

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PHILADELPHIA FEDERAL CREDIT UNION
vs.
JAMES A. GYIMESI

Case Number
2025CV279

PROPERTY ADDRESS

170 DOHL ROAD, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
05/14/2025	Advance Fee	Advance Fee	988830	\$0.00	\$2,000.00
05/14/2025	Advertising Sale (Newspaper)			\$15.00	\$0.00
05/14/2025	Advertising Sale Bills & Copies			\$17.50	\$0.00
05/14/2025	Crying Sale			\$10.00	\$0.00
05/14/2025	Docketing			\$15.00	\$0.00
05/14/2025	Levy			\$15.00	\$0.00
05/14/2025	Mailing Costs			\$36.00	\$0.00
05/14/2025	Posting Handbill			\$15.00	\$0.00
05/14/2025	Sheriff Automation Fund			\$50.00	\$0.00
05/14/2025	Web Posting			\$100.00	\$0.00
06/10/2025	Service			\$165.00	\$0.00
06/10/2025	Service Mileage			\$20.00	\$0.00
06/10/2025	Tax Claim Search			\$15.00	\$0.00
06/10/2025	Surcharge			\$40.00	\$0.00
06/10/2025	Notary Fee			\$10.00	\$0.00
06/10/2025	Copies			\$5.50	\$0.00
06/10/2025	Refund	(PAID 06/10/2025)	9638	\$1,471.00	\$0.00
				\$2,000.00	\$2,000.00
TOTAL BALANCE:				\$0.00	

Sale No.

KML LAW GROUP, P.C.

ATTORNEYS AT LAW

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

(215) 627-1322
FAX (215) 825-6456
PASALES@KMLLAWGROUP.COM

June 10, 2025

SHERIFF OF COLUMBIA COUNTY

FAX: 570-389-5625

RE: Philadelphia Federal Credit Union

vs.

JAMES A. GYIMESI

No. 2025-CV-279

KML File#: 240772FC

Property Address: 170 Dohl Road, Berwick, PA 18603

Sheriff's Sale Date: July 16, 2025

Sale No.

To the Sheriff:

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

The Defendants are provided a copy of this letter to provide them with proof that we have notified the Sheriff that the sale scheduled for July 16, 2025 has been stayed and cancelled.

By: KML LAW GROUP, P.C.
Sheriff's Sale Department
PASALES@KMLLAWGROUP.COM

cc:

JAMES A. GYIMESI - 170 Dohl Road, Berwick, PA 18603

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PHILADELPHIA FEDERAL CREDIT UNION
vs.
JAMES A. GYIMESI

Case Number
2025CV279

SHERIFF'S RETURN OF SERVICE

05/15/2025 06:29 PM - DEPUTY JONATHAN BROADT, 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: JAMES A. GYIMESI AT 170 DOHL ROAD, BERWICK, PA 18603.

JONATHAN BROADT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

May 16, 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

16TH day of MAY, 2025

Plaintiff Attorney: KML LAW GROUP P.C., 701 MARKET STREET, SUITE 5000, PHILADELPHIA, PA 19106

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 05/20/2025

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

Ad ID: **290120**
Description: **Gyimesi Sale**
Run Dates: **06/25/2025 - 07/09/2025**
Class: **0002**
Orig User: **sshotwel**
Words: **904**
Lines: **105**
Agate Lines: **282**
Depth: **11.67**
Blind Box:

Total Ad Cost \$2,002.10
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	06/25/2025	07/09/2025	3	2,002.10

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PHILADELPHIA FEDERAL CREDIT UNION
vs.
JAMES A. GYIMESI

Case Number
2025CV279

SHERIFF'S RETURN OF SERVICE

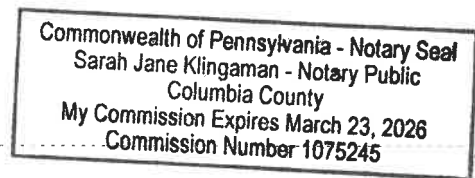
05/19/2025 01:32 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE HEIDI RITTER (RECEPTION), WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR CENTRAL COLUMBIA SD AT 4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

May 19, 2025



NOTARY

Affirmed and subscribed to before me this
19TH day of MAY, 2025

Plaintiff Attorney: KML LAW GROUP P.C., 701 MARKET STREET, SUITE 5000, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PHILADELPHIA FEDERAL CREDIT UNION
vs.
GYIMESI, JAMES A.

Case Number
2025CV279

SERVICE COVER SHEET

Service Details:

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

Manner: < Not Specified > **Expires:** 08/12/2025 **Warrant:**

Notes: SALE DATE & TIME: 07/16/2025 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: 5/19/25 **Time:** 13:32

Deputy: 5 **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP P.C. **Phone:** 1-215-825-6345

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 2025CV279 4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 08/12/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PHILADELPHIA FEDERAL CREDIT UNION
vs.
GYIMESI, JAMES A.

Case Number
2025CV279

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 34

Manner: Adult in Charge **Expires:** 08/12/2025 **Warrant:**

Notes: SALE DATE & TIME: 07/16/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JAMES A. GYIMESI

Primary Address: 170 DOHL ROAD
BERWICK, PA 18603

Phone: **DOB:** 08/26/1968

Alternate Address: 220 MARTZVILLE ROAD
BERWICK, PA 18603

Phone: 570-759-6586

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 5/15/25 **Time:** 18:2d

Deputy: 4 **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP P.C. **Phone:** 1-215-825-6345

Service Attempts:

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

Service Attempt Notes:

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

GYIMESI, JAMES A.

2025CV279

170 DOHL ROAD, BERWICK, PA 18603

EXP: 08/12/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PHILADELPHIA FEDERAL CREDIT UNION
vs.
GYIMESI, JAMES A.

Case Number
2025CV279

SERVICE COVER SHEET

Service Details:

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

Manner: Adult in Charge **Expires:** 08/12/2025 **Warrant:**

Notes: SALE DATE & TIME: 07/16/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 170 DOHL ROAD
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: James GYIMESI

Relation: Owner

Date: 5/15/25 **Time:** 18:29

Deputy: **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP P.C. **Phone:** 1-215-825-6345

Service Attempts:

	1	2	3	4	5	6
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:

-
-
-
-
-
-

OCCUPANT

2025CV279

170 DOHL ROAD, BERWICK, PA 18603

EXP: 08/12/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PHILADELPHIA FEDERAL CREDIT UNION
vs.
GYIMESI, JAMES A.

Case Number
2025CV279

SERVICE COVER SHEET

Service Details:

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

Manner: Adult in Charge **Expires:** 08/12/2025 **Warrant:**

Notes: SALE DATE & TIME: 07/16/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Col

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: Secretary

Date: 5-15-25 **Time:** 1443

Deputy: 6 **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP P.C. **Phone:** 1-215-825-6345

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 2025CV279 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 08/12/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PHILADELPHIA FEDERAL CREDIT UNION
vs.
GYIMESI, JAMES A.

Case Number
2025CV279

SERVICE COVER SHEET

Service Details:

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

Manner: Adult in Charge **Expires:** 08/12/2025 **Warrant:**

Notes: SALE DATE & TIME: 07/16/2025 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: Lynn Dixon

Relation: ~~Deputy~~ Clerk

Date: 5-15-25 **Time:** 1441

Deputy: 6 **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP P.C. **Phone:** 1-215-825-6345

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. _____

COLUMBIA COUNTY TAX C

2025CV279

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 08/12/2025

ALL THOSE certain lots, pieces or parcels of land, situate in Centre Township (now North Centre Township), County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:--

PARCEL #1:

BEGINNING at an iron pin in the eastern right-of-way line of Township Route T-726:

THENCE at an iron pin in the eastern line thereof, North 10 degrees, 34 minutes, 10 seconds West, 24.45 feet:

THENCE by a curve to the right, having a delta angle of 23 degrees, 50 minutes, 20 seconds, a radius of 378.99 feet, a tangent of 80 feet, for a distance of 157.69 feet, to an iron pin:

THENCE North 13 degrees, 16 minutes, 10 seconds East, 164.15 feet, to an iron pin;

THENCE by other lands now or late of the Grantors, North 80 degrees, 53 minutes, 50 seconds East, 264.75 feet;

THENCE South 88 degrees, 38 minutes, 50 seconds East, 119.61 feet, to an iron pin;

THENCE South 20 degrees, 53 minutes, 50 seconds West, 277.81 feet, to an iron pin in line of lands now or late of Mildred Watts;

THENCE by the latter, South 73 degrees, 22 minutes, 50 seconds West, 157.82 feet, to an iron pin; THENCE South 65 degrees, 58 minutes, 20 seconds West, 183.45 feet, to an iron pin, the PLACE OF

BEGINNING CONTAINING 2.416 acres and whereon is erected a dwelling, block building and shed.

This description was prepared from survey draft of T. Bryce James, R.S., dated May 28, 1974.

PARCEL #2:

BEGINNING at an iron pin in line of both the grantors and the grantees herein;

THENCE by the line of other lands now or late of the grantees, North 19 degrees, 06 minutes, 00 seconds East, 277.98 feet, to an iron pin, in line of land now or late of Stephen and Susan Bodnar; THENCE land of said

Bodnar, North 89 degrees, 43 minutes, 45 seconds East, 101.61 feet, to an iron pin in line of other land now or late of the grantors herein (Ahearn);

THENCE by the latter, the following three (3) courses and distances:

1. North 81 degrees, 29 minutes, 31 seconds East, 163.02 feet to an iron pin;
2. South 11 degrees, 02 minutes, 16 seconds West, 231.89 feet, to an iron pin;
3. South 79 degrees, 05 minutes, 01 second West, 315.10 feet, to an iron pin, the PLACE OF

BEGINNING.

CONTAINING 1.517 acres, and being that this description was prepared from survey draft of T. Bryce James, R.S., dated September 20, 1974.

BEING KNOWN AS: 170 DOHL ROAD, BERWICK, PA 18603

PROPERTY ID NUMBER: 11 04 00704000

BEING THE SAME PREMISES WHICH ELIZABETH K. BOBROSKI, INDIVIDUALLY AND AS EXECUTOR FOR THE ESTATE OF KAY S. GYIMESI, DECEASED BY DEED DATED 5/9/2022 AND RECORDED 5/13/2022 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #202204591, GRANTED AND CONVEYED UNTO JAMES A. GYIMESI.

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

Philadelphia Federal Credit Union
425 Phillips Blvd
Ewing, NJ 08618

Plaintiff

vs.

JAMES A. GYIMESI
170 Dohl Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2025-CV-279

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

2025 - ED - 36

WRIT OF EXECUTION

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

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 170 Dohl Road, Berwick, PA 18603

AMOUNT DUE \$80,900.59

Interest From 05/06/2025
to the Date of Sheriff's Sale
at per diem rate of \$9.64

(Costs to be added)

Dated: 5/14/2025

Stephanie Stump
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy Melissa Traugh

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday of 2028

Docket No. 2025-CV-279

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

Philadelphia Federal Credit Union

vs.

JAMES A. GYIMESI

Mortgagor(s) and Record Owner(s)

170 Dohl Road, Berwick, PA 18603

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

REAL DEBT	\$80,900.59
INTEREST from 05/06/2025 to the Date of Sheriff's Sale	\$ _____
COSTS PAID:	
PROTHY	\$ _____
SHERIFF	\$ _____
STATUTORY	\$ _____
COSTS DUE PROTHY	\$ _____
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

PREMISES:

170 Dohl Road, Berwick, PA 18603

KML Law Group, P.C.

Suite 5000

701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

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: MAY 15TH 2025

Re: Sheriffs Sale Advertising Dates

PHILADELPHIA FEDERAL CREDIT UNION
VS.
JAMES A. GYIMESI

No. 279 of 2025 J.D. and No. 36 of 2025 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1 st Week	JUNE 25TH 2025
2 nd Week	JULY 2ND 2025
3 rd Week	JULY 9TH 2025

SALE DATE: **JULY 16TH 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

KML LAW GROUP, P.C.

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

Philadelphia Federal Credit Union

425 Phillips Blvd
Ewing, NJ 08618

Plaintiff
vs.

JAMES A. GYIMESI

Mortgagor(s) and Record Owner(s)
170 Dohl Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2025-CV-279

2025 - ED - 36

AFFIDAVIT PURSUANT TO RULE 3129

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

170 Dohl Road
Berwick, PA 18603

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

JAMES A. GYIMESI
170 Dohl Road
Berwick, PA 18603 ✓

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

JAMES A. GYIMESI
170 Dohl Road
Berwick, PA 18603

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

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

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

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

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

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

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

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

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

TENANTS/OCCUPANTS
170 Dohl Road ✓
Berwick, PA 18603

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

Date: 5/5/25

By: 

- _____ KML LAW GROUP, P.C.
- _____ Michael McKeever Pa. ID 56129
- _____ Caitlin M. Donnelly Pa. ID 311403
- _____ J. Eric Kishbaugh Pa. ID 33078
- _____ Stephanie A. Walczak Pa. ID 320431
- _____ Geraldine M. Linn Pa. ID 83351
- _____ Danielle DiLeva Pa. ID 328955
- _____ Sean M. Duffy Pa. ID 311495
- _____ Frank J. Keenan, Pa ID 72278
- _____ Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

KML Law Group, P.C.

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

Philadelphia Federal Credit Union
425 Phillips Blvd
Ewing, NJ 08618

Plaintiff

vs.

JAMES A. GYIMESI
Mortgagor(s) and Record Owner(s)
170 Dohl Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2025-CV-279

2025 - ED - 36

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: GYIMESI, JAMES A.
JAMES A. GYIMESI
170 Dohl Road
Berwick, PA 18603

Your house at 170 Dohl Road, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on July 16th 2025, at 9:00 AM, in bid4assets.com to enforce the court judgment of \$80,900.59 obtained by Philadelphia Federal Credit Union against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to Philadelphia Federal Credit Union, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call our office at 215-825-6329 or 1-866-413-2311 or email homeretention@kmlawgroup.com (KML File Number 240772FC). Para informacion en espanol puede comunicarse con Home Retention al 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025CV279

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, JULY 16, 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 THOSE certain lots, pieces or parcels of land, situate in Centre Township (now North Centre Township), County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:-PARCEL :

BEGINNING at an iron pin in the eastern right-of-way line of Township Route T-726:

THENCE at an iron pin in the eastern line thereof, North 10 degrees, 34 minutes, 10 seconds West, 24.45 feet:

THENCE by a curve to the right, having a delta angle of 23 degrees, 50 minutes, 20 seconds, a radius of 378.99 feet, a tangent of 80 feet, for a distance of 157.69 feet, to an iron pin:

THENCE North 13 degrees, 16 minutes, 10 seconds East, 164.15 feet, to an iron pin;

THENCE by other lands now or late of the Grantors, North 80 degrees, 53 minutes, 50 seconds East, 264.75 feet;

THENCE South 88 degrees, 38 minutes, 50 seconds East, 119.61 feet, to an iron pin;

THENCE South 20 degrees, 53 minutes, 50 seconds West, 277.81 feet, to an iron pin in line of lands now or late of Mildred watts;

THENCE by the latter, South 73 degrees, 22 minutes, 50 seconds West, 157.82 feet, to an iron pin; THENCE South 65 degrees, 58 minutes, 20 seconds West, 183.45 feet, to an iron pin, the PLACE OF

BEGINNING CONTAINING 2.416 acres and whereon is erected a dwelling, block building and shed.

This description was prepared from survey draft of T. Bryce James, R.S., dated May 28, 1974.

PARCEL #1

BEGINNING at an iron pin in line of both the grantors and the grantees herein;

THENCE by the line of other lands now or late of the grantees, North 19 degrees, 06 minutes, 00 seconds East, 277.98 feet, to an iron pin, in line of land now or late of Stephen and Susan Bodnar; THENCE land of said Bodnar, North 89 degrees, 43 minutes, 45 seconds East, 101.61 feet, to an iron pin in line of other land now or late of the grantors herein (Ahearn);

THENCE by the latter, the following three (3) courses and distances:

1. North 81 degrees, 29 minutes, 31 seconds East, 163.02 feet to an iron pin;
2. South 11 degrees, 02 minutes, 16 seconds West, 231.89 feet, to an iron pin;
3. South 79 degrees, 05 minutes, 01 second West, 315.10 feet, to an iron pin, the PLACE OF BEGINNING.

CONTAINING 1.517 acres, and being that this description was prepared from survey draft of T. Bryce James, R.S., dated September 20, 1974.

BEING KNOWN AS: 170 DOHL ROAD, BERWICK, PA 18603

PROPERTY ID NUMBER: 11 04 00704000

BENG THE SAME PREMISES WHICH ELIZABETH K. BOBROSKI, INDIVIDUALLY AND AS EXECUTOR FOR THE ESTATE OF KAY S. GYIMESI, DECEASED BY DEED DATED 5/9/2022 AND RECORDED 5/13/2022 IN THE OFFICE OF THE RECORDER OF DEEDS INSTRUMENT #202204591, GRANTED AND CONVEYED UNTO JAMES A. GYIMESI.

PROPERTY ADDRESS: 170 DOHL ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 11 04 00704000

Seized and taken into execution to be sold as the property of JAMES A. GYIMESI in suit of PHILADELPHIA FEDERAL CREDIT UNION.

REAL ESTATE OUTLINE

ED # 2025 ED 36

DATE RECEIVED 5-14-2025
DOCKET AND INDEX 2025 CV 279

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>	<i>emailed</i>
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>2,000.⁰⁰</u>	<u>X</u>	CK# <u>988830</u>

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

SALE DATE July 16th TIME 9:00 Am
 POSTING DATE _____
 ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>June 25th</u>
2 ND WEEK	<u>July 2nd</u>
3 RD WEEK	<u>July 9th</u>

REAL ESTATE OUTLINE

DATE RECEIVED _____
DOCKET AND INDEX _____

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	_____	
COPY OF DESCRIPTION	_____	
WHEREABOUTS OF LKA	_____	
NON-MILITARY AFFIDAVIT	_____	
NOTICES OF SHERIFF SALE	_____	
WAIVER OF WATCHMAN	_____	
AFFIDAVIT OF LIENS LIST	_____	
CHECK FOR \$1,350.00 OR _____	_____	CK# _____

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

SALE DATE _____ TIME _____
 POSTING DATE _____
 ADV. DATES FOR NEWSPAPER

1 ST WEEK	_____
2 ND WEEK	_____
3 RD WEEK	_____

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025CV279

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AT 9:00 O'CLOCK A.M.

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THENCE by other lands now or late of the Grantors, North 80 degrees, 53 minutes, 50 seconds East, 264.75 feet;

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THENCE South 20 degrees, 53 minutes, 50 seconds West, 277.81 feet, to an iron pin in line of lands now or late of Mildred watts;

THENCE by the latter, South 73 degrees, 22 minutes, 50 seconds West, 157.82 feet, to an iron pin; THENCE South 65 degrees, 58 minutes, 20 seconds West, 183.45 feet, to an iron pin, the PLACE OF

BEGINNING CONTAINING 2.416 acres and whereon is erected a dwelling, block building and shed.

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THENCE by the line of other lands now or late of the grantees, North 19 degrees, 06 minutes, 00 seconds East, 277.98 feet, to an iron pin, in line of land now or late of Stephen and Susan Bodnar; THENCE land of said Bodnar, North 89 degrees, 43 minutes, 45 seconds East, 101.61 feet, to an iron pin in line of other land now or late of the grantors herein (Ahearn);

THENCE by the latter, the following three (3) courses and distances:

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BEING KNOWN AS: 170 DOHL ROAD, BERWICK, PA 18603

PROPERTY ID NUMBER: 11 04 00704000

BENING THE SAME PREMISES WHICH ELIZABETH K. BOBROSKI, INDIVIDUALLY AND AS EXECUTOR FOR THE ESTATE OF KAY S. GYIMESI, DECEASED BY DEED DATED 5/9/2022 AND RECORDED 5/13/2022 IN THE OFFICE OF THE RECORDER OF DEEDS INSTRUMENT #202204591, GRANTED AND CONVEYED UNTO JAMES A. GYIMESI.

PROPERTY ADDRESS: 170 DOHL ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 11 04 00704000

Seized and taken into execution to be sold as the property of JAMES A. GYIMESI in suit of PHILADELPHIA FEDERAL CREDIT UNION.



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

SSN: [REDACTED]
 Birth Date:
 Last Name: GYIMESI
 First Name: JAMES
 Middle Name: A
 Status As Of: May-05-2025
 Certificate ID: 4STC5K6W31W51CZ

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

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

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

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

Sam Yousefzadeh

Sam Yousefzadeh, Director
 Department of Defense - Manpower Data Center
 4800 Mark Center Drive, Suite 04E25
 Alexandria, VA 22350

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

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 3901 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q35) via this URL: <https://scra.dmdc.osd.mil/scra/faq>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 3921(c).

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

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

KML LAW GROUP, P.C.

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

May 5, 2025

RE: Docket # 2025-CV-279

ATTENTION: Columbia County Sheriff

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

JAMES A. GYIMESI

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

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

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

Philadelphia Federal Credit Union
425 Phillips Blvd
Ewing, NJ 08618

Plaintiff

vs.

JAMES A. GYMESI
Mortgagor(s) and Record Owner(s)
170 Dohl Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2025-CV-279

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

The undersigned states that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



By: _____

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129
____ Caitlin M. Donnelly Pa. ID 311403
____ J. Eric Kishbaugh Pa. ID 33078
____ Stephanie A. Walczak Pa. ID 320431
 Geraldine M. Linn Pa. ID 83351
____ Danielle DiLeva Pa. ID 328955
____ Sean M. Duffy Pa. ID 311495
____ Frank J. Keenan, Pa ID 72278
____ Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

SHORT DESCRIPTION

DOCKET # 2025-CV-279

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 170 Dohl Road, Berwick, PA 18603

SOLD as the property of JAMES A. GYIMESI

TAX PARCEL #11 04 00704000

ATTORNEY: KML Law Group, P.C.

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

Philadelphia Federal Credit Union
425 Phillips Blvd
Ewing, NJ 08618

Plaintiff

vs.

JAMES A. GYIMESI
170 Dohl Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2025-CV-279

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

WRIT OF EXECUTION

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

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 170 Dohl Road, Berwick, PA 18603

AMOUNT DUE	<u>\$80,900.59</u>
Interest From 05/06/2025 to the Date of Sheriff's Sale <i>at per diem rate of \$9.64</i>	_____
(Costs to be added)	_____

Dated: _____

Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy _____

COLUMBIA COUNTY SHERIFF'S DEPARTMENT

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ Philadelphia Federal Credit Union		COURT NUMBER 2025-CV-279	
DEFENDANT/S/ JAMES A. GYIMESI		TYPE OF WRIT OR COMPLAINT NOTICE OF SALE/HANDBILL	
<div style="display: flex; align-items: center;"> <div style="text-align: center; margin-right: 10px;"> SERVE </div> <div style="border: 1px solid black; padding: 5px;"> NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE JAMES A. GYIMESI </div> </div>	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 170 Dohl Road, Berwick, PA 18603 (Township of North Centre FKA Township of Centre)		
	SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: <div style="text-align: center; font-size: 1.2em; font-weight: bold; margin-top: 20px;">PLEASE POST HANDBILL</div>		
SIGNATURE OF ATTORNEY/ORIGINATOR KML LAW GROUP, P.C.	TELEPHONE NUMBER (215) 627-1322	DATE May 5, 2025	
ADDRESS OF ATTORNEY KML LAW GROUP, P.C. Suite 5000, 701 Market Street Philadelphia, PA 19106			

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

Philadelphia Federal Credit Union
425 Phillips Blvd
Ewing, NJ 08618

Plaintiff

vs.

JAMES A. GYIMESI
Mortgagor(s) and Record Owner(s)
170 Dohl Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2025-CV-279

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

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



By: _____

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Caitlin M. Donnelly Pa. ID 311403

____ J. Eric Kishbaugh Pa. ID 33078

____ Stephanie A. Walczak Pa. ID 320431

Geraldine M. Linn Pa. ID 83351

____ Danielle DiLeva Pa. ID 328955

____ Sean M. Duffy Pa. ID 311495

____ Frank J. Keenan, Pa ID 72278

____ Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:
 PA Dept. of Revenue
 (Bureau of Compliance)
 Dept # 281230
 Harrisburg, PA 17128-1230



9590 9402 8013 2305 6685 18

2. Article Number (Transfer from service label)
 9589 0710 5270 2971 1853 49

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Linda Almanza Addressee

B. Received by (Printed Name) Date of Delivery
 LINDA ALMANZA MAY 19 2020

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type Priority Mail Express®
 Adult Signature Registered Mail™
 Adult Signature Restricted Delivery Registered Mail Restricted Delivery
 Certified Mail® Signature Confirmation™
 Certified Mail Restricted Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery

9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:
 Pennsylvania Dept of Labor and Ind
 651 Boas Street
 Harrisburg, PA 17121



9590 9402 8412 3156 8121 95

2. Article Number (Transfer from service label)
 9589 0710 5270 2971 1853 94

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 DEPT OF LABOR AND IND Addressee

B. Received by (Printed Name) Date of Delivery
 651 BOAS ST HARRISBURG PA 17121

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type Priority Mail Express®
 Adult Signature Registered Mail™
 Adult Signature Restricted Delivery Registered Mail Restricted Delivery
 Certified Mail® Signature Confirmation™
 Certified Mail Restricted Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

?

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

COMMONWEALTH OF PA
DEPARTMENT OF PUBLIC WELFARE
P.O. BOX 2675
HARRISBURG, PA 17105



9590 9402 8013 2305 6685 25

2. Article Number (Transfer from service label)

9589 0710 5270 2971 1853 63

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Daunt Smith

- Agent
- Addressee

B. Received by (Printed Name)

DAULTON SMEIGH

Date of Delivery

MAY 19 2025

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

all Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

Dept. of Public Welfare
Health - Welfare Bldg Rm 432
PO Box 2675
Harrisburg PA 17105



9590 9402 8412 3156 8121 71

2. Article Number (Transfer from service label)

9589 0710 5270 2971 1853 87

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Daunt Smith

- Agent
- Addressee

B. Received by (Printed Name)

DAULTON SMEIGH

Date of Delivery

MAY 19 2025

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Mail Restricted Delivery

Domestic Return Receipt

7

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 13 SECURITY FEATURES

240772

KML LAW GROUP, P.C. Attorney Business Account

SUITE 5000

70 MARKET ST., PHILADELPHIA, PA 19106

(215) 627-1322 info@kmlawgroup.com

PAY TO THE ORDER OF **Sheriff of Columbia County**

Two Thousand And 00 / 100

Sheriff of Columbia County

Sheriff's Office PO Box 380

Bloomington, PA 17815

Memo GYMESJ: 240772FC

Fustrust Bank

3-7380/2360

988830

May 12, 2025

\$ 2000.00

Dollars

Mortgage Cash Account Void After 180 Days

[Handwritten Signature]

⑈988830⑈ ⑆23607380⑆ 8000082795⑈

7