name:	WIEST, MUOLO, NOON, SWINEHART & BA	T Phone:	Antine Service Superior		
Service At	tempts:		er sign		
Date:	08.02-21			an derivant residentation and admiration relations and a second s	The second of th
Time:	0940				CONTRACTOR OF THE PROPERTY OF
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Deputy:	7				n Angulation of the Williams of Angular and Angular of Laboratory
Service At	tempt Notes:	un en		And the second s	оченивания по состояння выпосня в наприложения в наприложения выпосня в наприложения выпосня в наприложения в
1. luesa	ay's of thursday Ipm - Gpr	n		·	
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4.				····	
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6.					

116 FROSTY VALLEY ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

PRESS - ENTERPRISE

3185 Lackawanna Ave Bloomsburg, PA 17815

Classifieds: (570) 784-6151 Toll Free: 888-231-9767 ext 1299

Fax: (570) 784-6152 Proof of Ad 07/28/21

Ad ID:

1225786

Description: Run Dates: Michael Szoke Sale 09/22/21 to 10/06/21

Class:

Agate Lines:

Blind Box:

324

Name: Company:

Account:

TIM CHAMBERLAIN - COLUM COUNTY SHER Address:

PO BOX 380

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Total Ad Cost **Amount Paid**

\$2,103.80

\$0.00

Publication Press Enterprise Start

Stop 09/22/21 10/06/21 Inserts

Cost \$2,103.80

SHERRES SALE By Virtue of a Whit of Execution (Mo No. 2021CV281

t the Court of Common Plans of Columbia County, Pennsylvania and to all expose the following described property at public sale at the Columbia, thouse in the Town of Bloomsburg, County of Columbia, Commonweal

FOR WEDNESDAY, OCTOBER 13, 2021 AT 9:00 D'CLOCK AJM.

All gambles in interest and distinuants are fireflire notified that a propried achievable of dis interest will be on the or the Sheriffs Office to bete than they (SOI) days after the date of the sale of any purpost you'de hermatics—and deterbring on they proceed with the made in occordance with the reliefuble from (10) days after said flang, unless exceptions are file offsit to Chertiff Office prior thereof.

The sale of any paperty cold hereinards and call after the sale of the paperty cold hereinards and data bits on of the proceeds of the mode in the sale of the paperty cold hereinards and data bits on of the proceeds of the mode in which yet obtained to the paperty cold hereinards and data bits on of the proceeds of the mode in which yet obtained to the paperty cold hereinards and the paperty cold hereinards and

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50 BEING die verstigsprinsiges disst Michael A. Szirvie, by Dood dated May 9, 2006 and orded May 17, 2006 en die Office of the context Office of Osternias Counter, PA in historient Nn 200604892, granted and order Georgia. Szirvick of Osternias Counter, PA in historient Nn 200604892, granted and ord Hori Osternia.

eized and taken into execution to be sold as the property of MXCHAEL SZOKE i at of SETWICE 1ST FEDERAL CREDIT UNION.

pair of SERVICE IST FEDERAL CREDIT UNION.

TERRIS OF SALE INVINIVARIAN PAYMENT AT TIME OF SALE The growth of ten (10%) power of the bid period or onto inpoving bid at sale). Minimum payment is to be paid in PRICE Any remaining amount of the bid price is to be paid with redictified data at sale. The price is to be paid with redictified data at sale in casts, extended ended or casts, and the price is to be paid with redictified data of casts, and the price is to be paid with redictified data of casts, and the price is to be paid with redictified data of casts, and the price is to be paid with rediction of the price is to pay the paid of the price is to pay the paid of the price is pay to pay the paid of the price is pay the payment of the paid of the pay the paid of the pay the pay the paid of the pay the payment paid by the badder is the paid of contract. In the casts of ideal at all surprises and the payment of the payment of the paid of the pay the payment paid by the badder will be considered forfered to be with the payment of the paid of the payment of the paid of the payment of th

Attorney for the Plantift.
WEST MUOLD, NOON, SWINEHART & BATHGATE
SLANDLRY, PA
Columbic County, Parmyklisk

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SERVICE vs.	1ST FEDERAL CREDIT UNION			Case Number
SZOKE, M	ICHAEL			2021CV281
Service De	SERVICE C		EET (
Category:	Real Estate Sale - Sale Notice		s mangana mangan sa kanasa	Zone: 40
Manner:	< Not Specified >	Expires:		Warrant:
Notes:	SALE DATE & TIME: 10/13/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND) DEBTOR'S F	RIGHTS	
Serve To:	- 1	Final Serv	ice;	
Name:	HEMLOCK MUNICIPAL SEWER COOPERAT	Served:	Personally · Adu	It In Charge · Posted · Other
Primary Address:	82 BUCKHORN ROAD BLOOMSBURG, PA 17815	Adult In Charge:	Gary Bitt	en bender.
Phone:	DOB:	Relation:	Billing a	igent
Alternate Address:		Date:	08-02-21	Time: 0945
Phone:	A TO STATE OF THE	Deputy:	7	Mileage:
Attorney /	Originator:	Barrier Britain		
Name:	WIEST, MUOLO, NOON, SWINEHART & BAT	Phone:		
Service Att	empts:			
Date:				
Time:				
Mileage:			Order Stations about a transfer desirable and the state of the state o	Mary control and the state of t
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5.				
6.				

HEMILOCK MUNICIPAL SEV

2021CV281

82 BUCKHORN ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice	SERVICE vs. SZOKE, M	1ST FEDERAL CREDIT UNION				e Number 21CV281
Category: Real Estate Sale - Sale Notice		SERVICE	COVER SHE	ET	1 	
Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 10/13/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Served: Personally Adult In Charge Posted Other Primary Address: BLOOMSBURG, PA 17815 Charge: Jody Szoke Phone: DOB: Relation: W. fc Alternate Address: Date: 08:00 Al Time: 0959 Phone: WiEST, MUOLO, NOON, SWINEHART & BAT Phone: Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.		in der folktioner in der der verscheiten der der verscheiten der verscheiten der der der der der der der der d Die der trotten werten von der oder der der der der der verscheiten der der werden werden der der der der der d		and the second s	Zono:	14.
Notes: SALE DATE & TIME: 10/13/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Name: OCCUPANT Service: 261 HEMLOCK STREET Adult In Charge: Debt Street BLOOMSBURG, PA 17815 Phone: DOB: Relation: U., fc Alternate Address: Date: 08-03-24 Time: 04-59 Phone: Deputy: 7 Mileage: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.		i di amin'ny kaominana mpikambana mandra mpikambana kaomininy mpikambana mpikamban	Expires:		200.00	. 70
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UPANT

2021CV281

261 HEMLOCK STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SERVICE 1ST FEDERAL CREDIT UNION: IN THE COURT OF COMMON PLEAS

: OF 26th JUDICIAL DISTRICT OF PA

Plaintiff : COLUMBIA COUNTY BRANCH

:

MICHAEL SZOKE, in his capacity : CV-21-0281

as Sole Surviving heir of EDITH SZOKE, : EX-21- ED - 40

deceased, and the Unknown Heirs, successors, assigns, and all other persons,

firms or associations claiming right, title or interest under, from or through EDITH SZOKE, deceased.

Heir of Edith Szoke, Defendant

: CIVIL ACTION – LAW

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYVLANIA:

SS.

COUNTY OF MONTOUR

VS.

Melissa S. Shipton, being duly sworn according to law, deposes and says that she is the Collections Supervisor of Service 1st Federal Credit Union, Plaintiff, in the above-captioned matter; and that, as such, is authorized to make this Affidavit on its behalf; and, that to the best of her knowledge, information and belief, the Defendant above-named is not in the military or naval service of the United States of America or any State or Territory thereof; and that the last known address of the Defendant is as follows:

Michael Szoke, in his capacity as Sole Surviving heir of Edith Szoke 259 Mt Zion Drive Danville, PA 17821

Melissa S. Shipton. Collections Supervisor

Service 1st Federal Credit Union

Sworn to and subscribed before me this 215T

day of July , 2021.

Commission number 1198277

Member, Pennsylvania Association of Notaries

Commonwealth of Pennsylvania - Notary Seal

Sharon L. Carter, Notary Public

Montour County
My commission expires April 8, 2023

Notary Public

Hemlock Municipal Sewer Cooperative 82 Buckhorn Road Ricomehura DA 17815

Statement

Didolliopalg	1 /3	17010	
Phone Numl	oer: (5	70)-784-2	2696

ATT: SHERIFF

STATEMENT DATE: 08/02/2021

CUSTOMER: EDITH F. SZOKE / MICHAEL SZOKE 265 MOUNT ZION DRIVE DANVILLE PA 17821-

SERVICE ADDRESS: 261 HEMLOCK STREET

ACCOUNT NUMBER: 662

PREVIOUS BALANCE

\$1,326.25

CURRENT CHARGES

\$44.00

TOTAL AMOUNT DUE IF PAID BY 08/30/2021 **TOTAL AMOUNT DUE IF PAID AFTER 08/30/2021** \$1,370.25 \$1,374.65

SEPTEMBERY OCTOBER

DUE ATTIME OF

SALE.

RETURN THIS PORTION WITH YOUR PAYMENT

Hemlock Municipal Sewer Cooperative 82 Buckhorn Road Bloomsburg PA 17815-9705

ACCOUNT NO:

662

CUSTOMER: EDITH F. SZOKE

265 MOUNT ZION DRIVE

DANVILLE

PA 17821-

AMOUNT REMITTED:

COUNTY OF COLUMBIA TAX CLAIM BUREAU PO BOX 380 BLOOMSBURG PA 17815 REAL ESTATE TAX LIEN CERTIFICATE

DATE: 29-JUL-21

FEE:\$5.00

CERT. NO40333

SZOKE EDITH F 905 MT ZION DRIVE DANVILLE PA 17821

DISTRICT: HEMLOCK TWP
DEED 20060-4892
LOCATION: 261 HEMLOCK ST BLOOMSBURG
PARCEL: 18 -01 -016-01,000

YEAR	BILL ROLL	AMOUNT	PENDII INTEREST	NG TO	OTAL AMOUNT DUE
2020	PRIM	1,959.72	54.97	0.00	2,014.69
TOTAL	DUE :				\$2,014.69

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: November ,2021 THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF DECEMBER 31, 2020

Columbia County Sheriff

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SERVICE 1 vs. SZOKE, MI	ST FEDERAL CREDIT UNION CHAEL				Number 1CV281
	SERVICE C	OVER SHI	EET		
Service De	(ans: The first of the first of the state of				
Category:	Real Estate Sale - Sale Notice			Zone:	46
Manner:	< Not Specified >	Expires:	A second	Warrant:	
Notes:	SALE DATE & TIME: 10/13/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	RIGHTS		
Serve To:		Final Serv		erz e ganganty et systema (e.). Tenensystema (e.).	**************************************
Name:	Domestic Relations Office of Columbia Cou	Served:	Personally	dult In Charge	Posted Othe
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	Adult In Charge:	Alyssa	Wido	
Phone:	DOB:	Relation:	Intake	Clerk	
Alternate Address:		Date:	07-29-21	Time:	106]
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Attorney / (Originator:			and the second second	
Name:	WIEST, MUOLO, NOON, SWINEHART & BAT	Phone:	**************************************		
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DOMESTIC RELATIONS OF 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

COLUMBIA COUNTY TAX C

SERVICE vs. SZOKE, M	1ST FEDERAL CREDIT	UNION				Number 1CV281
		SERVICE	COVER SH	EET	- 1112	
Service De	tails:					
Category:	Real Estate Sale - Sa	THE STATE OF THE S	nn ir ntan natumit, wit will to a suit	ng mananan dan kananan na manan na wasan manan kanan na k R	Zone:	46
Manner:	< Not Specified >		Expires:		Warrant:	The state of the s
Notes:	SALE DATE & TIME: PLAINTIFF NOTICE O			RIGHTS		
Serve To:			Final Serv	ice:		
Name:	Columbia County Tax	k Office	Served:	Personally Adu	It In Charge) Posted Other
Primary Address:	PO Box 380 Bloomsburg, PA 178	15	Adult In Charge:	Deb How		•
Phone:	570-389-5649	DOB:	Relation:	Clerk		
Alternate Address:		en transferien i dia dia dia dia dia dia dia dia dia d	Date:	07-29-21	Time:	1047
Phone:			Deputy:	7	Mileage:	
Attorney / Name:	Originator: WIEST, MUOLO, NOC	DN, SWINEHART & BA	T Phone:			
Service Att	empts:					
Date:						
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NO EXPIRATION

PO BOX 380, BLOOMSBURG, PA 17815

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SERVICE vs. SZOKE, M	1ST FEDERAL CREDIT UNION			Case Number 2021CV281	•
		E COVER SHE	EET		
Service De			- 4		÷
Category:	Real Estate Sale - Sale Notice			Zone:	
Manner:	< Not Specified >	Expires:		Warrant:	MC
Notes:	SALE DATE & TIME: 10/13/2021 AT 9:00 PLAINTIFF NOTICE OF SHERIFF'S SALE		IGHTS	Warrant:	
Serve To:		Final Servi	ce:		
Name:	MICHAEL SZOKE	Served:	Personally · A	dult in Charge · Posted ·	Other
Primary Address:	907 MOUNT ZION DRIVE DANVILLE, PA 17821	Adult In Charge:	A CONTROL OF A CON		-
Phone:	DOB:	Relation:			
Alternate Address:		Date:		Time:	
Phone:	TANKAN TANKA TANKAN MANUNIN MA	Deputy:		Mileage:	
Name:	Originator: WIEST, MUOLO, NOON, SWINEHART & I	BAT) Phone:			
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ZOKE MICHAEL 20:

021CV281

907 MOUNT ZION DRIVE, DANVILLE, PA 17821

NO EXPIRATION

SERVICE 1ST FEDERAL CREDIT UNION: IN THE COURT OF COMMON PLEAS

: OF 26th JUDICIAL DISTRICT OF PA

Plaintiff : COLUMBIA COUNTY BRANCH

:

VS.

:

MICHAEL SZOKE, in his capacity : CV-21-0281

as Sole Surviving heir of EDITH SZOKE, : EX-21- FD - 40

deceased, and the Unknown Heirs,

successors, assigns, and all other persons, firms or associations claiming right, title or interest under, from or through EDITH

: CIVIL ACTION – LAW

SZOKE, deceased.

Heir of Edith Szoke, Defendant

WRIT OF EXECUTION

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 described and attached hereto as Exhibit "A".

Principal	\$62,805.00
Interest to 6/2/21	\$ 3,227.50
Other Fees and Charges	\$ 1,720.25
Attorney's Collection Fee	
(as per terms of Guaranty)	\$ 4,000.00

TOTAL DUE \$ 71,752.75 plus interest as it accrues

thereon at a rate of \$1.25 per day from June 2, 2021, attorney's fees and costs and for foreclosure and sale of the mortgaged property.

Balaia N Silveti 1 mT

PROTHONOTARY

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

Dated 7/26/2021 (SEAL)

Exhibit "A"

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a mag nail set in the centerline intersection of Township Route No. 449 with Township Route No. 457, said mag nail set being a corner of residual land now or formerly of Lawrence E. Broadt, Bonny V. Broadt and Angela M. Storer; THENCE running along the centerline of Township Route No. 449, the following six (6) courses and distances: THENCE South sixty-one (61) degrees four (04) minutes forty-one (41) seconds West One hundred seven and ninety-one (107.91) feet to a point; THENCE South sixty (60) degrees nineteen (19) minutes twenty-four (24) seconds West, Eighty-one and fifty-one hundredths (81.51) feet to a point; THENCE South sixty two (62) degrees forty-two (42) minutes fifty-two (52) seconds West, Fifty and fifteen hundredths (50.15) feet to a point; THENCE South sixty-five (65) degrees seventeen (17) minutes twenty-seven (27) seconds West, Thirty-eight and twentyone hundredths (38.21) feet to a point; THENCE South sixty-five (65) degrees nine (09) minutes thirteen (13) seconds West, Sixty-five and forth-seven hundredths (65.47) feet to a point; THENCE South sixtyfour (64) degrees five (05) minutes thirty-three (33) seconds, West, Thirty-one and fifty-four hundredths (31.54) feet to a mag nail set, said mag nail set being a corner of Parcel No. 4 of the hereinafter referenced subdivision plan; THENCE running along Parcel No. 4, passing through a rebar set on the line offset Seventeen and seventy-five hundredths (17.75) feet from the beginning of this course, North fifty-one (51) degrees fifty-three (53) minutes thirty-three seconds West, One hundred three and ninety-three hundredths (103.93) feet to a rebar set; THENCE continuing along Parcel No. 4, North twenty-three (23) degrees seven (07) minutes forth-three (43) seconds East, One hundred fifty-four and thirty hundredths (154.30) feet to a rebar set; THENCE continuing along the same passing through a rebar set on line offset Twenty four and eleven hundredths (24.11) feet from the end of this course, North twenty-six (26) degrees thirty-four (34) minutes ten (10) seconds West, One hundred twenty-five and fourteen hundredths (125.14) feet to a point in the centerline of Township Route No. 457, said point being a corner of residual land now or formerly of Lawrence E. Broadt, Bonny V. Broadt and Angela M. Storer; THENCE running along the centerline of Township Route No. 457 and residual land now or formerly of Lawrence E. Broadt, Bonny V. Broadt and Angela M. Storer, the following seven (7) courses and distances: THENCE South sixty-nine (69) degrees fifty-three (53) minutes fifty-seven (57) seconds East, Thirty-three and ninety-one hundredths (33.91) feet to a point; THENCE South seventy (70) degrees forty-five (45) minutes fifty-seven (57) seconds East, One hundred seventeen and eighty-eight hundredths (117.88) feet to a point; THENCE South seventy (70) degrees forty-three (43) minutes nine (09) seconds East, Eightyfive and eighty-one hundredths (85.81) feet to a point; THENCE South sixty-nine (69) degrees thirty-one (31) minutes sixteen (16) seconds East, Seventy-one and sixty-one hundredths (71.61) feet to a point, THENCE South seventy-two (72) degrees forty-three (43) minutes thirty-five (35) seconds East, Sixtyfive and three hundredths (65.03) feet to a point; THENCE South sixty-seven (67) degrees eighteen (18) minutes twenty-two (22) seconds East, Thirty-two and fifty-two hundredths (32.52) feet to a point; THENCE South seventy (70) degrees ten (10) minutes thirty-nine (39) seconds East, Twenty-seven and eighty hundredths (27.80) feet to the place of BEGINNING. CONTAINING 1.467acres of land and being more fully shown as PARCEL NO. 3 on survey subdivision plat entitled "Proposed Subdivision of Property of Lawrence E. Broadt, Bonny V. Broadt, and Angela M. Storer" as prepared by Ted L. Oman and Associates, dated February 2, 2000 and recorded in Columbia County Map Book 7 page 184.

BEING the same premises that Doyle E. Hess an Anna M. Hess, husband and wife, by deed dated July 3, 2002 and recorded July 3, 2002 in the Office of the Recorder of Deeds of Columbia County, PA, in Instrument No. 200207890, granted and conveyed unto Michael A. Szoke and Holly R. Kessler, in fee.

ALSO BEING the same premises that Michael A. Szoke and Holly R. Kessler, by deed dated April 16, 2003 and recorded May 28, 2003 in the Office of the Recorder of Deeds of Columbia County, PA, in Instrument No. 200306446, granted and conveyed unto Michael A. Szoke, in fee.

ALSO BEING the same premises that Michael A. Szoke, by Deed dated May 9, 2006 and recorded May 17, 2006 in the Office of the Recorder of Deeds of Columbia County, PA in Instrument No 200604892, granted and conveyed unto Edith F. Szoke, in fee.

Parcel 18-01-016-01

261 Hemlock Street, Bloomsburg, PA 17815

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

Service 1st Federal Credit Union Credit Union 1985 Montour Blvd P.O. Box 159 Danville, PA 17821

5. Name and address of every other person who has a record lien on the property:

Hemlock Municipal Sewer Cooperative 82 Buckhorn Road Bloomsburg, PA 17815

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

None.

7. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Tenant
261 Hemlock Street
Bloomsburg, PA 17815

Occupant
261 Hemlock Street
Bloomsburg, PA 17815

PA Dept of Revenue
Inheritance Tax Division
P.O. Box 280601
Harrisburg, PA 17128

Columbia County Tax Claim Bureau 11 West Main Street / Bloomsburg, PA 17815

PaSCDU P.O. Box 69110 Harrisburg, PA 17106

VERIFICATION

I verify that the statements made in this Affidavit are true and correct. I understand that false statements are made subject to the penalties of 18 Pa. C.S.A. §4904, relating to unsworn falsification to authorities.

Melissa S. Shipton, Collections Supervisor

Service 1st Federal Credit Union

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SERVICE 1ST FEDERAL CREDIT UNION vs. SZOKE, MICHAEL			Case Number 2021CV281		
	SERVICE CO		EET		
Service De		a a real parameter a representation of the second		- 14 - 14	
	Real Estate Sale - Posting - Sale Bill			Zone:	
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 10/13/2021 AT 9:00 AM SHERIFF'S SALE BILL				
Serve To:		Final Servi			**************************************
Name:	(POSTING)	Served:	Personally · A	dult In Charge	Posted · Other
Primary Address:	261 HEMLOCK STREET BLOOMSBURG, PA 17815	Adult In Charge:	A CAMPAN CONTRACTOR OF THE CON		
Phone:	DOB:	Relation:	The state of the s	#1,# ,## (+5/4# - 1, / = 1	
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Attorney /	Originator:				w
Name:	WIEST, MUOLO, NOON, SWINEHART & BAT	Phone:	** ** * * * ** ** * * * * * * * * * *	Anglia nga angara na angan ngara garang angan ngang angan ngang ngang ngang ngang ngang ngang ngang ngang ngan	
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OSTING)

2021CV281

261 HEMLOCK STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SERVICE 1ST FEDERAL CREDIT UNION

: IN THE COURT OF COMMON PLEAS

: OF 26th JUDICIAL DISTRICT OF PA

Plaintiff

: COLUMBIA COUNTY BRANCH

MICHAEL SZOKE, in his capacity as Sole Surviving heir of EDITH SZOKE,

deceased, and the Unknown Heirs.

VS.

successors, assigns, and all other persons, firms or associations claiming right, title or interest under, from or through EDITH SZOKE, deceased.

Heir of Edith Szoke, Defendant : CV-21-0281

: EX-21- ED-46

: CIVIL ACTION - LAW

NOTICE OF SALE SHERIFF'S SALE

By virtue of Writ of Execution issued out of the Court of Common Pleas of the 26th Judicial District of PA, Columbia County Branch, to the Sheriff directed, there will be exposed at public sale at the Sheriff's Office at 35 West Main Street, Bloomsburg, Columbia County, Pennsylvania, at 9:00 AM., on Oct. 13th 2021, the sale upon the property municipally known as 261 Hemlock Street, Bloomsburg, Pennsylvania, as is more particularly described in the attached description.

Seized and taken in execution and to be sold as the property of Michael Szoke, in his capacity as Sole Surviving heir of Edith Szoke, deceased, and the Unknown Heirs, successors, assigns, and all other persons, firms or associations claiming right, title or interest under, from or through Edith Szoke, deceased by Timothy Chamberlain, Sheriff of Columbia County.

NOTICE is hereby given that any claims to the described property which is attached hereto and made a part hereof as Exhibit "A", shall be filed with the Sheriff before sale and all claims to the proceeds shall be filed before distribution. A schedule of distribution will be filed by the Sheriff within thirty (30) days after sale of the real property. Distribution will be made in accordance with that schedule unless exceptions are filed hereto within ten (10) days after the filing of the schedule.

Respectfully submitted,

WIEST, MUOLO, NOON SWINEHART &

BATHGATE

BY:

William R. Swinehart, Esquire

240-246 Market Street, P.O. Box 791

Sunbury, PA 17801

(570) 286-7777

(570) 286-8075 (fax)

wswinehart@wmnsb.com

Attorney for Plaintiff

SERVICE $\mathbf{1}^{\mathsf{ST}}$ FEDERAL CREDIT UNION : IN THE COURT OF COMMON PLEAS

: OF 26th JUDICIAL DISTRICT OF PA

Plaintiff : COLUMBIA COUNTY BRANCH

:

VS.

•

MICHAEL SZOKE, in his capacity : CV-21-0281

as Sole Surviving heir of EDITH SZOKE, : EX-21- ED-40

deceased, and the Unknown Heirs,

successors, assigns, and all other persons, firms or associations claiming right, title or interest under, from or through EDITH

:

SZOKE, deceased.

Heir of Edith Szoke, Defendant

: CIVIL ACTION – LAW

WRIT OF EXECUTION

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 described and attached hereto as Exhibit "A".

Principal	\$62,805.00			
Interest to 6/2/21	\$ 3,227.50			
Other Fees and Charges	\$ 1,720.25			
Attorney's Collection Fee				
(as per terms of Guaranty)	\$ 4,000.00			

TOTAL DUE \$ 71,752.75 plus interest as it accrues

thereon at a rate of \$1.25 per day from June 2, 2021, attorney's fees and costs and for foreclosure and sale of the mortgaged property.

Barbara N. Selvetti Int

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

Dated 7 26 2021 (SEAL)

Twenty-seven and eighty hundredths (27.80) feet to the place of BEGINNING. CONTAINING 1.467acres of land and being more fully shown as PARCEL NO. 3 on survey subdivision plat entitled "Proposed Subdivision of Property of Lawrence E. Broadt, Bonny V. Broadt, and Angela M. Storer" as prepared by Ted L. Oman and Associates, dated February 2, 2000 and recorded in Columbia County Map Book 7 page 184.

BEING the same premises that Doyle E. Hess an Anna M. Hess, husband and wife, by deed dated July 3, 2002 and recorded July 3, 2002 in the Office of the Recorder of Deeds of Columbia County, PA, in Instrument No. 200207890, granted and conveyed unto Michael A. Szoke and Holly R. Kessler, in fee.

ALSO BEING the same premises that Michael A. Szoke and Holly R. Kessler, by deed dated April 16, 2003 and recorded May 28, 2003 in the Office of the Recorder of Deeds of Columbia County, PA, in Instrument No. 200306446, granted and conveyed unto Michael A. Szoke, in fee.

ALSO BEING the same premises that Michael A. Szoke, by Deed dated May 9, 2006 and recorded May 17, 2006 in the Office of the Recorder of Deeds of Columbia County, PA in Instrument No 200604892, granted and conveyed unto Edith F. Szoke, in fee.

Parcel 18-01-016-01

261 Hemlock Street, Bloomsburg, PA 17815

REAL ESTATE OUTLINE

ED# 2021 ED 46

DATE RECEIVED 7 - 26 -	2021							
DOCKET AND INDEX 2021	CV 281							
CHECK FOR PROPER INFO.								
WRIT OF EXECUTION								
COPY OF DESCRIPTION	×							
WHEREABOUTS OF LKA								
NON-MILITARY AFFIDAVIT	X							
NOTICES OF SHERIFF SALE	X							
WAIVER OF WATCHMAN	$\overline{\times}$							
AFFIDAVIT OF LIENS LIST	\overline{X}							
CHECK FOR \$1,350.00 OR 2,000	CK# 179964							
IF ANY OF ABOVE IS MISSING DO NOT PROCEED								
	A 1 17th and							
SALE DATE	Oct. 13th TIME 9:00 am							
POSTING DATE								
ADV. DATES FOR NEWSPAPER	1ST WEEK Sept 22							
	2ND WEEK Sept 29							
	3RD WEEK Oct. 6							

SERVICE 1ST FEDERAL CREDIT UNION

: IN THE COURT OF COMMON PLEAS

: OF 26th JUDICIAL DISTRICT OF PA

Plaintiff

: COLUMBIA COUNTY BRANCH

VS.

MICHAEL SZOKE, in his capacity as Sole Surviving heir of EDITH SZOKE,

: EX-21- FD-46

: CV-21-0281

deceased, and the Unknown Heirs,

: CIVIL ACTION - LAW

successors, assigns, and all other persons, firms or associations claiming right, title or interest under, from or through EDITH

SZOKE, deceased.

Heir of Edith Szoke.

Defendant

NOTICE OF SALE SHERIFF'S SALE

By virtue of Writ of Execution issued out of the Court of Common Pleas of the 26th Judicial District of PA, Columbia County Branch, to the Sheriff directed, there will be exposed at public sale at the Sheriff's Office at 35 West Main Street, Bloomsburg, Columbia County, Pennsylvania, at 9:00 AM., on Oct. 13th 2021, the sale upon the property municipally known as 261 Hemlock Street, Bloomsburg, Pennsylvania, as is more particularly described in the attached description.

Seized and taken in execution and to be sold as the property of Michael Szoke, in his capacity as Sole Surviving heir of Edith Szoke, deceased, and the Unknown Heirs, successors, assigns, and all other persons, firms or associations claiming right, title or interest under, from or through Edith Szoke, deceased by Timothy Chamberlain, Sheriff of Columbia County.

NOTICE is hereby given that any claims to the described property which is attached hereto and made a part hereof as Exhibit "A", shall be filed with the Sheriff before sale and all claims to the proceeds shall be filed before distribution. A schedule of distribution will be filed by the Sheriff within thirty (30) days after sale of the real property. Distribution will be made in SERVICE 1ST FEDERAL CREDIT UNION: IN THE COURT OF COMMON PLEAS

: OF 26th JUDICIAL DISTRICT OF PA

Plaintiff : COLUMBIA COUNTY BRANCH

•

MICHAEL SZOKE, in his capacity

as Sole Surviving heir of EDITH SZOKE,

deceased, and the Unknown Heirs,

VS.

successors, assigns, and all other persons, firms or associations claiming right, title or interest under, from or through EDITH

SZOKE, deceased.

Heir of Edith Szoke, Defendant

: CV-21-0281

: EX-21-ED-46

: CIVIL ACTION - LAW

AFFIDAVIT PURSUANT TO RULE 3129.1

Service 1st Federal Credit Union, Plaintiff in the above action, sets forth as of the date of filing of the Praecipe for Writ of Execution, the following information concerning the real property described in the attached Exhibit "A":

1. Name and address of owners or reputed owners:

MICHAEL SZOKE, In his capacity as Sole Surviving heir of Edith Szoke 259 Mt Zion Drive Danville, PA 17821

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

MICHAEL SZOKE, In his capacity as Sole Surviving heir of Edith Szoke 259 Mt Zion Drive Danville, PA 17821

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

Service 1st Federal Credit Union Credit Union 1985 Montour Blvd P.O. Box 159 Danville, PA 17821 4. Name and address of the last recorded holder of every mortgage of record:

Service 1st Federal Credit Union Credit Union 1985 Montour Blvd P.O. Box 159 Danville, PA 17821

5. Name and address of every other person who has a record lien on the property:

Hemlock Municipal Sewer Cooperative 82 Buckhorn Road Bloomsburg, PA 17815

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

None.

7. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Tenant 261 Hemlock Street Bloomsburg, PA 17815

PA Dept of Revenue Inheritance Tax Division P.O. Box 280601 Harrisburg, PA 17128

PaSCDU P.O. Box 69110 Harrisburg, PA 17106 Occupant

261 Hemlock Street Bloomsburg, PA 17815

Columbia County Tax Claim Bureau 11 West Main Street Bloomsburg, PA 17815

<u>VERIFICATION</u>

I verify that the statements made in this Affidavit are true and correct. I understand that false statements are made subject to the penalties of 18 Pa. C.S.A. §4904, relating to unsworn falsification to authorities.

Melissa S. Shipton, Collections Supervisor

Service 1st Federal Credit Union

SERVICE $\mathbf{1^{ST}}$ FEDERAL CREDIT UNION : IN THE COURT OF COMMON PLEAS

: OF 26th JUDICIAL DISTRICT OF PA

Plaintiff

: COLUMBIA COUNTY BRANCH

VS.

MICHAEL SZOKE, in his capacity

as Sole Surviving heir of EDITH SZOKE,

deceased, and the Unknown Heirs,

successors, assigns, and all other persons, firms or associations claiming right, title or interest under, from or through EDITH

SZOKE, deceased.

Heir of Edith Szoke, Defendant

: CV-21-0281

: EX-21- ED-46

: CIVIL ACTION – LAW

WAIVER OF WATCHMEN

Deputy Sheriff levying upon or attaching any property under the Writ of Execution issued herein may leave the same without a watchmen in custody of whomever is found in possession, after notifying the person of the levy or attachment without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

Respectfully submitted,

WIEST, MUOLO, NOON SWINEHART &

BATHGATE

BY:

William R. Swinehart, Esquire

240-246 Market Street, P.O. Box 791

Sunbury, PA 17801

(570) 286-7777

(570) 286-8075 (fax)

wswinehart@wmnsb.com

Attorney for Plaintiff

Document Receipt

Trans # 18422 Carrier / service: USPS Server First-Class Mail® 7/28/2021 12:00:00 AM

Ship to: PaSCDU

P.O. Box 69110 Tracking #: 71901140006000178270

Doc Ref #: 2021ED46 Postage 5.8600

Postage 5.8600 Harrisburg PA 17106

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

WELFARE

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HARRISBURG PA 17105

Document Receipt

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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS ADMINISTRATION

1150 FIRST AVENUE

Tracking #:

SUITE 1001

Doc Ref #:

71901140006000178256

Postage

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KING OF PRUSSIA

PA 19406

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Doc Ref #: 2021ED46

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HARRISBURG PA 17105

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IRS INTERNAL REVENUE OF JUSTICE

1000 LIBERTY AVENUE Tracking #: 71901140006000178249

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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #:

71901140006000178232

Doc Ref#:

2021ED46

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5.8600

HARRISBURG PA 17128

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HARRISBURG PA 17105-2675

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COMMONWEALT OF PA DEPT OF WELFARE

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Doc Ref #: 2021ED46

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2021ED46 5.8600

HARRISBURG

PA 17105-2675

Columbia County Columbia County Sheriff 35 West Main Street PO Box 380

Bloomsburg PA 17815



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

7/28/2021

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: IN THE COURT OF COMMON PLEAS

: OF 26th JUDICIAL DISTRICT OF PA

Plaintiff

: COLUMBIA COUNTY BRANCH

vs.

: CV-21-0281

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Pennsylvania, at 9:00 AM., on Oct. 13th 2021, the sale upon the property municipally known as 261 Hemlock Street, Bloomsburg, Pennsylvania, as is more particularly described in the attached description.

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WARNING - THIS CHECK IS PROTECTED BY SPECIAL SECURITY GUARD PROGRAM™ FEATURES service1s

No. 0000179964

60-8760/2313

\$2,000.00

07/23/21

VOID AFTER 60 DAYS

Friends you can bank on. 1985 Montour Blvd • PO Box 159 Danville, PA 17821-0159

*** TWO THOUSAND DOLLARS AND 00 CENTS ***

EXACTLY 😂 2, 000 pollars 00 cents

PAY

COLUMBIA COUNTY SHERIFF

TO THE ORDER OF

Fridu L. B.

THIS CHECK CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

||-000012961|| ||-1531387602||||90101000|||78