

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

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	MEMO	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		\$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
				<b>\$2,884.80</b>	<b>\$2,068.00</b>

<b>TOTAL BALANCE:</b>	<b>\$(816.80)</b>
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# 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

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

MICHAEL J. FINN, ASSOC.

October 25, 2021

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

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

Thank you for your cooperation in this matter.

Very truly yours,  
WIEST, MUOLO, NOON, SWINEHART &  
BATHGATE

  
William R. Swinehart

WRS/rmb

1043  
1225786



# WIEST, MUOLO, NOON, SWINEHART & BATHGATE

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

ROBERT J. MUOLO  
DAVID D. NOON  
WILLIAM R. SWINEHART  
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(570) 339-1935

HERNDON OFFICE  
(570) 758-5544

DIRECT EMAIL: wswinehart@wmnsb.com

MICHAEL J. FINN, ASSOC.

9/21/21

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

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

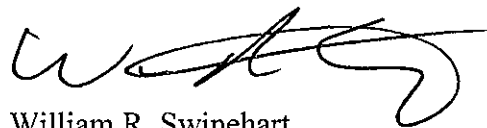
Dear Sheriff Chamberlain,

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<sup>ST</sup> FEDERAL CREDIT UNION : IN THE COURT OF COMMON PLEAS  
Plaintiff : OF 26<sup>th</sup> JUDICIAL DISTRICT OF PA  
: 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, : CIVIL ACTION – LAW  
firms or associations claiming right, title :  
or interest under, from or through EDITH :  
SZOKE, deceased. :  
Heir of Edith Szoke, Defendant :

2021 SEP 24 A 9 57  
CLERK OF COURT  
COLUMBIA COUNTY

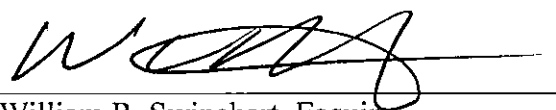
**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

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](mailto:wswinehart@wmnsb.com)  
Attorney for Plaintiff

DATE: September 22, 2021

SERVICE 1<sup>ST</sup> FEDERAL CREDIT UNION : IN THE COURT OF COMMON PLEAS  
Plaintiff : OF 26<sup>th</sup> JUDICIAL DISTRICT OF PA  
: 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, : CIVIL ACTION – LAW  
firms or associations claiming right, title :  
or interest under, from or through EDITH :  
SZOKE, deceased. :  
Heir of Edith Szoke, Defendant :

FILED  
2021 SEP 24 A 10:57  
CLERK OF COURT  
COLUMBIA COUNTY

**CERTIFICATE OF SERVICE**

*AND NOW*, this 22<sup>nd</sup> 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**

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](mailto:wswinehart@wmnsb.com)  
Attorney for Plaintiff

SERVICE 1<sup>ST</sup> FEDERAL CREDIT UNION : IN THE COURT OF COMMON PLEAS  
Plaintiff : OF 26<sup>th</sup> JUDICIAL DISTRICT OF PA  
: 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, : CIVIL ACTION – LAW  
firms or associations claiming right, title :  
or interest under, from or through EDITH :  
SZOKE, deceased. :  
Heir of Edith Szoke, Defendant :

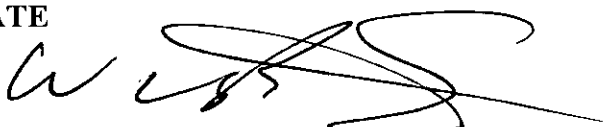
2021 SEP 24 A 10:57  
CLERK OF COURT  
COLUMBIA COUNTY

**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](mailto:wswinehart@wmnsb.com)  
Attorney for Plaintiff

DATED: September 22, 2021



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

<u>Plaintiff</u>		<u>Defendant</u>
SERVICE 1ST FEDERAL CREDIT UNION	vs.	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	\$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

MONTOUR COUNTY

**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
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**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.

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

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Grand Total:	\$8,411.02
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Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

SERVICE 1<sup>ST</sup> FEDERAL CREDIT UNION VS. MICHAEL SZOKE

NO. 46-2021 ED

NO. 281-2021 JD

DATE/TIME OF SALE: OCTOBER 13, 2021 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ \_\_\_\_\_

POUNDAGE – 2% OF BID \$ \_\_\_\_\_

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

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

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

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

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

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

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

\_\_\_\_\_

TOTAL DUE: \$ \_\_\_\_\_

LESS DEPOSIT: \$ \_\_\_\_\_

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

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_

# SHERIFF'S SALE COST SHEET

VS.  
NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF 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 \$35.00  
TRANSFER TAX FORM \$25.00  
DISTRIBUTION FORM \$25.00  
COPIES \$ 5.50  
NOTARY \$ 10.00

TOTAL \*\*\*\*\* \$ 308.00

393.00

WEB POSTING \$150.00  
PRESS ENTERPRISE INC. \$ 2103.80  
SOLICITOR'S SERVICES \$ 100.00

TOTAL \*\*\*\*\* \$ 2253.80

100.00

2353.80

PROTHONOTARY (NOTARY) \$10.00  
RECORDER OF DEEDS \$ \_\_\_\_\_

TOTAL \*\*\*\*\* \$ -0-

71.75

81.75

## REAL ESTATE TAXES:

BORO, TWP & COUNTY 20 \_\_\_\_\_ \$ \_\_\_\_\_  
SCHOOL DIST. 20 \_\_\_\_\_ \$ \_\_\_\_\_  
DELINQUENT 20 \_\_\_\_\_ \$ 5.00

TOTAL \*\*\*\*\* \$ 5.00

646.19  
1250.34  
2019.169

3916.22

## MUNICIPAL FEES DUE:

SEWER 20 \_\_\_\_\_ \$ \_\_\_\_\_  
WATER 20 \_\_\_\_\_ \$ \_\_\_\_\_

TOTAL \*\*\*\*\* \$ -0-

1458.25

1458.25

SURCHARGE FEE (DSTE) \$ 176.00

MISC. Monitors \$ 32.00

TOTAL \*\*\*\*\* \$ 32.00

176.00

32.00

TOTAL COSTS (OPENING BID)

\$ 2774.80

8411.02

## TX Result Report

P 1

09/14/2021 14:15

Serial No. A6VF011029028

TC:00126096

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

**SHERIFF'S OFFICE**  
**MONTOUR COUNTY, COMMONWEALTH OF PENNSYLVANIA**  
 253 MILL STREET, DANVILLE, PA 17821 (570) 271-3020

1. Plaintiff		2. Docket Number - County	
SERVICE INT FEDERAL CREDIT UNION		2021CV281 COLUMBIA	
3. Defendant(s)		4. Type of Writ or Complaint	
MICHAEL SZOKE		NOTICE OF SALE	
5. SERVE	6. Name	7. Address	
AT	MICHAEL SZOKE	987 MT ZION DRIVE DANVILLE, PA 17821	
8. Indicate unusual service			
Now, 2021 I Sheriff of MONTOUR COUNTY, PENNSYLVANIA, do hereby deputize			
the Sheriff of County to execute this Writ and make return thereof			
according to law. This deputation being made at the request and risk of the plaintiff.			
9. SPECIAL INSTRUCTION OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE			
10. Name and Address of Attorney/Attorney			
WEST, MUOLO, NOON, SWINEHART & BATHGATE			
11. Telephone Number		12. Date	
13. Signature			

SPACE BELOW FOR USE OF SHERIFF ONLY - DO NOT WRITE BELOW THIS LINE									
Serving Deputy		Date Filed		Expiration					
William C. McKenna		7/26/2021							
14. Served and made known to Michael Szoke on the 18th day of August 2021, at 12:51 PM, County of Montour Commonwealth of Pennsylvania, in the manner described below:									
<input checked="" type="checkbox"/> Defendant personally served. <input type="checkbox"/> Adult family member with whom said Defendant resides. Relationship is <input type="checkbox"/> Agent or person in charge of Defendant's office or usual place of business <input type="checkbox"/> Other									
Remarks:									
Attempts:									
Date									
Mileage									
Advance \$100.00	Docket \$9.00	Service \$9.00	Mileage \$4.00	Affidavit \$2.50	Notary \$5.00	Surchrg. \$0.00	Misc. \$2.50	Total \$32.00	Refund \$68.00
Sworn and Subscribed to before me this 26th day of August 2021.					No Answer.				
Probationary Susan M. Kauwe MONTOUR COUNTY My Commission Expires 1st Mon. Jan. 2024					Signature of Deputy Sheriff Sheriff				
SHERIFF OF MONTOUR COUNTY									

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

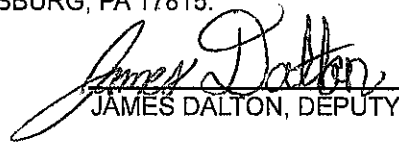


SERVICE 1ST FEDERAL CREDIT UNION  
vs.  
MICHAEL SZOKE

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.

  
JAMES DALTON, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

September 09, 2021

# 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 COVER SHEET

**Service Details:**

**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:**

**Name:** (POSTING)

**Primary Address:** 261 HEMLOCK STREET  
BLOOMSBURG, PA 17815

**Phone:**

**DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

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

**Adult In Charge:**

**Relation:**

**Date:** 09-07-21

**Time:** 1407

**Deputy:** 7

**Mileage:**

**Attorney / Originator:**

**Name:** WIEST, MUOLO, NOON, SWINEHART & BAT

**Phone:**

**Service Attempts:**

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

**Service Attempt Notes:**

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

(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 (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, 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.

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

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

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

**SHERIFF'S OFFICE**  
**MONTOUR COUNTY, COMMONWEALTH OF PENNSYLVANIA**  
 253 MILL STREET, DANVILLE, PA 17821 (570) 271-3020

**SHERIFF'S SERVICE**  
**PROCESS RECEIPT, AND AFFIDAVIT OF RETURN**

1. Plaintiff(s) <b>SERVICE 1ST FEDERAL CREDIT UNION</b>	2. Docket Number / County <b>2021CV281 COLUMBIA</b>
2. Defendant(s) <b>MICHAEL SZOKE</b>	4. Type of Writ or Complaint <b>NOTICE OF SALE</b>

<b>SERVE</b>	5. Name	<b>MICHAEL SZOKE</b>
<b>AT</b>	6. Address	<b>907 MT ZION DRIVE DANVILLE, PA 17821</b>

7. Indicate unusual service: ☐ Reg. Mail ☐ Cert. Mail ☐ Deputize ☐ Other

Now, 2021 I Sheriff of MONTOUR COUNTY, PENNSYLVANIA, do hereby deputize the Sheriff of \_\_\_\_\_ County to execute this Writ and make return thereof according to law. This deputation being made at the request and risk of the plaintiff.

\_\_\_\_\_  
Sheriff of Montour County

8. SPECIAL INSTRUCTION OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE

9. Name and Address of Attorney/Originator <b>WIEST, MUOLO, NOON, SWINEHART &amp; BATHGATE</b>	10. Telephone Number	11. Date
12. Signature		

**SPACE BELOW FOR USE OF SHERIFF ONLY - DO NOT WRITE BELOW THIS LINE**

Serving Deputy: <b>William C. McKenna</b>	Date Filed <b>7/26/2021</b>	Expiration
----------------------------------------------	--------------------------------	------------

16. Served and made known to **Michael Szoke**, on the **18th** day of **August** 2021, at **12:51 PM**, at **Sheriff's Office, 253 Mill Street, Danville,** County of Montour Commonwealth of Pennsylvania, in the manner described below:

- ☒ Defendant personally served.  
☐ Adult family member with whom said Defendant resides. Relationship is .  
☐ Agent or person in charge of Defendant's office or usual place of business  
☐ Other

Remarks:

Attempts:

Date:									
Mileage:									

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 Subscribed to before me this 26 Day of August, 2021.

**So Answer.**

Signature of Deputy Sheriff

Sheriff

**SHERIFF OF MONTOUR COUNTY**

**Susan M. Kauwell**  
 MONTOUR COUNTY  
 My Commission Expires  
 1st Mon. Jan. 2024

# 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 COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

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 RIGHTS

### Serve To:

Name: MICHAEL SZOKE

Primary Address: 907 MOUNT ZION DRIVE  
DANVILLE, PA 17821

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: WIEST, MUOLO, NOON, SWINEHART & BAT

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Notes / Special Instructions:

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*

TIMOTHY T. CHAMBERLAIN, SHERIFF

SZOKE, MICHAEL

2021CV281

907 MOUNT ZION DRIVE, DANVILLE, PA 17821

NO EXPIRATION

**Montour County Sheriff's Office**  
253 Mill Street  
Danville, Pa. 17821  
Telephone: (570) 271-3020  
Fax: (570) 271-3037

Wiest, Muolo, Noon, Swinehart &amp; Bathgate

**Receipt#** 19518

**Defendant(s):** MICHAEL SZOKE

281-21NOTICEOFSALE.xls

**Tax Notice** 2021 County & Municipality

HEMLOCK TWP

**MAKE CHECKS PAYABLE TO:**

HEMLOCK TOWNSHIP  
TAX COLLECTOR  
116 FROSTY VALLEY ROAD  
BLOOMSBURG PA 17815

**HOURS:** MARCH & APRIL: TUE & THUR 1PM TO 6P  
JUNE 29 & 30: 1 PM TO 6 PM  
OR BY APPOINTMENT

**PHONE:** 570-784-9310

FOR: COLUMBIA County

DATE  
03/01/2021

BILL NO.  
20515

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	24,031	12.135	285.79	291.62	320.78
SINKING		1	23.55	24.03	26.43
FIRE		1.65	38.86	39.65	43.62
TWP RE		9.4	221.37	225.89	248.48
WATER		.00026	6.12	6.25	6.88
The discount & penalty have been calculated for your convenience			575.69	587.44	646.19
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

SZOKE EDITH F  
905 MT ZION DRIVE  
DANVILLE PA 17821

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 10 %  
PARCEL: 18 -01 -016-01,000  
261 HEMLOCK ST  
1.47 Acres Land 6,470  
Buildings 17,561  
Total Assessment 24,031

This tax returned  
to courthouse on:  
**January 1, 2022**

**FILE COPY**

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

BLOOMSBURG SCHOOL DISTRICT		2021 SCHOOL REAL ESTATE DATE 07/01/2021 BILL# 005256 TAXCOLLECTOR COPY				
HEMLOCK TWP		DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT
MAKE CHECKS PAYABLE TO:		Real Estate	24031	47.3000	1113.94	1136.67
DENISE D OTTAVIANI						1250.34
116 FROSTY VALLEY RD						
BLOOMSBURG, PA 17815						
INSTALLMENT PLAN		Face	Penalty	ASSESSED VALUE		
FIRST INSTALLMENT		378.89	378.89	24031	1113.94	1136.67
SECOND		378.89	416.78		IF PAID ON	IF PAID ON
THIRD INSTALLMENT		378.89	416.78		OR BEFORE	OR BEFORE
TAXABLE ASSESSMENT				24031	AUG 31	OCT 31
						IF PAID AFTER
						OCT 31

M

A

SZOKE EDITH F  
261 Hemlock St.  
Bloomsburg PA 17815

T

O

SCHOOL PENALTY @ 10%

PROPERTY DESCRIPTION		ACCT.
PARCEL 18 01 01601000		1744
261 HEMLOCK ST	6470.00	TAXES BECOME
20060-4892	17561.00	DELINQUENT 120
1.47 ACRES		DAYS AFTER BILLING

2021  
**Both TAXES DUE!**

SERVICE 1 <sup>ST</sup> FEDERAL CREDIT UNION	:	IN THE COURT OF COMMON PLEAS
	:	OF 26 <sup>th</sup> 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-46
deceased, and the Unknown Heirs,	:	
successors, assigns, and all other persons,	:	CIVIL ACTION – LAW
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 26<sup>th</sup> 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. 13<sup>th</sup>, 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

# 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 COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

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 RIGHTS

### Serve To:

Name: Denise D. Ottaviani

Primary Address: 116 Frosty Valley Road  
Bloomsburg, PA 17815

Phone: 570-784-9310

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Denise Ottaviani

Relation:

Date: 08-06-21

Time: 1045

Deputy: 7

Mileage:

### Attorney / Originator:

Name: WIEST, MUOLO, NOON, SWINEHART & BAT

Phone:

### Service Attempts:

Date: 08-02-21

Time: 0940

Mileage:

Deputy: 7

### Service Attempt Notes:

1. Tuesday's & Thursday 1pm - 6pm

2.

3.

4.

5.

6.

OTTAVIANI, DENISE D.

2021CV281

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

Account:

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

Ad ID: **1225786**  
Description: **Michael Szoke Sale**  
Run Dates: **09/22/21 to 10/06/21**  
Class: **2**  
Agate Lines: **324**  
Blind Box:

**Total Ad Cost \$2,103.80**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	09/22/21	10/06/21	3	\$2,103.80

## SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure)

NO. 202107281

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 AM.

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 on (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

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

BEGINNING at a map nail set in the centerline intersection of Township Route No. 449 with Township Route No. 457, said map nail set being a corner of residual land now or formerly of Lawrence E. Broadt, Bonny V. Broadt and Angela M. Stoner; THENCE running along the centerline of Township Route No. 449, the following six (6) courses and distances: THENCE South sixtyone (61) degrees four (4) minutes fortyone (41) seconds West One hundred seven and nine-tenths (107.9) feet to a point; THENCE South sixty (60) degrees nineteen (19) minutes twentyfour (24) seconds West Eightyone and five-tenths (81.5) feet to a point; THENCE South sixtyone (61) degrees fortyone (41) minutes (42) minutes fiftyone (51) seconds West Fifty and three hundredths (50.3) feet to a point; THENCE South sixtyfive (65) degrees seventeen (17) minutes twentyseven (27) seconds West Thirtyeight and twentyone hundredths (38.21) feet to a point; THENCE South sixtyfive (65) degrees two (2) minutes thirteen (13) seconds West Sixtyfive and fortyseven hundredths (65.47) feet to a point; THENCE South sixtyfour (64) degrees five (5) minutes thirtythree (33) seconds West Thirtyone and thirtyfour hundredths (31.34) feet to a map nail set, said map 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 seventyfive hundredths (17.75) feet from the beginning of this course, North fiftyone (51) degrees fiftythree (53) minutes thirtythree (33) seconds West, One hundred three and ninetythree hundredths (103.93) feet to a rebar set; THENCE continuing along Parcel No. 4, North twentythree (23) degrees seven (7) minutes fortythree (43) seconds East, One hundred thirtyfour (134) feet to a rebar set; THENCE continuing along the same pacing through a rebar set on line offset Twelve four and eleven hundredths (12.41) feet from the end of this course, North twentythree (23) degrees thirtyfour (34) minutes ten (10) seconds West, One hundred twentyfive 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. Stoner; 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. Stoner, the following seven (7) courses and distances: THENCE South sixtyone (61) degrees fiftythree (53) minutes fifteen (15) seconds East, Thirtythree and ninetyone hundredths (33.91) feet to a point; THENCE South sixtyone (61) degrees fortyfive (45) minutes fifteen (15) seconds East, One hundred seventeen and eightyeight hundredths (117.88) feet to a point; THENCE South seventy (70) degrees fortyfive (45) minutes fifteen (15) seconds East, Eightyfive and eight hundredths (85.08) feet to a point; THENCE South sixtyone (61) degrees thirtyone (31) minutes sixteen (16) seconds East, Seventyone and sixtyone hundredths (71.61) feet to a point; THENCE South sixtyone (61) degrees twentytwo (22) minutes thirtyfive (35) seconds East, Sixtyfive and three hundredths (65.03) feet to a point; THENCE South sixtyone (61) degrees sixteen (16) minutes twentytwo (22) seconds East, Thirtyone and fiftytwo hundredths (31.52) feet to a point; THENCE South sixtyone (61) degrees ten (10) minutes thirtythree (33) seconds East, Twentyone and eighty hundredths (21.80) 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. Stoner" as prepared by Jodi L. Ormrod Associates, dated February 2, 2009 and recorded in Columbia County Map Book 7 page 184.

BEING the same premises that Doyle E. Hess an Arno 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.

AS TO BEING the same premises that Michael A. Szoke and Holly R. Kessler, by deed dated April 16, 2006 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.

AS TO BEING the same premises that Michael A. Szoke, by deed dated May 9, 2006 and recorded May 11, 2006 in the Office of the Recorder of Deeds of Columbia County, PA, in Instrument No. 200604892, granted and conveyed unto Eshti J. Szoke, in fee.

Parcel 18-01-018-01  
211 Henlock Street, Bloomsburg, PA 17815  
PROPERTY ADDRESS: 211 HENLOCK STREET, BLOOMSBURG, PA 17815

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

Attorney for the Plaintiff:  
WEST, MULLO, NOON, SAWYHART & BATHGATE  
SUNSBURY, PA  
TIMOTHY T. CHAMBERLAIN  
Columbia County, Pennsylvania



# 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 COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

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 RIGHTS

### Serve To:

Name: HEMLOCK MUNICIPAL SEWER COOPERAT

Primary Address: 82 BUCKHORN ROAD  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Gary Bittenbender

Relation: Billing agent

Date: 08-02-21 Time: 0945

Deputy: 7 Mileage:

### Attorney / Originator:

Name: WIEST, MUOLO, NOON, SWINEHART & BAT

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

HEMLOCK MUNICIPAL SEW

2021CV281

82 BUCKHORN ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

# 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 COVER SHEET

**Service Details:**

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

**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 RIGHTS

**Serve To:**

**Name:** OCCUPANT

**Primary Address:** 261 HEMLOCK STREET  
BLOOMSBURG, PA 17815

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

**Alternate Address:**

**Phone:**

**Final Service:**

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

**Adult In Charge:** Jody Szoke

**Relation:** Wife

**Date:** 08-02-21 **Time:** 0959

**Deputy:** 7 **Mileage:**

**Attorney / Originator:**

**Name:** WIEST, MUOLO, NOON, SWINEHART & BAT

**Phone:**

**Service Attempts:**

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

**Service Attempt Notes:**

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

OCCUPANT

2021CV281

261 HEMLOCK STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SERVICE 1<sup>ST</sup> FEDERAL CREDIT UNION : IN THE COURT OF COMMON PLEAS  
Plaintiff : OF 26<sup>th</sup> JUDICIAL DISTRICT OF PA  
: COLUMBIA COUNTY BRANCH

vs.

MICHAEL SZOKE, in his capacity : CV-21-0281  
as Sole Surviving heir of EDITH SZOKE, : EX-21- ED - 46  
deceased, and the Unknown Heirs, :  
successors, assigns, and all other persons, : CIVIL ACTION - LAW  
firms or associations claiming right, title :  
or interest under, from or through EDITH :  
SZOKE, deceased. :  
Heir of Edith Szoke, Defendant :

**AFFIDAVIT OF NON-MILITARY SERVICE**

COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
COUNTY OF MONTOUR :

Melissa S. Shipton, being duly sworn according to law, deposes and says that she is the Collections Supervisor of Service 1<sup>st</sup> 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*

Melissa S. Shipton, Collections Supervisor  
Service 1<sup>st</sup> Federal Credit Union

Sworn to and subscribed  
before me this 21<sup>ST</sup>  
day of JULY, 2021.

*Sharon L. Carter*  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
Sharon L. Carter, Notary Public  
Montour County  
My commission expires April 8, 2023  
Commission number 1198277  
Member, Pennsylvania Association of Notaries

Hemlock Municipal Sewer Cooperative  
82 Buckhorn Road  
Bloomsburg PA 17815

# Statement

Phone Number: (570)-784-2696

*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 \$1,370.25

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

*SEPTEMBER + OCTOBER*

*DUE AT TIME OF  
SALE.*

*1370.25*

*88.00*

*\$1458.25*

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	-----PENDING----- INTEREST	COSTS	TOTAL 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

REQUESTED BY: Columbia County Sheriff

# 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 COVER SHEET

**Service Details:**

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

**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 RIGHTS

**Serve To:**

**Name:** Domestic Relations Office of Columbia Co

**Primary Address:** 11 WEST MAIN STREET

2ND FLOOR  
Bloomsburg, PA 17815

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

**Alternate Address:**

**Phone:**

**Final Service:**

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

**Adult In Charge:** Alyssa Wido

**Relation:** Intake Clerk

**Date:** 07-24-21

**Time:** 1051

**Deputy:** 7

**Mileage:**

**Attorney / Originator:**

**Name:** WIEST, MUOLO, NOON, SWINEHART & BAT

**Phone:**

**Service Attempts:**

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

**Service Attempt Notes:**

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

DOMESTIC RELATIONS OF 2021CV281 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

# 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 COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

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 RIGHTS

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Deb Hower

Relation: Clerk

Date: 07-29-21

Time: 1047

Deputy: 7

Mileage:

### Attorney / Originator:

Name: WIEST, MUOLO, NOON, SWINEHART & BAT

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2021CV281

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# 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 COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

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

*Dep. Mordan  
County*

### Serve To:

Name: MICHAEL SZOKE  
Primary Address: 907 MOUNT ZION DRIVE  
DANVILLE, PA 17821

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: WIEST, MUOLO, NOON, SWINEHART & BAT

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

SZOKE, MICHAEL

2021CV281

907 MOUNT ZION DRIVE, DANVILLE, PA 17821

NO EXPIRATION



SERVICE 1 <sup>ST</sup> FEDERAL CREDIT UNION :	IN THE COURT OF COMMON PLEAS
	: OF 26 <sup>th</sup> 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 - 46
deceased, and the Unknown Heirs, :	
successors, assigns, and all other persons, :	CIVIL ACTION – LAW
firms or associations claiming right, title :	
or interest under, from or through EDITH :	
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.

*Barbara N. Silvestri* MT

Dated 7/26/2021  
(SEAL)

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

## 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 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 (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, 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**

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

Service 1<sup>st</sup> 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

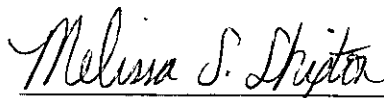
PA Dept of Revenue  
Inheritance Tax Division  
P.O. Box 280601  
Harrisburg, PA 17128

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 1<sup>st</sup> 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 COVER SHEET

### Service Details:

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:

Name: (POSTING)

Primary Address: 261 HEMLOCK STREET  
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: WIEST, MUOLO, NOON, SWINEHART & BAT

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2021CV281

261 HEMLOCK STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SERVICE 1 <sup>ST</sup> FEDERAL CREDIT UNION	:	IN THE COURT OF COMMON PLEAS
	:	OF 26 <sup>th</sup> 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- E D--46
deceased, and the Unknown Heirs,	:	
successors, assigns, and all other persons,	:	CIVIL ACTION – LAW
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 26<sup>th</sup> 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. 13<sup>th</sup> 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,

**WUEST, 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](mailto:wswinehart@wmnsb.com)  
Attorney for Plaintiff

SERVICE 1 <sup>ST</sup> FEDERAL CREDIT UNION :	IN THE COURT OF COMMON PLEAS
Plaintiff :	OF 26 <sup>th</sup> JUDICIAL DISTRICT OF PA
vs. :	COLUMBIA COUNTY BRANCH
	:
MICHAEL SZOKE, in his capacity :	CV-21-0281
as Sole Surviving heir of EDITH SZOKE, :	EX-21- ED- 46
deceased, and the Unknown Heirs, :	
successors, assigns, and all other persons, :	CIVIL ACTION – LAW
firms or associations claiming right, title :	
or interest under, from or through EDITH :	
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.

*Baird N. Salvetti* MT

Dated 7/26/2021  
(SEAL)

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



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.

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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**

18-01-016-01 - Hemlock Twp.

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	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR <u>2,000<sup>00</sup></u>	<u>X</u>	CK# <u>179964</u>

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

SALE DATE Oct. 13<sup>th</sup> TIME 9:00am  
POSTING DATE  
ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	<u>Sept 22</u>
2 <sup>ND</sup> WEEK	<u>Sept. 29</u>
3 <sup>RD</sup> WEEK	<u>Oct. 6</u>

SERVICE 1 <sup>ST</sup> FEDERAL CREDIT UNION	:	IN THE COURT OF COMMON PLEAS
	:	OF 26 <sup>th</sup> 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 -46
deceased, and the Unknown Heirs,	:	
successors, assigns, and all other persons,	:	CIVIL ACTION – LAW
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 26<sup>th</sup> 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. 13<sup>th</sup> 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 1 <sup>ST</sup> FEDERAL CREDIT UNION :	IN THE COURT OF COMMON PLEAS
Plaintiff :	OF 26 <sup>th</sup> JUDICIAL DISTRICT OF PA
vs. :	COLUMBIA COUNTY BRANCH
	:
	:
MICHAEL SZOKE, in his capacity :	CV-21-0281
as Sole Surviving heir of EDITH SZOKE, :	EX-21- E.D. 46
deceased, and the Unknown Heirs, :	
successors, assigns, and all other persons, :	CIVIL ACTION – LAW
firms or associations claiming right, title :	
or interest under, from or through EDITH :	
SZOKE, deceased. :	
Heir of Edith Szoke, Defendant :	

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Service 1<sup>st</sup> Federal Credit Union, Plaintiff in the above action, sets forth as of the date of filing of the Praeceptum 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 1<sup>st</sup> 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 1<sup>st</sup> 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 1<sup>st</sup> Federal Credit Union

SERVICE 1 <sup>ST</sup> FEDERAL CREDIT UNION :	IN THE COURT OF COMMON PLEAS
Plaintiff :	OF 26 <sup>th</sup> JUDICIAL DISTRICT OF PA
vs. :	COLUMBIA COUNTY BRANCH
	:
	:
MICHAEL SZOKE, in his capacity :	CV-21-0281
as Sole Surviving heir of EDITH SZOKE, :	EX-21- ED -46
deceased, and the Unknown Heirs, :	
successors, assigns, and all other persons, :	CIVIL ACTION – LAW
firms or associations claiming right, title :	
or interest under, from or through EDITH :	
SZOKE, deceased. :	
Heir of Edith Szoke, Defendant :	

**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](mailto:wswinehart@wmnsb.com)  
 Attorney for Plaintiff

## Document Receipt

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

PaSCDU

P.O. Box 69110

Tracking #: 71901140006000178270

Doc Ref #: 2021ED46

Postage 5.8600

Harrisburg PA 17106

## Document Receipt

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Trans #	18421	Carrier / service:	USPS Server	First-Class Mail®	7/28/2021 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000178263

Doc Ref #: 2021ED46

Postage 5.8600

HARRISBURG PA 17105



## Document Receipt

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Trans #	18420	Carrier / service:	USPS Server	First-Class Mail®	7/28/2021 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION1150 FIRST AVENUE  
SUITE 1001

Tracking #: 71901140006000178256

Doc Ref #: 2021ED46

Postage 5.8600

KING OF PA 19406  
PRUSSIA

## Document Receipt

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Trans #	18421	Carrier / service:	USPS Server	First-Class Mail®	7/28/2021 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000178263

Doc Ref #: 2021ED46

Postage 5.8600

HARRISBURG PA 17105

## Document Receipt

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Trans #	18419	Carrier / service:	USPS Server	First-Class Mail®	7/28/2021 12:00:00 AM
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Ship to:

IRS

INTERNAL REVENUE OF  
JUSTICE1000 LIBERTY AVENUE  
ROOM 701A

Tracking #: 71901140008000178249

Doc Ref #: 2021ED46

Postage 5.8600

PITTSBURGH PA 15222

## Document Receipt

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Trans #	18419	Carrier / service:	USPS Server	First-Class Mail®	7/28/2021 12:00:00 AM
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INTERNAL REVENUE OF  
JUSTICE1000 LIBERTY AVENUE  
ROOM 701A

Tracking #: 71901140006000178249

Doc Ref #: 2021ED46

Postage 5.8600

PITTSBURGH PA 15222

## Document Receipt

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Trans #	18419	Carrier / service:	USPS Server	First-Class Mail®	7/28/2021 12:00:00 AM
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Ship to:

IRS

INTERNAL REVENUE OF  
JUSTICE1000 LIBERTY AVENUE  
ROOM 701A

Tracking #: 71901140006000178249

Doc Ref #: 2021ED46

Postage 5.8600

PITTSBURGH PA 15222

## Document Receipt

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Trans #	18419	Carrier / service:	USPS Server	First-Class Mail®	7/28/2021 12:00:00 AM
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Ship to:

IRS

INTERNAL REVENUE OF  
JUSTICE1000 LIBERTY AVENUE  
ROOM 701A

Tracking #: 71901140006000178249

Doc Ref #: 2021ED46

Postage 5 8600

PITTSBURGH PA 15222

## Document Receipt

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Trans #	18418	Carrier / service:	USPS Server	First-Class Mail®	7/28/2021 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000178232

Doc Ref #: 2021ED46

Postage 5.8600

HARRISBURG PA 17128

## Document Receipt

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Trans #	18417	Carrier / service:	USPS Server	First-Class Mail®	7/28/2021 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000178225

Doc Ref #: 2021ED46

Postage 5.8600

HARRISBURG PA 17105-2675



## Document Receipt

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Trans #	18417	Carrier / service:	USPS Server	First-Class Mail®	7/28/2021 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000178225

Doc Ref #: 2021ED46

Postage 5.8600

HARRISBURG PA 17105-2675

## Document Receipt

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Trans #	18417	Carrier / service:	USPS Server	First-Class Mail®	7/28/2021 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000178225

Doc Ref #: 2021ED46

Postage 5.8600

HARRISBURG PA 17105-2675

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



71901140006000178256

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

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SERVICE 1 <sup>ST</sup> FEDERAL CREDIT UNION	:	IN THE COURT OF COMMON PLEAS
	:	OF 26 <sup>th</sup> 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 -46
deceased, and the Unknown Heirs,	:	
successors, assigns, and all other persons,	:	CIVIL ACTION – LAW
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 26<sup>th</sup> 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. 13<sup>th</sup> 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

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



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60-8760/2313

No. 0000179964

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

07/23/21

\$2,000.00

PAY

EXACTLY **2,000** Dollars **00** cents

VOID AFTER 60 DAYS

COLUMBIA COUNTY SHERIFF

TO THE  
ORDER  
OF



*John L. Barr*

AUTHORIZED SIGNATURE

THIS CHECK CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

⑈0000179964⑈ ⑆231387602⑈90010000⑈78