

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 279878	Invoice Date: 11/06/2025 3:10:14 PM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF OFFICE	Last Change:	Receipt By: MAIL	By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$86.75	202508666 11/06/25 3:10:15 PM	SCOTT TOWNSHIP
	Grantor - KESSLER, LINDA			
	Grantee - WILMINGTON SAVINGS FUND SOCIETY			
	Consideration - \$4,808.50			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	BLIGHTED PROPERTY/DEMOLITION FUND	\$15.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF DEED			
	TOTAL CHARGES	<u>\$86.75</u>		
	PAYMENTS			
	CHECK: 9697 - SHERIFF OFFICE	\$86.75		
	TOTAL PAYMENTS	<u>\$86.75</u>		
	AMOUNT DUE	\$86.75		
	PAYMENT ON INVOICE	(\$86.75)		
	BALANCE DUE ON INVOICE	\$0.00		

September 25, 2025

Via First-Class Mail

Columbia County Sheriff
Columbia County Courthouse
35 W Main Street
Bloomsburg, PA 17815

Re: ***Wilmington Trust, National Association, not in its individual capacity but solely as trustee of MFRA Trust 2014-2 vs. Allen L. Kessler, heir to the Estate of Linda Kessler, deceased, et al***
Columbia County CCP No. 2023-CV-545
PROPERTY: 2820 White Birch Lane, Bloomsburg, PA 17815

Dear Sir/Madam:

Please be advised that our firm represents the Plaintiff regarding the above matter.

As you may know, the above-listed property was sold back to our client at the Sheriff's Sale on August 20, 2025. Therefore, we respectfully request that the Deed be recorded to the following:

**WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY,
BUT SOLELY AS TRUSTEE OF MFRA TRUST 2014-2
321 Research Parkway
Meriden, CT 06450**

Also enclosed, as required, are two (2) original Realty Transfer Tax Statements of Value regarding the sale of this property, and true and correct copies of the Mortgage and Assignments of Mortgage.

At your earliest opportunity, please forward the recorded Deed to me in the self-addressed, stamped envelope provided.

If you should require anything further, please contact me. Your courtesies and consideration in this matter are greatly appreciated.

Very truly yours,

/s/ Jill M. Fein
JILL M. FEIN, ESQ.

JMF:jeb
Enclosures

REV-183
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

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

State Tax Paid: _____
Book: _____ Page: _____
Instrument Number: _____
Date Recorded: _____

SECTION I TRANSFER DATA

Date of Acceptance of Document _____

Grantor(s)/Lessor(s) Columbia County Sheriff	Telephone Number (570) 389-5622	Grantee(s)/Lessee(s) **See attached Addendum**	Telephone Number
Mailing Address 35 W. Main Street		Mailing Address 321 Research Parkway	
City Bloomsburg	State PA	ZIP Code 17815	City Meriden
			State CT
			ZIP Code 06450

SECTION II REAL ESTATE LOCATION

Street Address 2820 White Birch Lane	City, Township, Borough Scott Township
County Columbia	School District Central Columbia School District
	Tax Parcel Number 31-04A-094

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? YES NO

1. Actual Cash Consideration 101,000.00	2. Other Consideration + 0.00	3. Total Consideration = 101,000.00
4. County Assessed Value 36,520.00	5. Common Level Ratio Factor x 7.01	6. Computed Value = 256,005.20

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

1a. Amount of Exemption Claimed \$ 256,005.20	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
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- 2. Fill in the Appropriate Oval Below for Exemption Claimed.**
- Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
 - Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
 - Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
 - Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
 - Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
 - Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
 - Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
 - Statutory corporate consolidation, merger or division. (Attach copy of articles.)
 - Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

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

Name Jill M. Fein, Esquire / Hill Wallack LLP	Telephone Number (215) 579-7700
Mailing Address 1000 Floral Vale Boulevard, Suite 300	City Yardley
	State PA
	ZIP Code 19067

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

Signature of Correspondent or Responsible Party 	Date 09/25/2025
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

1830019105

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



WILMINGTON TRUST NATIONAL ASSOC ET AL
vs.
LINDA KESSLER, HEIRS OF THE ES

Case Number
2023CV545

PROPERTY ADDRESS

2820 WHITE BIRCH LANE, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
03/24/2025	Advance Fee	Advance Fee	65872	\$0.00	\$1,350.00
03/24/2025	Advertising Sale (Newspaper)			\$15.00	\$0.00
03/24/2025	Advertising Sale Bills & Copies			\$17.50	\$0.00
03/24/2025	Crying Sale			\$10.00	\$0.00
03/24/2025	Docketing			\$15.00	\$0.00
03/24/2025	Levy			\$15.00	\$0.00
03/24/2025	Mailing Costs			\$42.00	\$0.00
03/24/2025	Posting Handbill			\$15.00	\$0.00
03/24/2025	Poundage			\$2,020.00	\$0.00
03/24/2025	Press Enterprise Inc.			\$1,600.25	\$0.00
03/24/2025	Prothonotary, Acknowledge Deed			\$10.00	\$0.00
03/24/2025	Sheriff Automation Fund			\$50.00	\$0.00
03/24/2025	Sheriff's Deed			\$35.00	\$0.00
03/24/2025	Solicitor Services			\$150.00	\$0.00
03/24/2025	Transfer Tax Form			\$25.00	\$0.00
03/24/2025	Web Posting			\$100.00	\$0.00
05/05/2025	Service			\$210.00	\$0.00
05/05/2025	Service Mileage			\$10.00	\$0.00
05/05/2025	Distribution Form			\$25.00	\$0.00
05/05/2025	Copies			\$7.00	\$0.00
05/05/2025	Notary Fee			\$15.00	\$0.00
05/05/2025	Tax Claim Search			\$15.00	\$0.00
05/05/2025	Recording Fees			\$86.75	\$0.00
05/05/2025	Surcharge			\$60.00	\$0.00
05/12/2025	Continued or Cancelled Sale	Postponed to: 7/16/2025		\$10.00	\$0.00
08/20/2025	Recorder, Lien Search			\$250.00	\$0.00
				\$4,808.50	\$1,350.00

TOTAL BALANCE:	\$(3,458.50)
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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



<p><u>Plaintiff</u></p> <p>WILMINGTON TRUST NATIONAL ASSOC ET AL</p>	vs.	<p><u>Defendant</u></p> <p>LINDA KESSLER, HEIRS OF THE ESTATE ALLEN L KESSLER BRIAN P KESSLER THE UNKNOWN HEIRS TO LINDA KESSLER DECEASED</p>
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Attorney for the Plaintiff:
HILL WALLACK LLP
777 TOWNSHIP LINE ROAD
SUITE 250
YARDLEY, PA 19067

Sheriff's Sale Date: ~~Wednesday~~, July 16, 2025
Sale Number: 2025ED17 *Aug 20*
Writ of Execution No. : 2023CV545
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 2820 WHITE BIRCH LANE, BLOOMSBURG, PA 17815,
SCOTT TOWNSHIP

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	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,600.25
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$150.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$210.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$15.00
Tax Claim Search	\$15.00
Surcharge	\$60.00
Continued or Cancelled Sale	\$10.00

Postponed to: 7/16/2025

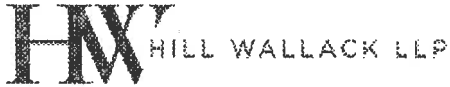
Total Sheriff Costs **\$2,451.75**

Distribution Costs

Recording Fees	\$86.75
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Total Distribution Costs **\$86.75**

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



1000 Floral Vale Boulevard
Suite 300
Yardley, PA 19087
main 215.579.7700
fax 215.579.8248

Kaitlin D. Shire, Esquire
kshire@HillWallack.com
(215) 579-7700

July 9, 2025

VIA FAX: 570-389-5622

Sheriff's Office
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Re: ***Wilmington Trust, National Association, not in its individual capacity but solely as trustee of MFRA Trust 2014-2 vs. Allen L. Kessler, heir to the Estate of Linda Kessler, deceased***
Columbia County CCP No. 2023-CV-545

Dear Sir/Madam:

Please be advised that this firm represents Plaintiff in the above matter.

As you know, the above matter was scheduled for Sheriff's sale on July 16, 2025 and it is respectfully requested that the Sale be POSTPONED to August 20, 2025.

If you should require anything further, please let us know. Your courtesies and consideration in this matter are greatly appreciated.

Very truly yours,

/S/ JOSHUA E. BALDWIN
Paralegal to Kaitlin D. Shire, Esquire

:jeb
Enclosures

2023-545

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>42.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>456.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>160.25</u>	
SOLICITOR'S SERVICES	\$150.00	
TOTAL *****		\$ <u>460.25</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>86.75</u>	
TOTAL *****		\$ <u>96.75</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>15.00</u>	
TOTAL *****		\$ <u>15.00</u>

MUNICIPAL FEES DUE:

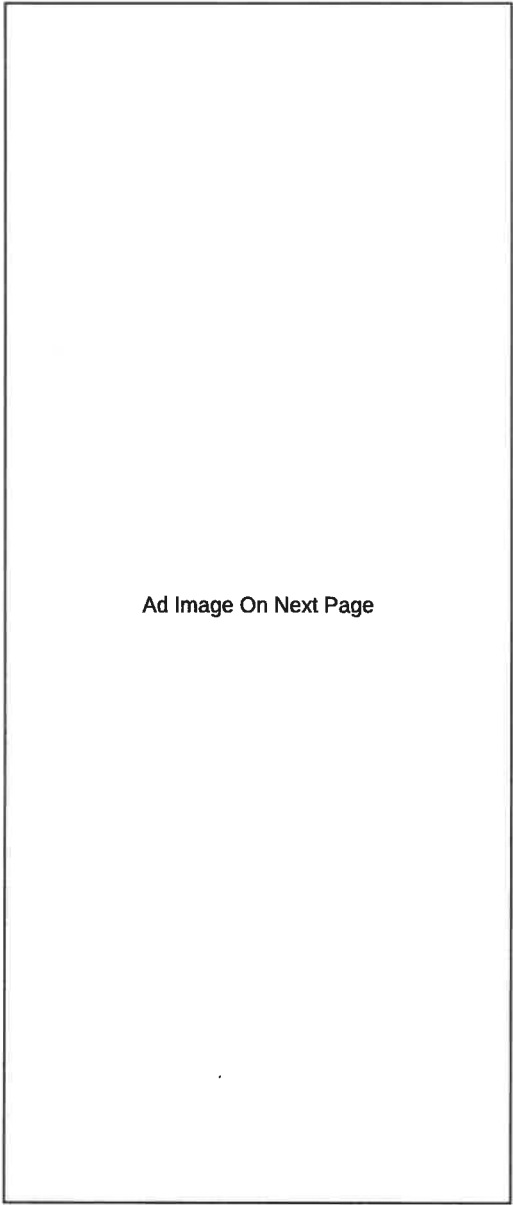
SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>0-</u>

SURCHARGE FEE (DSTE)	\$ <u>60.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>0-</u>

TOTAL COSTS (OPENING BID) \$ 2528.50

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Brad Bailey 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.



Ad Image On Next Page

Ad Text: Kessler Sale
Date(s) Published: 04/23/2025, 04/30/2025, 05/07/2025

Sworn and subscribed to before me
this 8 day of May 20 25.

(Notary Public)

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

Member, Pennsylvania Association of Notaries

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

TIM CHAMBERLAIN - COLUM COUNTY SHER
PO BOX 380
BLOOMSBURG, PA 17815

PRESS ENTERPRISE Classifieds reaches over 21,000 print readers every day plus 66,500 unique visitors to our website monthly.

577-784-6151

MISSED PAPER? Call our Circulation Team at 570-784-2121, option 1 by 10am... PLACING CLASSIFIED ADS... MONDAY MARKETPLACE ADS... DRIVE-THRU HOURS: 8:00am - 3:00pm

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2023CV45

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 www.bid4assets.com/ColumbiaPASheriffsSales on:

WEDNESDAY, MAY 14, 2025 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...

ALL THAT CERTAIN piece, parcel and tract of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a stake on the Southern side of White Birch Lane...

CONTAINING 18,810 square feet and being Lot No. 17 in Scott Town Park, Scott Township, Columbia County, Pennsylvania. Said Description being taken from a survey prepared by A. Carl Wolfe, P.E.

PROPERTY ADDRESS: 2820 WHITE BIRCH LANE, BLOOMSBURG, PA 17815 UPI / TAX PARCEL NUMBER: 31-04A-094

Seized and taken into execution to be sold as the property of LINDA KESSLER HEIRS OF THE ESTATE ALLEN L. KESSLER, BRIAN P. KESSLER, THE UNDISOWN HEIRS TO LINDA KESSLER DECEASED IN ESTATE OF WILMINGTON TRUST NATIONA ASSOC ET AL.

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff HILL WALLACK LLP Columbia County, Pennsylvania YARDLEY, PA

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2023CV497

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 www.bid4assets.com/ColumbiaPASheriffsSales on:

WEDNESDAY, MAY 14, 2025 At 8:00 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...

ALL that certain lot or piece of ground with buildings and improvements thereon erected in the Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, being described as follows: BEGINNING at a "PK" nail set in the centerline of Pennsylvania State Route No. 4039...

CONTAINING 1.156 acres of land, less 0.130 acre for the right-of-way containing 1.026 acres of land in all. The above-described parcel of land being subject to the westerly one-half of the right-of-way of Pennsylvania State Route No. 4039 situate on said parcel.

The above-described parcel of land also being subject to the right of the corner grantor, his heirs and assigns, to the use of an easement to the north which crosses the northwest corner of said property. All of the above being more fully shown on a draft prepared by Drumheller Surveying dated June 26, 1988, revised July 22, 1989.

PROPERTY ADDRESS: 323 AUSTIN TRAIL, ORANGEVILLE, PA 17859 UPI / TAX PARCEL NUMBER: 17-016-0190.7000

Seized and taken into execution to be sold as the property of LEWIS EDWARD BULLOCK, I, MICHELE M. TERREL in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

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.

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff PURCELL KRUG & HALLER Harrisburg, PA 17124-4178

PUBLIC NOTICE DISTRICT COURT CLARK COUNTY, NEVADA

AHERN RENTALS, INC. Plaintiff. CASE NO. A-24-905456-C Department 26 vs. MULTIFORCE CONSTRUCTION GROUP, LLC. Defendant. MELANIE RODRIGUEZ, GUARANTOR. Defendant.

NOTICE YOU HAVE BEEN SUED: THE COURT MAY DECIDE AGAINST YOU WITHOUT YOUR BEING HEARD UNLESS YOU RESPOND WITHIN 20 DAYS. READ THE INFORMATION BELOW.

TO THE DEFENDANTS: A Civil Complaint has been filed by the Plaintiff(s) against you for the relief set forth in the Complaint. 1. If you intend to defend this lawsuit, within 20 days after this summons is served on you, you must file with the Court, where address is shown below, a formal written response to the Complaint in accordance with the rules of the Court, with the appropriate filing fee.

2. Unless you respond, your default will be entered upon application of the Plaintiff(s) and failure to so respond will result in a judgment of default against you for the relief demanded in the Complaint, which could result in the taking of money or property or other relief requested in the Complaint.

3. If you intend to seek the advice of an attorney in this matter, you should do so promptly so that your response may be filed on time.

4. The State of Nevada, its political subdivisions, agencies, officers, employees, board members, commission members and legislators each have 45 days after service of this summons within which to file an Answer or other responsive pleading to the Complaint.

Submitted by: STEVEN D. GRIERSON CLERK OF THE COURT

By: /s/ Stephen R. Kopolow, Esq. Date: 5/7/2025

By: Crystal Nantz, Date: 5/7/2025

By: Mary Ann K. Kopylov, Esq. Date: 5/7/2025

By: Stephen R. Kopolow, Esq. Date: 5/7/2025

By: Mary Ann K. Kopylov, Esq. Date: 5/7/2025

By: Crystal Nantz, Date: 5/7/2025

By: Mary Ann K. Kopylov, Esq. Date: 5/7/2025

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By: Mary Ann K. Kopylov, Esq. Date: 5/7/2025

PUBLIC NOTICE NOTICE OF FAIR HOUSING OFFICER AND COMPLAINT PROCESS FOR THE BOROUGH OF BERWICK

This notice will serve to advise all residents of the Borough of Berwick the following actions: 1) Restrict a person in any way in access to housing, services, or benefits; 2) Afford persons an opportunity to participate in housing, services, or benefits different than that afforded to others;

It is also prohibited to threaten, coerce, intimidate, or interfere with anyone exercising a fair housing right or asserting their or someone else's right. Also, retaliation against a person who has filed a fair housing complaint or assisted in a fair housing investigation is prohibited.

If you are a person with a disability or have Limited English Proficiency and require reasonable accommodation or document translation, please contact the below Fair Housing Officer.

All residents are hereby notified, the Pennsylvania Human Relations Commission and the Philadelphia Regional Office of the U.S. Department of Housing and Urban Development have been designated as the Fair Housing Officers for the Borough of Berwick and that any resident that believes they have been discriminated against under any of the above conditions may file a complaint with the Fair Housing Officer at the following address:

Pennsylvania Human Relations Commission Harrisburg Regional Office 333 Market Street, 8th Floor Harrisburg, PA 17101-2210 (717) 787-8780 (717) 787-2279

And U.S. Department of Housing and Urban Development Philadelphia Regional Office Office of Fair Housing and Equal Opportunity The Strawbridge Building 801 Market Street, 12th Floor Philadelphia, PA 19107-3980 (215) 881-7646 (800) 759-2086 TTY: (800) 517-8333 or (215) 659-3450 Email: Civil Right Complaints: ComplaintsOffice@hud.gov

Public Notices Meeting Notice The Berwick Area School District will hold a Budget Committee meeting on May 8, 2025 at 5:00 p.m. This meeting will be held in the Administration Board room, 500 Loc Street, Berwick, PA 18805.

Public Notices Meeting Notice The proposed final budget of the Central Columbia School District for the year 2025-2026 is available for public inspection at the District Office, or regular school days between the hours of 8:00 a.m. to 3:00 p.m., until May 19, 2025, at which time said budget will be adopted.

Public Notices Meeting Notice The proposed final budget of the Central Columbia School District for the year 2025-2026 is available for public inspection at the District Office, or regular school days between the hours of 8:00 a.m. to 3:00 p.m., until May 19, 2025, at which time said budget will be adopted.

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WANTED MP Metals Clean Copper \$31.10 to \$2.50 Clear Brass \$1.80 Cans .70 Clean Alum. .48 Stainless .32 Tin, Steel, Iron & Cans .50

Public Notices Free For Free PUBLIC NOTICE CALUMNES WATER Authority's Annual Water Quality Report is available by calling 570-356-2172

Public Notices Free For Free PUBLIC NOTICE The proposed final budget of the Central Columbia School District for the year 2025-2026 is available for public inspection at the District Office, or regular school days between the hours of 8:00 a.m. to 3:00 p.m., until May 19, 2025, at which time said budget will be adopted.

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Home Improvement FREE ROOF ESTIMATE PA 19025 970-951-7583 www.mercoconstruction.com

Home Improvement Lawn Care Services AM SPECIALTY SERVICES Lawn mowing and Landscaping Maintenance 570-441-6528

Home Improvement MAINTENANCE TECHNICIAN Ideal candidate will have: 3+ years electrical background. Knowledge of roofing and maintaining in a manufacturing environment including but not limited to:

Capentry, Plumbing, Electrical, HVAC, Heavy Weld/Brake metal. Basic math, writing & sensory (i.e. visual, hearing, speaking) skills.

This position pays up to \$30/hr contingent on experience of candidate. Benefits include health, dental and life insurance, 401k and paid hours off to apply send resume to: mj@mercoconstruction.net (#28220 in the Subject Line)

Home Improvement NEW TODAY GRANT AND BUDGET ANALYST Full Time - Berwick Apply online at www.eastco.com/jobs by 5/18/25 EOE

Home Improvement EASTERN CONSTRUCTION, LLC Roofing / Siding / LPF #6014370 www.eastco.com/1575 Call 570-341-7411

Home Improvement A-1 ROOFING Siding/Decks/Windows Additions/Remodel Small & Big jobs #195914 570-380-0568

Home Improvement ELITE CONSTRUCTION & ROOFING, LLC 20 yrs. experience Licensed & Insured Roofing, Siding, Decks, Concrete. All Types of Construction. Free estimates 272-222-8975 #M202245

Home Improvement WEATHERSTORM HOME CARE Now Hiring Caregivers All Areas 570-359-2436

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Press Enterprise Online classifieds pressenterpriseonline.com/classifieds

Public Notices Meeting Notice The proposed final budget of the Central Columbia School District for the year 2025-2026 is available for public inspection at the District Office, or regular school days between the hours of 8:00 a.m. to 3:00 p.m., until May 19, 2025, at which time said budget will be adopted.

Home Improvement FREE ROOF ESTIMATE PA 19025 970-951-7583 www.mercoconstruction.com

Home Improvement Lawn Care Services AM SPECIALTY SERVICES Lawn mowing and Landscaping Maintenance 570-441-6528

Home Improvement MAINTENANCE TECHNICIAN Ideal candidate will have: 3+ years electrical background. Knowledge of roofing and maintaining in a manufacturing environment including but not limited to:

Capentry, Plumbing, Electrical, HVAC, Heavy Weld/Brake metal. Basic math, writing & sensory (i.e. visual, hearing, speaking) skills.

This position pays up to \$30/hr contingent on experience of candidate. Benefits include health, dental and life insurance, 401k and paid hours off to apply send resume to: mj@mercoconstruction.net (#28220 in the Subject Line)

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Home Improvement EASTERN CONSTRUCTION, LLC Roofing / Siding / LPF #6014370 www.eastco.com/1575 Call 570-341-7411

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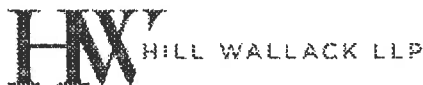
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Home Improvement WEATHERSTORM HOME CARE Now Hiring Caregivers All Areas 570-359-2436



1000 Floral Vale Boulevard
Suite 300
Yardley, PA 19087
main 215.579.7700
fax 215.579.9248

Kaitlin D. Shire, Esquire
kshire@HillWallack.com
(215) 579-7700

May 12, 2025

VIA FAX: 570-389-5622

Sheriff's Office
Columbia County Courthouse
35 W. Main Street
Bloomingsburg, PA 17815

Re: ***Wilmington Trust, National Association, not in its individual capacity but solely as trustee of
MFRA Trust 2014-2 vs. Allen L. Kessler, heir to the Estate of Linda Kessler, deceased
Columbia County CCP No. 2023-CV-545***

Dear Sir/Madam:

Please be advised that this firm represents Plaintiff in the above matter.

As you know, the above matter was scheduled for Sheriff's sale on May 14, 2025 and it is respectfully requested that the Sale be POSTPONED to July 16, 2025.

If you should require anything further, please let us know. Your courtesies and consideration in this matter are greatly appreciated.

Very truly yours,

/S/ JOSHUA E. BALDWIN
Paralegal to Kaitlin D. Shire, Esquire

:jeb
Enclosures

Fax Cover Page

To: COLUMBIA SHERIFF
Company:
Address:
Fax Number: 570-389-5625

From: Joshua E. Baldwin
Address:

Fax Number:
Voice Phone:
E-Mail: jbaldwin@hillwallack.com

Date: 5/12/2025
Time: 09:15:05
Pages: 2

Subject: 2023-CV-545 // Sale Postponement
19495-390

Message:

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



WILMINGTON TRUST NATIONAL ASSOC ET AL
vs.
LINDA KESSLER, HEIRS OF THE ESTATE (et al.)

Case Number
2023CV545

SHERIFF'S RETURN OF SERVICE

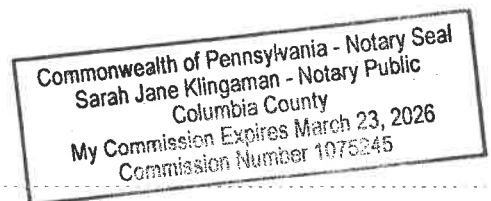
03/26/2025 11:36 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE BRIAN KESSLER - HIS BROTHER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ALLEN L KESSLER AT 2820 WHITE BIRCH LANE, BLOOMSBURG, PA 17815.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

March 26, 2025



NOTARY

Affirmed and subscribed to before me this

26TH day of MARCH, 2025

Plaintiff Attorney: HILL WALLACK LLP, 777 TOWNSHIP LINE ROAD, SUITE 250, YARDLEY, PA 19067

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



WILMINGTON TRUST NATIONAL ASSOC ET AL
vs.
LINDA KESSLER, HEIRS OF THE ESTATE (et al.)

Case Number
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SHERIFF'S RETURN OF SERVICE

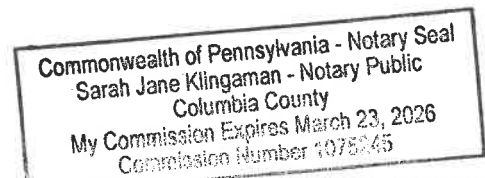
03/26/2025 11:36 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: BRIAN P KESSLER AT 2820 WHITER BIRCH LANE, BLOOMSBURG, PA 17815.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

March 26, 2025



NOTARY

Affirmed and subscribed to before me this

26TH day of MARCH, 2025

Plaintiff Attorney: HILL WALLACK LLP, 777 TOWNSHIP LINE ROAD, SUITE 250, YARDLEY, PA 19067

Kressler

REAL ESTATE OUTLINE

ED # 25 ED17

DATE RECEIVED 3-21-25
DOCKET AND INDEX 2023 CV 545

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>X</u>	CK# <u>65872</u>

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

SALE DATE May 14, 25 TIME 9:10
 POSTING DATE _____
 ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>4-23</u>
2 ND WEEK	<u>4-30</u>
3 RD WEEK	<u>5-7</u>

Post - Order

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE
(570) 389-5622

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

24 HOUR PHONE
(570) 784-6300

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: March 24, 2025

Re: Sheriffs Sale Advertising Dates

WILMINGTON TRUST, NATIONAL ASSOCIATION

VS.

LINDA KESSLER (DECEASED) HEIR OF THE ESTATE ALLEN L. KESSLER AND BRIAN P. KESSLER

No. 545 of 2023 J.D. and No. 17 of 2025 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1 st Week	APRIL 23RD 2025
2 nd Week	APRIL 30TH 2025
3 rd Week	MAY 7TH 2025

SALE DATE: **MAY 14TH 2025 @ 9:00 a.m**

I will expose the following described property at public sale at www.bid4assets.com/ColumbiaPASheriffSales

Feel free to contact me if you have any questions. Sarah 570-389-5622.

Respectfully,

Timothy Chamberlain
Sheriff of Columbia County

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



WILMINGTON TRUST NATIONAL ASSOC ET AL
vs.
LINDA KESSLER, HEIRS OF THE ESTATE (et al.)

Case Number
2023CV545

SHERIFF'S RETURN OF SERVICE

04/01/2025 03:00 PM - SHERIFF TIMOTHY CHAMBERLAIN, 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 2820 WHITE BIRCH LANE, BLOOMSBURG, PA 17815.

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

April 01, 2025

Commonwealth of Pennsylvania - Notary Seal
Sarah Jane Klingaman - Notary Public
Columbia County
My Commission Expires March 23, 2026
Commission Number 1075245

NOTARY

Affirmed and subscribed to before me this

1ST day of APRIL, 2025

Plaintiff's Attorney: HILL WALLBACK LLP, 777 TOWNSHIP LINE ROAD, SUITE 250, YARDLEY, PA 19086

17

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



WILMINGTON TRUST NATIONAL ASSOC ET AL
vs.
KESSLER, HEIRS OF THE ESTATE, LINDA (et al.)

Case Number
2023CV545

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	06/22/2025
Notes:	SALE DATE & TIME: 05/14/2025 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	2820 WHITE BIRCH LANE 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:	HILL WALLACK LLP	Phone:	
--------------	------------------	---------------	--

Service Attempts:

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

Service Attempt Notes:

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

(POSTING)

2023CV545

2820 WHITE BIRCH LANE, BLOOMSBURG, PA 17815 EXP: 06/22/2025

COUNTY OF COLUMBIA
TAX CLAIM BUREAU AND TAX OFFICE
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX CERTIFICATION

Date: 03/26/2025

Fee: \$15.00

Cert. NO: 49030

KESSLER ALBERT J & LINDA
C/O ALLEN KESSLER
2820 WHITE BIRCH LANE
BLOOMSBURG PA 17815

District: SCOTT TWP
Deed: 0253 - 1149
Location: 2820 WHITE BIRCH LN
Parcel Id: 31 -04A-094-00,000

Assessment: 36,520
Balances as of 03/26/2025

YEAR	CYCLE	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
		NO TAX CLAIM TAXES DUE					
		TOTAL	\$0.00				\$0.00

By: Columbia County Sheriff

Per: dh.

Sheiff

31-04A-094-00,000

HILL WALLACK LLP
Michael J. Shavel, Esquire (Attorney ID.: 60554)
Jill M. Fein, Esquire (Attorney ID.: 318491)
Kaitlin D. Shire, Esquire (Attorney ID.: 318491)
1000 Floral Vale Blvd, Ste 300
Yardley, PA 19067
Tel. 215-579-7700
Fax 215-579-9248
Attorneys for Plaintiff

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

<p>WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2014-2 Plaintiff,</p> <p>vs.</p> <p>ALLEN L. KESSLER, HEIR OF THE ESTATE OF LINDA KESSLER, DECEASED</p> <p>BRIAN P. KESSLER, HEIR OF THE ESTATE OF LINDA KESSLER, DECEASED</p> <p>THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LINDA KESSLER, DECEASED Defendants.</p>	<p>NO. 2023-CV-545</p> <p>2025-ED-17</p>
--	--

TO: All parties in Interest and Claimants

DATE: March 18, 2025

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNER(s): ALLEN L. KESSLER, HEIR OF THE ESTATE OF LINDA KESSLER, DECEASED

BRIAN P. KESSLER, HEIR OF THE ESTATE OF LINDA KESSLER, DECEASED

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



WILMINGTON TRUST NATIONAL ASSOC ET AL
vs.
KESSLER, HEIRS OF THE ESTATE, LINDA (et al.)

Case Number
2023CV545

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	Adult in Charge	Expires:	06/22/2025
Notes:	SALE DATE & TIME: 05/14/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	ALLEN L KESSLER
Primary Address:	2820 WHITE BIRCH LANE BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally	Adult In Charge	Posted	Other
Adult In Charge:	Brian Kessler			
Relation:	Brother			
Date:	3/26/25	Time:	11:36	
Deputy:	5	Mileage:		

Attorney / Originator:

Name:	HILL WALLACK LLP	Phone:	
-------	------------------	--------	--

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

KESSLER, ALLEN L

2023CV545

2820 WHITE BIRCH LANE, BLOOMSBURG, PA 17815

EXP: 06/22/2025

17

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



WILMINGTON TRUST NATIONAL ASSOC ET AL
vs.
KESSLER, HEIRS OF THE ESTATE, LINDA (et al.)

Case Number
2023CV545

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	Adult in Charge	Expires:	06/22/2025
Notes:	SALE DATE & TIME: 05/14/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BRIAN P KESSLER	
Primary Address:	2820 WHITER BIRCH LANE BLOOMSBURG, PA 17815	
Phone:		DOB:
Alternate Address:	311 MAIN STREET APT #3 CATAWISSA, PA 17820	
Phone:		

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:	Def.		
Date:	3/26/25	Time:	11:36
Deputy:	5	Mileage:	

Attorney / Originator:

Name:	HILL WALLACK LLP	Phone:	
--------------	------------------	---------------	--

Service Attempts:

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

Service Attempt Notes:

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

KESSLER, BRIAN P
2023CV545
2820 WHITER BIRCH LANE, BLOOMSBURG, PA 17815
EXP: 06/22/2025

17

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



WILMINGTON TRUST NATIONAL ASSOC ET AL
vs.
KESSLER, HEIRS OF THE ESTATE, LINDA (et al.)

Case Number
2023CV545

SERVICE COVER SHEET

Service Details:

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

Manner: Posting - Order **Expires:** 06/22/2025

Notes: SALE DATE & TIME: 05/14/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: THE UNKNOWN HEIRS TO LINDA KESSLEI

Primary Address: 2820 WHITE BIRCH LANE
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: Posted

Date: 3/26/25 **Time:** 11:36

Deputy: 5 **Mileage:**

Attorney / Originator:

Name: HILL WALLACK LLP **Phone:**

Service Attempts:

Date:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Time:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Mileage:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

THE UNKNOWN HEIRS TO

2023CV545

2820 WHITE BIRCH LANE, BLOOMSBURG, PA 17815

EXP: 06/22/2025

17

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



WILMINGTON TRUST NATIONAL ASSOC ET AL
vs.
KESSLER, HEIRS OF THE ESTATE, LINDA (et al.)

Case Number
2023CV545

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	Posting - Order	Expires:	06/22/2025
Notes:	SALE DATE & TIME: 05/14/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	2820 WHITE BIRCH LANE BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:	Posted		
Date:	3/26/25	Time:	11:30
Deputy:	5	Mileage:	

Attorney / Originator:

Name:	HILL WALLACK LLP	Phone:	
--------------	------------------	---------------	--

Service Attempts:

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

Service Attempt Notes:

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

OCCUPANT
2023CV545
2820 WHITE BIRCH LANE, BLOOMSBURG, PA 17815
EXP: 06/22/2025

17

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



WILMINGTON TRUST NATIONAL ASSOC ET AL
vs.
KESSLER, HEIRS OF THE ESTATE, LINDA (et al.)

Case Number
2023CV545

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**
Manner: < Not Specified > **Expires:** 06/22/2025

Notes: SALE DATE & TIME: 05/14/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Central Columbia SD
Primary Address: 4777 Old Berwick Road
Bloomsburg, PA 17815
Phone: 570-784-2850 **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: Heidi Ritter
Relation: Reception
Date: 3/26/25 **Time:** 11:22
Deputy: 5 **Mileage:**

Attorney / Originator:

Name: HILL WALLACK LLP **Phone:**

Service Attempts:

Date:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Time:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Mileage:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

CENTRAL COLUMBIA SD

2023CV545

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 06/22/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



WILMINGTON TRUST NATIONAL ASSOC ET AL
vs.
KESSLER, HEIRS OF THE ESTATE, LINDA (et al.)

Case Number
2023CV545

SERVICE COVER SHEET

Service Details:

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

Manner: Adult in Charge **Expires:** 06/22/2025

Notes: SALE DATE & TIME: 05/14/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: SCOTT TOWNSHIP AUTHORITY

Primary Address: 350 TENNY STREET
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Susan LaRouche

Relation: Admin. Assistant

Date: 3/26/25 **Time:** 11:13

Deputy: 5 **Mileage:**

Attorney / Originator:

Name: HILL WALLACK LLP **Phone:**

Service Attempts:

Date:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Time:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Mileage:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

SCOTT TOWNSHIP AUTHORITY

2023CV545

350 TENNY STREET, BLOOMSBURG, PA 17815

EXP: 06/22/2025

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV545

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 www.bid4assets.com/ColumbiaPASheriffSales on:

WEDNESDAY, MAY 14, 2025
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 and tract of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stake on the Southerly side of White Birch Lane; thence along the dividing line of Lots No. 16 and 17, South 0 degrees 24 minutes East, 158 feet to a stake; thence along land of William Perrige, North 74 degrees 30 minutes West, 105 feet to a stake; thence along land of said Grantors and Lot No. 18, North 16 degrees 18 minutes West, 184 feet to a stake; thence along the Southern side of White Birch Lane, North 87 degrees 2 minutes East, 100 feet to a stake; thence along the Southern side of White Birch Lane, by a curve, 15 feet to a stake the place of beginning.

CONTAINING 18,810 square feet and being Lot No. 17 in Scott Town Park, Scott Township, Columbia County, Pennsylvania. Said Description being taken from a survey prepared by A. Carl Wolfe, R.S. BEING the same premises Arthur S. Hunsinger and Helen K. Hunsinger, husband and wife, granted and conveyed unto Albert J. Kessler and Linda Kessler, Husband and wife, in the deed dated November 12, 1971 and recorded in the Columbia County Recorder of Deeds on November 15, 1971 in Book 253, page 1149. AND THE SAID Albert J. Kessler having departed this life on or about June 21, 2016 whereby operation of law title vested in surviving tenant, Linda Kessler. Linda Kessler departed this life on or about March 1, 2023.

BEING known as 2820 White Birch Lane, Bloomsburg, PA 17815
PARCEL: 31-04A-094

PROPERTY ADDRESS: 2820 WHITE BIRCH LANE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-04A-094

Seized and taken into execution to be sold as the property of LINDA KESSLER, HEIRS OF THE ESTATE, ALLEN L. KESSLER, BRIAN P. KESSLER, THE UNKNOWN HEIRS TO LINDA KESSLER DECEASED in suite of WILMINGTON TRUST NATION ASSOC ET AL.

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 BID 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:
HILL WALLACK LLP
YARDLEY, PA

TIMOTHY CHAMBERLAIN, Sheriff
Columbia County, Pennsylvania

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 03/25/2025

Account: **3994**
Name: **tchamberlain@columbiapa.org**
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**
Address: **PO BOX 380**
BLOOMSBURG, PA 17815
Telephone:

Ad ID: **264860**
Description: **Kessler Sale**
Run Dates: **04/23/2025 - 05/07/2025**
Class: **0002**
Orig User: **sshotwel**
Words: **711**
Lines: **84**
Agate Lines: **225**
Depth: **9.33**
Blind Box:

Total Ad Cost \$1,600.25
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	04/23/2025	05/07/2025	3	1,600.25

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

WILMINGTON TRUST, NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS TRUSTEE OF
MFRA TRUST 2014-2

Plaintiff,

vs.

ALLEN L. KESSLER, HEIR OF THE ESTATE OF
LINDA KESSLER, DECEASED

BRIAN P. KESSLER, HEIR OF THE ESTATE OF
LINDA KESSLER, DECEASED

THE UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER LINDA KESSLER,
DECEASED

Defendants.

NO. 2023-CV-545

2025-ED-17

FILED
PROTHONOTARY
2025 MAR 21 AM 11:15
CLERK OF COURT'S OFFICE
COUNTY OF COLUMBIA, PA

PRAECIPE FOR WRIT OF EXECUTION –
MORTGAGE FORECLOSURE
P.R.C.P. 3180-3183

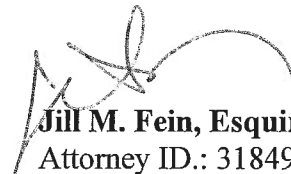
To the Prothonotary:

Kindly issue a Writ of Execution in the above matter on the real estate located 2820
White Birch Lane, Bloomsburg, PA 17815 follows:

Total Amount of Judgment: \$146,364.52

TOTAL \$146,364.52

**Together with any interest at a per diem rate of \$16.84, charges and costs to the date of
Sheriff's Sale.


Jill M. Fein, Esquire
Attorney ID.: 318491
HILL WALLACK LLP
1000 Floral Vale Blvd, Ste 300
Yardley, PA 19067
Tel. 215-579-7700
Fax 215-579-9248
Attorneys for Plaintiff

HILL WALLACK LLP

Michael J. Shavel, Esquire (Attorney ID.: 60554)

Jill M. Fein, Esquire (Attorney ID.: 318491)

Kaitlin D. Shire, Esquire (Attorney ID.: 318491)

1000 Floral Vale Blvd, Ste 300

Yardley, PA 19067

Tel. 215-579-7700

Fax 215-579-9248

Attorneys for Plaintiff

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

**WILMINGTON TRUST, NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS TRUSTEE OF
MFRA TRUST 2014-2**

Plaintiff,

vs.

**ALLEN L. KESSLER, HEIR OF THE ESTATE OF
LINDA KESSLER, DECEASED**

**BRIAN P. KESSLER, HEIR OF THE ESTATE OF
LINDA KESSLER, DECEASED**

**THE UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER LINDA KESSLER,
DECEASED**

Defendants.

NO. 2023-CV-545

2025-EP-17

CERTIFICATE OF COMPLIANCE

I, Jill M. Fein, Esquire, certify that this filing complies with the provisions of the *Public Access Policy of the Unified System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Signature: _____

Name: _____

Attorney No.: _____

HILL WALLACK LLP

Michael J. Shavel, Esquire (Attorney ID.: 60554)

Jill M. Fein, Esquire (Attorney ID.: 318491)

Kaitlin D. Shire, Esquire (Attorney ID.: 318491)

1000 Floral Vale Blvd, Ste 300

Yardley, PA 19067

Tel. 215-579-7700

Fax 215-579-9248

Attorneys for Plaintiff

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

<p>WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2014-2 Plaintiff,</p> <p>vs.</p> <p>ALLEN L. KESSLER, HEIR OF THE ESTATE OF LINDA KESSLER, DECEASED</p> <p>BRIAN P. KESSLER, HEIR OF THE ESTATE OF LINDA KESSLER, DECEASED</p> <p>THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LINDA KESSLER, DECEASED Defendants.</p>	<p>NO. 2023-CV-545</p> <p>2025-EP-17</p>
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AFFIDAVIT PURSUANT TO RULE 3129.1

Wilmington Trust, National Association, not in its individual capacity, but solely as trustee of MFRA Trust 2014-2 Plaintiff in the above action, by its attorneys, Hill Wallack LLP, sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at Tax ID No 31-04A-094 commonly known as 2820 White Birch Lane, Bloomsburg, PA 17815

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

Name

Last known Address (if address cannot be reasonably ascertained, please indicate)

**THE UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
LINDA KESSLER, DECEASED** **2820 White Birch Lane
Bloomsburg, PA 17815**

**BRIAN P. KESSLER, HEIR OF THE ESTATE
OF LINDA KESSLER, DECEASED** **2820 White Birch Lane
Bloomsburg, PA 17815**

**ALLEN L. KESSLER, HEIR OF THE
ESTATE OF LINDA KESSLER, DECEASED** **2820 White Birch Lane
Bloomsburg, PA 17815**

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

Name	Last known Address (if address cannot be reasonably ascertained, please indicate)
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**THE UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
LINDA KESSLER, DECEASED** **2820 White Birch Lane
Bloomsburg, PA 17815**

**BRIAN P. KESSLER, HEIR OF THE ESTATE
OF LINDA KESSLER, DECEASED** **2820 White Birch Lane
Bloomsburg, PA 17815**

**ALLEN L. KESSLER, HEIR OF THE
ESTATE OF LINDA KESSLER, DECEASED** **2820 White Birch Lane
Bloomsburg, PA 17815**

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

N/A

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

Name	Last Known Address (if address cannot be reasonable ascertained, please indicate)
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**Wilmington Trust, National Association
Not in its individual capacity but solely as
Trustee for MFRA Trust 2014-2** **350 Park Ave., 20th FL
New York, NY 10022**

Pennsylvania Housing Finance Agency

**211 North Front Street
P.O. Box 15530
Harrisburg, PA 17105-5530**



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

Name

Last Known Address (if address cannot be reasonable ascertained, please indicate)

See above.

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

Name

Last Known Address (if address cannot be reasonable ascertained, please indicate)

See above.

8. 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:

Name

Last Known Address (if address cannot be reasonable ascertained, please indicate)

Tenant/Occupant

**2820 White Birch Lane
Bloomsburg, PA 17815**

**Domestic Relations of
Columbia County**

**11 West Main Street
Bloomsburg, PA 17815**

**Commonwealth of Pennsylvania
Department of Welfare**

**P.O. Box 2675
Harrisburg, PA 17105**



Scott Township

**350 Tenny Street
Bloomsburg, PA 17815**

Scott Township Tax Collector

**350 Tenny Street
Bloomsburg, PA 17815**

Central Columbia School District

**4777 Old Berwick Road
Bloomsburg, PA 17815**

**Commonwealth of Pennsylvania
Inheritance Tax Division**

**Strawberry Square, ROM 1032
Harrisburg, PA 17128**



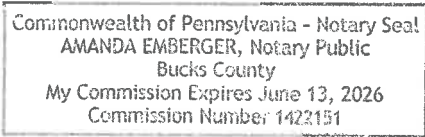
I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

Date: 3/18/25

HILL WALLACK LLP

JILL M. FEIN, ESQUIRE
Attorney for Plaintiff

Sworn to and Subscribed before me this
18 day of March, 2025.

Notary Public

HILL WALLACK LLP
Michael J. Shavel, Esquire (Attorney ID.: 60554)
Jill M. Fein, Esquire (Attorney ID.: 318491)
Kaitlin D. Shire, Esquire (Attorney ID.: 318491)
1000 Floral Vale Blvd, Ste 300
Yardley, PA 19067
Tel. 215-579-7700
Fax 215-579-9248
Attorneys for Plaintiff

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

**WILMINGTON TRUST, NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS TRUSTEE OF
MFRA TRUST 2014-2**
Plaintiff,
vs.
**ALLEN L. KESSLER, HEIR OF THE ESTATE OF
LINDA KESSLER, DECEASED**
**BRIAN P. KESSLER, HEIR OF THE ESTATE OF
LINDA KESSLER, DECEASED**
**THE UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER LINDA KESSLER,
DECEASED**
Defendants.

NO. 2023-CV-545

2025-ED-17

ACT 91 CERTIFICATION

I, Jill M. Fein, Esquire, hereby certify that I am the attorney of record for the Plaintiff in the above-captioned matter. I further certify that this property is a residential property and is subject to the provisions of ACT 6 or ACT 91 of 1983. Notification was given to Defendants as evidenced by the attached.

Date: 3/18/25

HILL WALLACK LLP

By: 

JILL M. FEIN, ESQUIRE
Attorneys for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

WILMINGTON TRUST, NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS TRUSTEE OF
MFRA TRUST 2014-2

Plaintiff,

vs.

ALLEN L. KESSLER, HEIR OF THE ESTATE OF
LINDA KESSLER, DECEASED

BRIAN P. KESSLER, HEIR OF THE ESTATE OF
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THE UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER LINDA KESSLER,
DECEASED

Defendants.

NO. 2023-CV-545

FILED
2023 AUG -2 PM 1:43
CLERK OF COURT
COLUMBIA COUNTY, PA

ORDER

AND NOW, this 2nd day of August, 2023, upon consideration of Wilmington Trust, National Association, not in its individual capacity, but solely as trustee of MFRA Trust 2014-2's Motion for Special Order Directing Alternative Service, it is hereby ORDERED that Plaintiff may obtain service of the Complaint as authorized by Pa.R.C.P. 430(a) and Pa.R.C.P. 410(c)(2) and (4), on Defendant, The Unknown Heirs, Successors, Assigns and all persons, firms or associations claiming right, title or interest from or under Linda Kessler, deceased, by posting a copy of Plaintiff's original process at the mortgaged premises located at 2820 White Birch Lane, Bloomsburg, PA 17815 by the Sheriff or a competent adult AND by Certified Mail, return receipt requested, and regular mail to 2820 White Birch Lane, Bloomsburg, PA 17815.

In addition, Plaintiff shall publish per Pa RCP 430(b)(1)

It is further ORDERED and DECREED that all further notices requiring personal service in the above-captioned matter, including, but not limited to, notice of sheriff's sale, if any, shall be served upon Defendant, The Unknown Heirs, Successors, Assigns and all persons, firms or

associations claiming right, title or interest from or under Linda Kessler, deceased, by regular

United States mail and certified mail to 2820 White Birch Lane, Bloomsburg, PA 17815, *in addition to posting on the premises.*

It is further ORDERED that counsel for Plaintiff is hereby directed to file a certificate of service with the Prothonotary's office to assure compliance with this Court Order.

BY THE COURT:

1s/ Mary E Norton _____
P. J.

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stake on the Southerly side of White Birch Lane; thence along the dividing line of Lots No. 16 and 17, South 0 degrees 24 minutes East, 158 feet to a stake; thence along land of William Perrige, North 74 degrees 30 minutes West, 105 feet to a stake; thence along land of said Grantors and Lot No. 18, North 16 degrees 18 minutes West, 184 feet to a stake; thence along the Southern side of White Birch Lane, North 87 degrees 2 minutes East, 100 feet to a stake; thence along the Southern side of White Birch Lane, by a curve, 15 feet to a stake the place of beginning.

CONTAINING 18,810 square feet and being Lot No. 17 in Scott Town Park, Scott Township, Columbia County, Pennsylvania. Said Description being taken from a survey prepared by A. Carl Wolfe, R.S.

BEING the same premises Arthur S. Hunsinger and Helen K. Hunsinger, husband and wife, granted and conveyed unto Albert J. Kessler and Linda Kessler, Husband and wife, in the deed dated November 12, 1971 and recorded in the Columbia County Recorder of Deeds on November 15, 1971 in Book 253, page 1149. AND THE SAID Albert J. Kessler having departed this life on or about June 21, 2016 whereby operation of law title vested in surviving tenant, Linda Kessler. Linda Kessler departed this life on or about March 1, 2023.

BEING known as 2820 White Birch Lane, Bloomsburg, PA 17815

PARCEL: 31-04A-094

HILL WALLACK LLP
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Jill M. Fein, Esquire (Attorney ID.: 318491)
Kaitlin D. Shire, Esquire (Attorney ID.: 318491)
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Yardley, PA 19067
Tel. 215-579-7700
Fax 215-579-9248
Attorneys for Plaintiff

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

<p>WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2014-2 Plaintiff,</p> <p>vs.</p> <p>ALLEN L. KESSLER, HEIR OF THE ESTATE OF LINDA KESSLER, DECEASED</p> <p>BRIAN P. KESSLER, HEIR OF THE ESTATE OF LINDA KESSLER, DECEASED</p> <p>THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LINDA KESSLER, DECEASED Defendants.</p>	<p>NO. 2023-CV-545</p> <p>2025-ED-17</p>
--	--

TO: All parties in Interest and Claimants

DATE: March 18, 2025

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**OWNER(s): ALLEN L. KESSLER, HEIR OF THE ESTATE OF LINDA KESSLER,
DECEASED**

BRIAN P. KESSLER, HEIR OF THE ESTATE OF LINDA KESSLER, DECEASED

THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LINDA KESSLER, DECEASED

PROPERTY: 2820 White Birch Lane, Bloomsburg, PA 17815

Improvements: Residential Dwelling

Judgment Amount: \$146,364.52 plus interest from January 1, 2024 to the date of Sale at a per diem of \$16.84

The above-captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on MAY 14*2025 at 9:00 A.M. ON LINE: bib4assets.com/ColumbiaPASheriffSales

Our records indicate that you may hold a mortgage, judgment, or other interest on the property, which may be extinguished by the sale. You may wish to attend the sale to protect your interests. If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY**, as we are not permitted to give you legal advice.

The Sheriff will file a Schedule of Distribution on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days after the filing of the Schedule.

HILL WALLACK LLP
Michael J. Shavel, Esquire (Attorney ID.: 60554)
Jill M. Fein, Esquire (Attorney ID.: 318491)
Kaitlin D. Shire, Esquire (Attorney ID.: 318491)
 1000 Floral Vale Blvd, Ste 300
 Yardley, PA 19067
 Tel. 215-579-7700
 Fax 215-579-9248
 Attorneys for Plaintiff

**IN THE COURT OF COMMON PLEAS
 OF COLUMBIA COUNTY, PENNSYLVANIA**

<p>WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2014-2 Plaintiff,</p> <p style="text-align: center;">vs.</p> <p>ALLEN L. KESSLER, HEIR OF THE ESTATE OF LINDA KESSLER, DECEASED</p> <p>BRIAN P. KESSLER, HEIR OF THE ESTATE OF LINDA KESSLER, DECEASED</p> <p>THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LINDA KESSLER, DECEASED Defendants.</p>	<p>NO. 2023-CV-545</p> <p style="color: blue; font-family: cursive;">2025-ED-17</p>
--	---

AFFIDAVIT OF LAST KNOWN MAILING ADDRESS OF THE DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA :
 :
 COUNTY OF BUCKS :
 :

The undersigned, attorney for the Plaintiff in the within matter, being duly sworn according to law, hereby depose and says that the last-known mailing address of the Defendant is

THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LINDA KESSLER, DECEASED
 2820 White Birch Lane
 Bloomsburg, PA 17815

BRIAN P. KESSLER, HEIR OF THE ESTATE OF LINDA KESSLER, DECEASED
2820 White Birch Lane
Bloomsburg, PA 17815

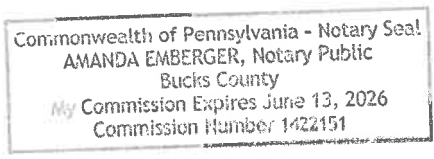
ALLEN L. KESSLER, HEIR OF THE ESTATE OF LINDA KESSLER, DECEASED
2820 White Birch Lane
Bloomsburg, PA 17815

Date: 3/18/25

HILL WALLACK LLP
By: [Signature]
JILL M. FEIN, ESQUIRE
Attorneys for Plaintiff

Sworn to and Subscribed before me this
18 day of March, 2025.

[Signature]
Notary Public



HILL WALLACK LLP

Michael J. Shavel, Esquire (Attorney ID.: 60554)

Jill M. Fein, Esquire (Attorney ID.: 318491)

Kaitlin D. Shire, Esquire (Attorney ID.: 318491)

1000 Floral Vale Blvd, Ste 300

Yardley, PA 19067

Tel. 215-579-7700

Fax 215-579-9248

Attorneys for Plaintiff

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

**WILMINGTON TRUST, NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS TRUSTEE OF
MFRA TRUST 2014-2**

Plaintiff,

vs.

**ALLEN L. KESSLER, HEIR OF THE ESTATE OF
LINDA KESSLER, DECEASED**

**BRIAN P. KESSLER, HEIR OF THE ESTATE OF
LINDA KESSLER, DECEASED**

**THE UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER LINDA KESSLER,
DECEASED**

Defendants.

NO. 2023-CV-545

2025-ED-17

AFFIDAVIT OF LAST KNOWN MAILING ADDRESS OF THE DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA :

ss.

COUNTY OF BUCKS :

The undersigned, attorney for the Plaintiff in the within matter, being duly sworn according to law, hereby depose and says that the last-known mailing address of the Defendant is

**THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LINDA
KESSLER, DECEASED**

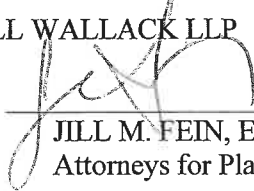
2820 White Birch Lane

Bloomsburg, PA 17815

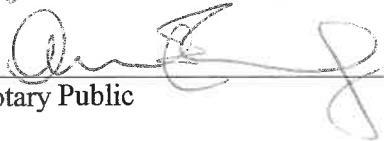
BRIAN P. KESSLER, HEIR OF THE ESTATE OF LINDA KESSLER, DECEASED
2820 White Birch Lane
Bloomsburg, PA 17815

ALLEN L. KESSLER, HEIR OF THE ESTATE OF LINDA KESSLER, DECEASED
2820 White Birch Lane
Bloomsburg, PA 17815

Date: 3/18/25

HILL WALLACK LLP
By: 
JILL M. FEIN, ESQUIRE
Attorneys for Plaintiff

Sworn to and Subscribed before me this
18 day of March, 2025.


Notary Public

Commonwealth of Pennsylvania - Notary Seal
AMANDA ENDERGER, Notary Public
Snyder County
My Commission Expires June 10, 2026
Commission Number: 1-23154

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



WILMINGTON TRUST NATIONAL ASSOC ET AL
vs.
KESSLER, HEIRS OF THE ESTATE, LINDA (et al.)

Case Number
2023CV545

SERVICE COVER SHEET

Service Details:

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

Manner: < Not Specified > **Expires:** 06/22/2025

Notes: SALE DATE & TIME: 05/14/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Cou

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: Julie Klinger

Relation: Employee

Date: 03/26/25 **Time:** 10:10

Deputy: #7 **Mileage:**

Attorney / Originator:

Name: HILL WALLACK LLP **Phone:**

Service Attempts:

Date:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Time:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Mileage:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2023CV545 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 06/22/2025

17

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



WILMINGTON TRUST NATIONAL ASSOC ET AL
vs.
KESSLER, HEIRS OF THE ESTATE, LINDA (et al.)

Case Number
2023CV545

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	Adult in Charge	Expires:	06/22/2025
Notes:	SALE DATE & TIME: 05/14/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Debbie Hower		
Relation:	Employee		
Date:	03/26/25	Time:	10:05
Deputy:	# 7	Mileage:	

Attorney / Originator:

Name:	HILL WALLACK LLP	Phone:	
--------------	------------------	---------------	--

Service Attempts:

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

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2023CV545

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 06/22/2025

HILL WALLACK LLP

By: 
JILL M. FEIN, ESQUIRE
Attorneys for Plaintiff

Date: _____

Sworn to and Subscribed before me
this 18 day of March, 2025.


Notary Public

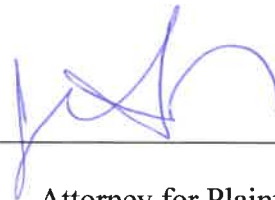
Commonwealth of Pennsylvania - Notary Seal
AMANDA EMBERGER, Notary Public
Bucks County
My Commission Expires June 13, 2026
Commission Number: 1422151

WAIVER OF WATCHMAN

When the Sheriff levies or attaches property, it will routinely be left without a watchman and in the custody of whomever it is found, upon notice of Sheriff's levy. By signature below, the plaintiff / attorney is providing written authorization for same in the manner of PA R.C.P. 3109(b)(1), releasing the Sheriff from any / all liability for protecting said property. If the plaintiff / attorney demands otherwise, in the manner of PA R.C.P. 3109(a), the Sheriff will require bond or other security, in the manner of PA R.C.P. 3109(d), prior to levy.

Date: _____

8/18/25



Attorney for Plaintiff

(SEAL)

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV545

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property to public sale at www.bid4assets.com/ColumbiaPASheriffSales.

WEDNESDAY, MAY 14, 2025
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 and tract of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stake on the Southerly side of White Birch Lane; thence along the dividing line of Lots No. 16 and 17, South 0 degrees 24 minutes East, 158 feet to a stake; thence along land of William Perrige, North 74 degrees 30 minutes West, 105 feet to a stake; thence along land of said Grantors and Lot No. 18, North 16 degrees 18 minutes West, 184 feet to a stake; thence along the Southern side of White Birch Lane, North 87 degrees 2 minutes East, 100 feet to a stake; thence along the Southern side of White Birch Lane, by a curve, 15 feet to a stake the place of beginning.

CONTAINING 18,810 square feet and being Lot No. 17 in Scott Town Park, Scott Township, Columbia County, Pennsylvania. Said Description being taken from a survey prepared by A. Carl Wolfe, R.S.

BEING the same premises Arthur S. Hunsinger and Helen K. Hunsinger, husband and wife, granted and conveyed unto Albert J. Kessler and Linda Kessler, Husband and wife, in the deed dated November 12, 1971 and recorded in the Columbia County Recorder of Deeds on November 15, 1971 in Book 253, page 1149. AND THE SAID Albert J. Kessler having departed this life on or about June 21, 2016 whereby operation of law title vested in surviving tenant, Linda Kessler. Linda Kessler departed this life on or about March 1, 2023.

BEING known as 2820 White Birch Lane, Bloomsburg, PA 17815

PARCEL: 31-04A-094

PROPERTY ADDRESS: 2820 WHITE BIRCH LANE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-04A-094

Seized and taken into execution to be sold as the property of LINDA KESSLER, HEIRS OF THE ESTATE, ALLEN L KESSLER, BRIAN P KESSLER, THE UNKNOWN HEIRS TO LINDA KESSLER DECEASED in suit of WILMINGTON TRUST NATIONAL ASSOC ET AL.

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:
HILL WALLACK LLP
YARDLEY, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Amanda Emberger, Paralegal to
Jill M. Fein, Esquire
Email: aemberger@HillWallack.com
Direct Dial: 267-794-6107

March 18, 2025

Prothonotary Office
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Re: *Wilmington Trust, National Association, not in its individual capacity but solely as trustee of MFRA Trust 2014-2 vs. Allen L. Kessler, heir to the Estate of Linda Kessler, et al*
Columbia County CCP No. 2023-CV-545

Dear Sir/Madam:

Enclosed please find the original and one (1) copy of a Praecipe for Writ of Execution – Mortgage Foreclosure in the above-referenced matter along with a check in the amount of \$25.00 for the filing fee. Kindly file same of record and return one time-stamped copy to me in the envelope provided.

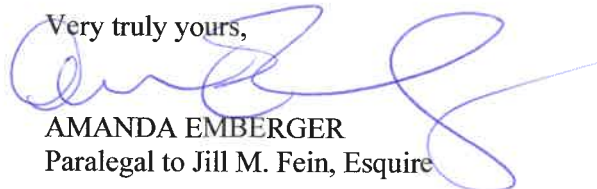
Thereafter, please forward the following documents to the Sheriff:

1. The original Writ of Execution-Mortgage Foreclosure (orig. & 2 copies);
2. Long Legal Description of Property (orig. & 5 copies);
3. Affidavit of Last-known Mailing Address of Defendants (orig. & 2 copies);
4. Affidavit Pursuant to Rule 3129.1 (orig. & 2 copies);
5. Act 91 Certification (orig. & 1 copy);
6. Affidavit of Non-Military Service (orig. & 1 copy);
7. Notice of Sheriff's Sale Pursuant to Rule 3129.2 (orig. & 2 copies);
8. Notice of Sheriff's Sale to Defendants (orig. & 4 copies);
9. A check in the amount of \$1,350.00 for the Advance cost to the Sheriff.

Our office will serve the Notice of Sheriff's Sale upon the Defendant and the Rule 3129.2 on the creditors.

Should you have any questions, please do not hesitate to contact me. Your courtesy and cooperation are appreciated in this matter.

Very truly yours,



AMANDA EMBERGER
Paralegal to Jill M. Fein, Esquire

:ale
Enclosures

Page 2

If you have any questions, please do not hesitate to contact me. Your courtesies and assistance in this matter are greatly appreciated.

Kind regards,



AMANDA EMBERGER
Paralegal to Jill M. Fein, Esquire

:ale
Enclosures

Amanda Emberger, Paralegal to
Jill M. Fein, Esquire
Email: aemberger@HillWallack.com
Direct Dial: 267-794-6107

March 18, 2025

Sheriff's Office
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

***Re: Wilmington Trust, National Association, not in its individual capacity but solely
as trustee of MFRA Trust 2014-2 vs. Allen L. Kessler, heir to the Estate of Linda
Kessler, deceased
Columbia County CCP No. 2023-CV-545***

Dear Sir/Madam:

Enclosed please find three (3) time-stamped copies of the Notice of Sale regarding the above-referenced matter.

Also enclosed is one (1) self-addressed, stamped envelope for return of service for service on the following:

THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LINDA
KESSLER, DECEASED
2820 White Birch Lane
Bloomsburg, PA 17815
POST PER COURT ORDER

BRIAN P. KESSLER, HEIR OF THE ESTATE OF LINDA KESSLER, DECEASED
2820 White Birch Lane
Bloomsburg, PA 17815

ALLEN L. KESSLER, HEIR OF THE ESTATE OF LINDA KESSLER, DECEASED
2820 White Birch Lane
Bloomsburg, PA 17815

THIS CHECK IS PROTECTED BY AVOID PANTOGRAPH, MICROPRINT SIGNATURE LINE AND A HEAT SENSITIVE PADLOCK ICON. ADDITIONAL SECURITY FEATURES ARE LISTED ON BACK.

HILL WALLACK LLP

ATTORNEYS AT LAW

Hill Wallack, LLP
P.O. Box 5226
Princeton, NJ 08540-5226

CITIZENS BANK

65872

03/13/2025

Amount

\$1,350.00

VOID AFTER 120 DAYS

One Thousand Three Hundred Fifty and 00/100 Dollar(s) ONLY *****

PAY TO THE ORDER:
COLUMBIA COUNTY SHERIFF



Authorized Signature



⑈ 65872 ⑈ ⑆036076⑆150⑆ 65990⑆1539⑈

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

9589 0710 5270 2971 1698 28

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____



Postage \$ _____

Total \$ _____

Sent To: Small Business Administration
 Street: 660 American Ave #301
 City: King Of Prussia, PA 19406

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postage \$ _____

Total \$ _____

Sent To: U.S. Treasury Department
 Street: 600 Arch Street
 Room 3259
 City: Philadelphia, PA 19106



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postage \$ _____

Total \$ _____

Sent To: Small Business Administration
 Street: 660 American Ave #301
 City: King Of Prussia, PA 19406



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____



Postage \$ _____

Total \$ _____

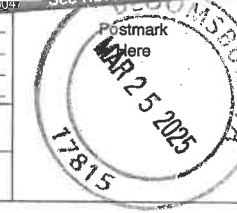
Sent To: PA Dept. of Revenue
 (Bureau of Compliance)
 Dept.# 281230
 Street: Harrisburg, PA 17128-1230
 City: Harrisburg, PA 17128-1230

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postage \$ _____

Total Postage and Fees \$ _____


Sent To: _____





Street and Apt. No., or PO Box No. PA Housing

City, State, ZIP+4® PO Box 15530 Harrisburg 17105

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Signature on file <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) With USPS 17107</p> <p>C. Date of Delivery MAR 27 2025</p>												
<p>1. Article Addressed to:</p> <p>Office of F.A.I.R. P.O. Box 8016 Harrisburg, PA 17105</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>												
 <p>9590 9402 9405 5002 6730 63</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	
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<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
<input type="checkbox"/> Collect on Delivery Restricted Delivery													
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 2971 1898 35</p>	<p>all Restricted Delivery</p>												
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>													

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Signature on file <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) [Signature]</p> <p>C. Date of Delivery 3/21/25</p>												
<p>1. Article Addressed to:</p> <p>U.S. Treasury Department 500 Arch Street Room 600 Philadelphia, PA 19106</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>												
 <p>9590 9402 9405 5002 6730 56</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	
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<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
<input type="checkbox"/> Collect on Delivery Restricted Delivery													
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 2971 1898 04</p>	<p>all Restricted Delivery</p>												
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>													

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Signature on file <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) [Signature]</p> <p>C. Date of Delivery MAR 27 2025</p>												
<p>1. Article Addressed to:</p> <p>PA Housing Finance Agency 211 N. Front St. Po. Box 15530 Harrisburg, PA 17105</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>												
 <p>9590 9402 9405 5002 6730 94</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	
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<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
<input type="checkbox"/> Collect on Delivery Restricted Delivery													
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 2971 1898 42</p>	<p>all Restricted Delivery</p>												
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>													