

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK N.A.
vs.
UNKNOWN HEIRS OF MARILYN G. KI

Case Number
2025CV108

PROPERTY ADDRESS

55 SHELHAMER 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>
06/30/2025	Advance Fee	Advance Fee	95430	\$0.00	\$2,000.00
06/30/2025	Advertising Sale (Newspaper)			\$15.00	\$0.00
06/30/2025	Advertising Sale Bills & Copies			\$17.50	\$0.00
06/30/2025	Crying Sale			\$10.00	\$0.00
06/30/2025	Docketing			\$15.00	\$0.00
06/30/2025	Levy			\$15.00	\$0.00
06/30/2025	Mailing Costs			\$60.00	\$0.00
06/30/2025	Posting Handbill			\$15.00	\$0.00
06/30/2025	Press Enterprise Inc.			\$1,663.70	\$0.00
06/30/2025	Sheriff Automation Fund			\$50.00	\$0.00
06/30/2025	Web Posting			\$100.00	\$0.00
08/21/2025	Service			\$345.00	\$0.00
08/21/2025	Service Mileage			\$16.00	\$0.00
08/21/2025	Copies			\$11.50	\$0.00
08/21/2025	Notary Fee			\$30.00	\$0.00
08/21/2025	Tax Claim Search			\$15.00	\$0.00
08/21/2025	Surcharge			\$120.00	\$0.00
				\$2,498.70	\$2,000.00
TOTAL BALANCE:				\$(498.70)	



Henry & Beaver^{LLP}
ATTORNEYS AT LAW

Wiley P. Parker*
John H. Whitmoyer
Kevin M. Richards
Marc A. Hess
Amy B. Leonard
Roberta J. Santiago
Heather A. Eggert
Toby J. Burris

937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
www.henrybeaver.com

Charles V. Henry, III
1960 - 2022
R. Hart Beaver
1964 - 2004

Phone (717) 274-3644, Ext. 115
Fax (717) 274-6782
hess@henrybeaver.com

*Certified in Civil Trial Advocacy by the
National Board of Trial Advocacy

September 8, 2025

VIA FACSIMILE 570-389-5625
AND U.S. MAIL

Office of the Sheriff
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

**Re: Fulton Bank, N.A. s/b/m FNB Bank, N.A. vs. Beth A. Norton, Amber Daily, Georgia Kile, Vicki M. Wisniewski and Zane L. Kishbach, Known Heirs and All of the Unknown Heirs, Successors and Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Marilyn G. Kishbach, Deceased, Record Owner and Mortgagor
No. 2025-CV-2025-CV-108**

Dear Sheriff Chamberlain:

Please cancel the Sheriff's Sale in the above matter scheduled for September 10, 2025, and return the Writ to the Prothonotary. Please provide us with your final cost sheet in this matter.

Thank you for your attention to this matter. If you have any questions or comments, or need anything further from me, please feel free to contact me.

Very truly yours,

MARC A. HESS

/lif

cc: Ms. Finalie Reid, Fulton Bank, N.A.



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John H. Whitmoyer
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September 8, 2025

VIA FACSIMILE 570-389-5625
AND U.S. MAIL

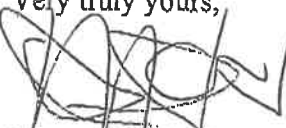
Office of the Sheriff
Columbia County Courthouse
35 West Main Street
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**Re: Fulton Bank, N.A. s/b/m FNB Bank, N.A. vs. Beth A. Norton, Amber Daily, Georgia Kile, Vicki M. Wisniewski and Zane L. Kishbach, Known Heirs and All of the Unknown Heirs, Successors and Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Marilyn G. Kishbach, Deceased, Record Owner and Mortgagor
No. 2025-CV-2025-CV-108**

Dear Sheriff Chamberlain:

Please cancel the Sheriff's Sale in the above matter scheduled for September 10, 2025, and return the Writ to the Prothonotary. Please provide us with your final cost sheet in this matter.

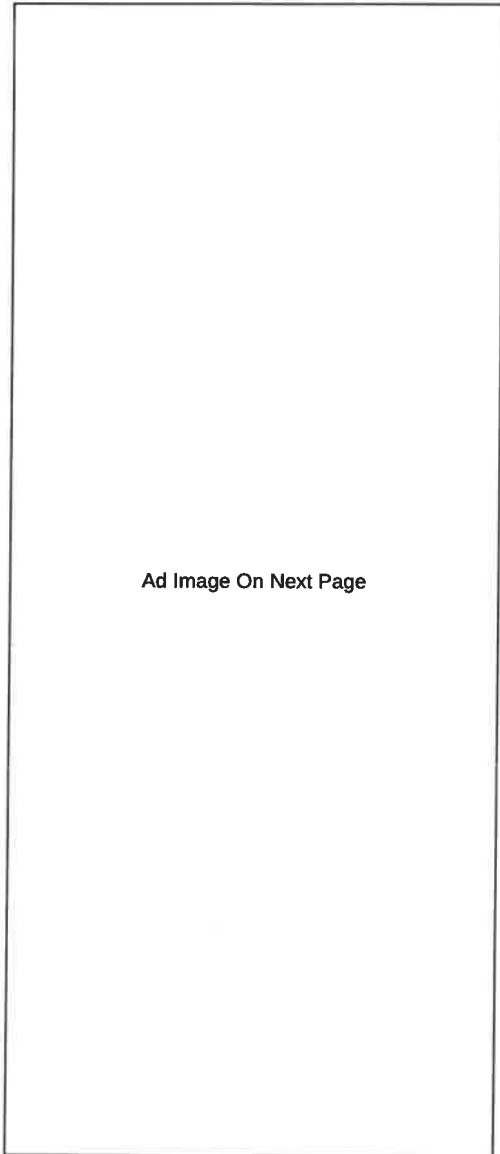
Thank you for your attention to this matter. If you have any questions or comments, or need anything further from me, please feel free to contact me.

Very truly yours,

MARC A. HESS

/lif
cc: Ms. Finalie Reid, Fulton Bank, N.A.

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: Kishbach Sale
Date(s) Published: 08/20/2025, 08/27/2025, 09/03/2025

Brad Bailey

Sworn and subscribed to before me
this 5 day of September 20 25.

Shawn H. Stair (Shawn H. Stair)

(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Shawn H. Stair, Notary Public
Columbia County
My commission expires August 12, 2029
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

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure), No. 2025CV1018

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/ColumbiaASheriffsSales on:

WEDNESDAY, SEPTEMBER 10, 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 filed 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 parcel or parcel of land situated in the Township of North Centre, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center of State Highway Route 19036 leading from Lightstreet to Orangeville on the line of land of Bernard Whitman; thence South 41 degrees East, 349 feet to a point in line of other land of William Huntington and Mary Huntington; thence along other land of William Huntington and Mary Huntington and along the westerly end of a stone culvert wall, South 60 3/4 degrees West, 157 feet to an iron pin corner in line of other land of William Huntington and Mary Huntington; thence along other land of William Huntington and Mary Huntington, North 50 1/2 degrees West, 240 feet to a post corner; thence continuing along other lands of William Huntington and Mary Huntington, North 37 1/2 degrees West, 197.6 feet to a stake corner in line of land of Bernard Whitman; thence along line of Bernard Whitman, North 81 degrees East, 280 feet to the place of **BEGINNING**. Containing 1.45 acres, said description is in accordance with a survey prepared by James Timbrell, Professional Engineer, dated June 25, 1984.

Subject to the Oil and Gas Lease dated April 11, 1981 with Shell Oil Company and recorded in the Office of the Recorder of Deeds, and BEING THE SAME PREMISES which William Huntington and Mary Huntington, his wife, by Deed dated July 2, 1984, recorded July 6, 1984, in the Office of the Recorder of Deeds and for Columbia County, Pennsylvania in Record Book 226, Page 678, granted and conveyed unto Daniel J. Kishbach and Marilyn Kishbach, his wife, Ronald Z. Kishbach departed life on this earth on or about March 10, 2013, and upon his death testate solely in Marilyn Kishbach, Marilyn Kishbach earth on this earth on or about September 22, 2022, and upon her death testate passed to her legal heirs, **KNOWN AS 55 Shehamer Road, Berwick, Pennsylvania 18603.** PARCEL NO. 11-06-009-01,000

PROPERTY ADDRESS: 55 SHEHAMER ROAD, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 11-06-009-01,000

Seized and taken into execution to be sold as the property of BETH ANN NORTON, GEORGIA KYLE, ALL OF THE UNKNOWN HEIRS, VICKI M WISNIEWSKI, AMBER DALY, ZANE KISHBACH in suit of FULTON BANK N.A.

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 resale 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 attorneys' 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 representative of the plaintiff.

Attorney for the Plaintiff: **TIMOTHY CHAMBERLAIN, Sheriff**
HENRY & BEAVER LLP
EBANON, PA

HEARING NOTICE

The SOUTH CENTRE TOWNSHIP ZONING HEARING BOARD will hold a continued public hearing on September 24, 2025 at 6:00 PM at the Lime Ridge Fire Company, 6465 Old Berwick Road, Bloomsburg, Lyons Ridge, Columbia County, Pennsylvania to review and possibly take action on the request of Post Brands Pen Care, LLC for a variance from Section 5.74 of the South Centre Township Zoning Ordinance (the "Ordinance"). The Applicant is requesting a variance to permit more than one point of ingress and egress to Low Street from the property located at 650 Low Street, Bloomsburg, Pennsylvania, Section 5.74 of the Ordinance provides that not more than one point of ingress and egress is permitted on any abutting street. The subject property located in the Industrial Development district pursuant to the zoning map of South Centre Township, is owned by Post Brands Pen Care, LLC, and is Columbia County Tax Parcel No. 12 03 0080000.

Any person with a disability requiring special accommodations to attend the hearing should notify South Centre Township Secretary, Deid Swainman at (707) 784-7178, Monday or Thursday, 9:00 A.M. to 5:00 P.M. Every effort will be made to provide reasonable accommodations.

MATTHEW E. TUROWSKI, ESQUIRE
Solicitor for South Centre Township Zoning Hearing Board

INVITATION TO BID

TREE TRIMMING/REMOVAL

Salem Township is accepting bids for cutting the tree canopy within the right of way to 100' and to cut down dead trees along the following roads:

Beil Bend Road, North Hick's Ferry Cemetery Road, Beach Grove from US 11 to Conifers, North Market from US 11 to Don's, Center Street, Plum Street, Walnut, River Road and Oak on a 1/2 mile or less.

Bids must be clearly marked "Tree Bid" and in the zoning office at 38 Bombay Lane, Berwick, PA, 18603 by 5PM on September 19, 2025, along with a certificate of insurance. No special terms or conditions. Work must be completed within 90 days of awarding the bid. Lic. related Damages will apply in the amount of \$500 per day. Bids will be open at the meeting of the Board of Supervisors on September 23, 2025, beginning at 5:00PM at the township office where an award decision will be made as well as any other business that comes before the Board. The Board reserves the right to reject any and all bids. For project specifications, please call 5PM Foreman at Fenton, at 710-654-4242.

Want Even Better Results?

Put your e-mail address in your ad!

Include your website for a direct link from **PRESS ENTERPRISE Classifieds!**

NEW TODAY

The Bernton Area School District is seeking candidates for the following:

Part Time Aide

Refer to the Bernton Area School District website at www.bertonpa.org for more information and required application documents. Send to: Board Secretary, Bernton Area School District, 600 Green Lane Road, Bernton, PA 17814

Want Even Better Results?

Put your e-mail address in your ad!

Include your website for a direct link from **PRESS ENTERPRISE Classifieds!**

MONDAY MARKETPLACE

Did you know

It's **FREE** to advertise your merchandise under \$100 by submitting it online for **MONDAY MARKETPLACE**

SUBMIT YOUR ADS ONLINE: pressenterpriseonline.com

Click CLASSIFIEDS -> PLACE AN AD

In Print & Online! **PRESS ENTERPRISE**
YOUR Local Community News Since 1922
pressenterpriseonline.com

Deadline Thursday 12 Noon for The Following Monday

INDEPENDENT CONTRACTOR NEEDED

Press Enterprise is looking for reliable independent contractors for delivery of our Daily Newspaper.

Routes Available NOW!

Motor Route #1453: Jerseytown/Washingtonville
- 80 customers daily- approx. 50 miles daily - approx. 1.5 hrs daily- \$800.00/month (before tips) *Must be at least 18 yrs old
Drivers license/current auto insurance required
Contact District Manager: Katie Karchner 570-394-2186
ROUTE AVAILABLE IMMEDIATELY

Motor Route #1495: Rural Riverside/Danville/Catawissa
- 70 customers daily- approx. 45 miles daily - approx. 1.5 hrs daily- \$900.00/month (before tips) *Must be at least 18 yrs old
Drivers license/current auto insurance required
Contact District Manager: Katie Karchner 570-394-2186
ROUTE AVAILABLE IMMEDIATELY

Independent contractors receive a 1099 at year-end. Press Enterprise carriers proudly deliver 7 days per week. Carriers are responsible for fueling & maintaining their personal vehicles. All available routes are currently being delivered by long-term, reliable carriers. New contractors will benefit from starting on well-maintained routes. Ask about a stop-on bonus.

JUMBLE THAT SCRAMBLED WORD GAME
By David L. Hoyt and Jeff Krukak

Unscramble these Jumbles, one letter to each square, to form four ordinary words.

DIVOE
SGRHU
RONCEE
SPRTOA

Put the free JUMBLE app on Twitter @PressEnterprise

THE RESTAURANT KEPT ALL THE INFO ABOUT ITS WAITSTAFF

Now arrange the circled letters to form the surprise answer, as suggested by the above cartoon.

(Answers tomorrow)

Yesterday's Jumbles: PARTY BOUND COUSIN BLEACH
Answer: The unmarried insurance adjuster met his future wife -- BY ACCIDENT

Jobs

MAINTENANCE TECHNICIAN

Ideal candidates will have:

- 3 phase electrical background.
- Knowledge of repairing and maintaining in a manufacturing environment including but not limited to:
 - Carpentry, Plumbing, Electrical, HVAC
 - Masonry - Weld/Brace metals

Basic math, writing & sensory (i.e. visual, hearing, speaking) skills.

This position pays up to \$30/hr, contingent on review of candidate. Benefits include health, dental and life insurance, 401K and paid hours off.

To apply send resume to: reply@pressenterprise.net (18262010 in the Subject Line)

Work Wanted

****TOP DOLLAR PAID** FOR JUNK VEHICLES, HEAVY EQUIPMENT, Heavy Duty Truck Sales**
Call 570-786-2035

BUYING JUNK CARS
Seward Trucks
570-441-6287

BUYING JUNK VEHICLES
Berwick Bloomsburg Area
White's Towing 759-9737

TIM TODD HAULING
Brush, apple, TV, tires, auto, boat, rubble clean out, auto, trailer load down, gutting of houses, fully insured. Ask about our new payment plans. Veterans owned!
570-407-4398 or 570-384-1253

Call Classifieds
570-784-6151

Home Improvement

EASTERN CONSTRUCTION, LLC
Remodel, Renovate, Additions
LTC PA014376
For FREE ESTIMATE! Call 570-341-7411

PAINTING

CHRIS NEMCHICK PAINTING
Interior/Exterior wallpaper
570-458-0778

DUTCH HILL PAINTING
Residential & Commercial
14420306 570-881-6300

Cars/Trucks/Vans/SUV

1931 FORD DELUXE ROADSTER with rumble seat, great shape many extras. 570-372-3561

Clothing

CASABLANCA WEDDING DRESS size 14/16. Blue, made ivory. Size 18 w/leopard print. In good condition. \$1,500.00. 570-844-2129 or 570-784-7993

Farm Equipment

Vermeer 1022 Wheel Rake w/boiler, Ford 9800 Tractor, Landrover 5' Rotary Mower, Several Hitched Bale Wringers.
WE. Waller 8 Son Inc. Jerseytown, 570-437-2430

Call Classifieds
570-784-6151

Lawn & Garden

WOOD SPLITTER- Huskie 22 ton, Kohler 6.5 HP. Like New \$700

GARDEN TRACTOR WHEEL WEIGHTS, 2' dia. 3' high, w/ front lawn, 45 lbs ea. - \$75

SNOWBLOWER CANT and new start. New - \$150. 570-204-2155.

Miscellaneous Wanted

WANTED: Looking to purchase small plot of land call home 570-316-7908

Miscellaneous For Sale

FUEL station aluminum wheels, 20" 5" in 1500 series. Call 570-204-2155.

Pets

ACA LAB PUPPIES
Yellow, Vet checked w/ shots. Reserve \$500. #PA18736 570-325-2872

Yard Sales

Bernton Fri 8am-5pm
Friday thru Sun 9/14
ESTATE SALE
2888 BR 254
Antiques, baskets, crocks, decorative items, furniture, housewares...

Berwick Fri 8:30-1pm
NO EARLY BIRDS
HOUSE CONTENT SALE
812 Sunset Dr
Furniture, HI, Tools, Snow Blower, Garden tools and MUCH MORE.

Danville 12pm-3pm
Sun 9/7 thru Sun 9/14
NO EARLY BIRDS
YARD SALE
49 Normar Rd.

Apartments

BLOOMSBURG: 3rd FL. Furn. Water/Sewer/Heat/Garh. 1 yr. lease. Sec. Rents: \$800. Call 570-672-0120

Houses For Rent

ALL REAL ESTATE ADVERTISING herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin or intention to make any such preference, limitation or discrimination. We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis. 090329

Many Buyers Won't Leave a Message;

Classifieds Get Results 784-6151

Classifieds Get Results 570-784-6151

JOB HUNTING: NARROW YOUR SEARCH

PRESS ENTERPRISE CLASSIFIEDS
570-784-6151

Give them the Best Time to Call.

WONDERWORD BY DAVID OUELLET

HOW TO PLAY: All the words listed below appear in the puzzle - horizontally, vertically, diagonally and even backward. Find them, circle each letter of the word and strike it off the list. The leftover letters spell the **WONDERWORD**.

DROPBOX Solution: 7 letters

N P U E C A P S E D K R O W Y
O O U S P P A G P L A N S T S
I T I K E H P N I R G T O O
T K C T C R E I W A I R A L T
A S N P A A R T P C U C O S O
R E Y D A R B T L C R R I U H
O D S M A R T E E N E T N P
B T S L O C T S H S I W A E G
A U D I T S L O T S H S I W A E G
L G N I D N E P N G N C O E
L I C E N S E I U R I D N M L
O R E D L O F I L E S M G E
C L O U D R A O B H S A D R T
I N V I T E S T O R A G E A E
T R O P P U S D A O L N W O D

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Access, Administration, Apps, Audits, Backup, Chat, Cloud, Collaboration, Create, Dashboard, Data, Deleted, Desktop, Downloads, Files, Folder, Group, Help, Invites, License, Link, Paper, Partners, Pending, Photos, Plans, Pricing, Remote, Rewind, Security, Settings, Sign In, Smart, Space, Storage, Support, Sync, Tools, Upload, User, Wipe, Work

Yesterday's Answer: Gradient

For **WONDERWORD** apps, books & more, visit Wonderword.com, or call 1-855-232-2367.

Want Even Better Results?

Put your e-mail address in your ad!

Include your website for a direct link from **PRESS ENTERPRISE Classifieds!**

Work Wanted

BUYING JUNK CARS
Seward Trucks
570-441-6287

Work Wanted

BUYING JUNK VEHICLES
Berwick Bloomsburg Area
White's Towing 759-9737

TIM TODD HAULING
Brush, apple, TV, tires, auto, boat, rubble clean out, auto, trailer load down, gutting of houses, fully insured. Ask about our new payment plans. Veterans owned!
570-407-4398 or 570-384-1253

Call Classifieds
570-784-6151

CLASSIFIEDS

ADVERTISING THAT PACKS A PUNCH!

CALL NOW to place your ad for knock-out sales results!

CLASSIFIED ADVERTISING DEPARTMENT
570-784-6151
PRESS ENTERPRISE

LAID OFF? WORK FROM HOME.

Be Your Own Boss! First, call the Federal Trade Commission to find out how to spot work-at-home schemes. 1-877-FTC-HELP. A Message from the **PRESS ENTERPRISE** and the **FTC**.

1. I forwarded a true and correct copy of the attached **Amended** Notice of Sheriff's Sale Pursuant to Pennsylvania Rule of Civil Procedure 3129.2, Exhibit "A", by First Class United States Mail, Certified Mail, Restricted Delivery, Return Receipt Requested, on July 11, 2025 to the Defendants, as follows:

<u>Name</u>	<u>Address</u>	<u>Service</u>
Beth Ann Norton	59 Heller Lane Berwick, PA 18603	Received 7/24/2025
Amber Daily	55 Shelhamer Road Berwick, PA 18603	Received 7/14/2025
Georgia G. Kile	403 East Third Street Berwick, PA 18603	Received 7/19/2025
Vicki M. Wisniewski	115 Maplewood Drive Douglassville, PA 19518	Received 7/14/2025
Zane L. Kishbach	430 East Sixth Street Berwick, PA 18603	Returned "Unclaimed" 8/1/2025
The Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Marilyn G. Kishbach, Deceased	55 Shelhamer Road Berwick, PA 18603	Received 7/14/2025

Attached hereto as Exhibit "B" and made a part hereof are the United States Postal Service Domestic Return Receipts and Receipts for Certified Mail.

2. I forwarded a certified true and correct copy of the attached **Amended** Notice of Sheriff's Sale Pursuant to Pennsylvania Rule of Civil Procedure 3129.2, Exhibit "A", by first class United States mail, proper postage prepaid, on July 11, 2025, to:

<u>Name</u>	<u>Address</u>
Beth Ann Norton	59 Heller Lane Berwick, PA 18603
Amber Daily	55 Shelhamer Road Berwick, PA 18603
Georgia G. Kile	403 East Third Street Berwick, PA 18603
Vicki M. Wisniewski	115 Maplewood Drive Douglassville, PA 19518
Zane L. Kishbach	430 East Sixth Street Berwick, PA 18603
The Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Marilyn G. Kishbach, Deceased	55 Shelhamer Road Berwick, PA 18603
Fulton Bank, N.A. s/b/m FNB Bank, N.A.	One Penn Square Lancaster, PA 17602
McMichael-Rairigh & Baker Funeral Home	119-121 East 3 rd Street Berwick, PA 18603
Travis C. Petty, Esquire Attorney for McMichael-Rairigh & Baker Funeral Home	Law Offices of Lutz & Petty LLC 916 West Front Street Berwick, PA 18603
Fulton Bank, N.A. s/b/m FNB Bank, N.A.	200 South Poplar Street Berwick, PA 18603
Tenant / Occupant	55 Shelhamer Road Berwick, PA 18603
Central Columbia School District	4777 Old Berwick Road Bloomsburg, PA 17815
North Centre Township	1059 State Route 93 Berwick, PA 18603

Berkheimer
Appointed Tax Collector
for North Centre Township

HAB-Misc (Real Estate)
P.O. Box 25144
Lehigh Valley, PA 18002

Berkheimer
Appointed Tax Collector
for North Centre Township

HAB-DLT (Delinquent Taxes)
P.O. Box 25153
Lehigh Valley, PA 18002

Columbia County Treasurer

Main Street County Annex
11 West Main Street
Bloomsburg, PA 17815

Columbia County Tax Claim

Main Street County Annex
11 West Main Street
Bloomsburg, PA 17815

Columbia County Assessment Office

Main Street County Annex
11 West Main Street
Bloomsburg, PA 17815

Columbia County Domestic Relations
Support Division

Main Street County Annex
11 West Main Street
Bloomsburg, PA 17815

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Individual Taxes

P.O. Box 280603
Harrisburg, PA 17128-0603

Commonwealth of Pennsylvania
Department of Welfare

P.O. Box 2675
Harrisburg, PA 17105

Commonwealth of Pennsylvania
Bureau of Individual Taxes
Inheritance Tax Division

6th Floor, Strawberry Square
Department 280601
Harrisburg, PA 17128

Department of Human Services
T.P.L. Casualty Unit
Estate Recovery Program

Willow Oak Building
P.O. Box 8486
Harrisburg, PA 17105

Internal Revenue Service
Technical Support Group

William Green Federal Building
600 Arch Street, Suite #03-A14-01
Philadelphia, PA 19106

Internal Revenue Service
Advisory Unit

600 Arch Street, Room 3259
Philadelphia, PA 19106

Internal Revenue Service
Advisory Consolidated Receipts

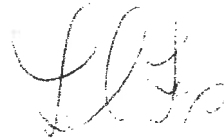
7940 Kentucky Drive, Stop 2850F
Florence, KY 41042

Attached hereto as Exhibit "C" and made a part hereof are the United States Postal Service Form 3665 Certificates of Mailing.

3. The following mailing was returned undelivered by the U.S. Postal Service.

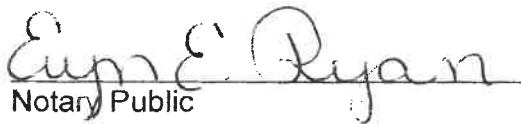
<u>Name</u>	<u>Address</u>
Travis C. Petty, Esquire Attorney for McMichael-Rairigh & Baker Funeral Home	Law Offices of Lutz & Petty LLC 916 West Front Street Berwick, PA 18603

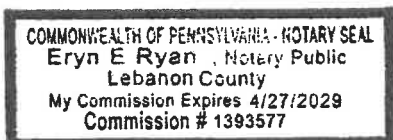
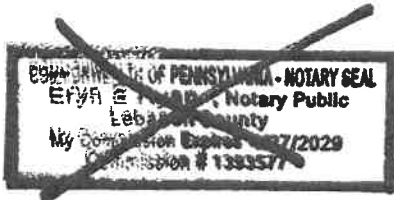
The returned envelope is attached hereto as Exhibit "D" and made a part hereof.



LISA I. FOX

Sworn to and subscribed to before me
this 11th day of August,
2025.


Notary Public



FILED
PROCLERK
2025 AUG 15 AM 11:21

HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FULTON BANK, N.A., Successor : IN THE COURT OF COMMON PLEAS
by Merger to FNB BANK, N.A., : COLUMBIA COUNTY, PENNSYLVANIA
Plaintiff : CIVIL ACTION - LAW

vs. : No. 2025-CV-108
: 2025-ED-50

BETH A. NORTON, AMBER DAILY, :
GEORGIA KILE, VICKI M. :
WISNIEWSKI and ZANE L. KISHBACH, :
KNOWN HEIRS AND ALL OF THE :
UNKNOWN HEIRS, SUCCESSORS :
AND ASSIGNS AND ALL PERSONS, :
FIRMS OR ASSOCIATIONS CLAIMING :
RIGHT, TITLE OR INTEREST FROM :
OR UNDER MARILYN G. KISHBACH, :
DECEASED, RECORD OWNER :
AND MORTGAGOR, :
Defendants :

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the Public Access Policy of the Unified Judicial 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.

HENRY & BEAVER LLP
By: 
MARC A. HESS
I.D. #55774
Attorney for Plaintiff

HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FULTON BANK, N.A., Successor
by Merger to FNB BANK, N.A.,
Plaintiff

vs.

BETH A. NORTON, AMBER DAILY,
GEORGIA KILE, VICKI M.
WISNIEWSKI and ZANE L. KISHBACH,
KNOWN HEIRS AND ALL OF THE
UNKNOWN HEIRS, SUCCESSORS
AND ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER MARILYN G. KISHBACH,
DECEASED, RECORD OWNER
AND MORTGAGOR,
Defendants

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

:
: No. 2025-CV-108
: 2025-ED-50

**AMENDED NOTICE OF SHERIFF'S SALE PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.2**

TAKE NOTICE that a Sheriff's sale of valuable real estate is scheduled to be sold
at a public online auction conducted at:

<https://www.bid4assets.com/ColumbiaPASheriffSales>

(or such other location as designated by the Sheriff on or before the date of sale) on

WEDNESDAY

SEPTEMBER 10, 2025
9:00 A.M.
PREVAILING LOCAL TIME



of all the estates, rights, titles, properties, claims and demands of the property of Beth A. Norton, Amber Daily, Georgia Kile, Vicki M. Wisniewski and Zane L. Kishbach, in their capacity as the known heirs of Marilyn G. Kishbach, deceased, and any and all of the Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Marilyn G. Kishbach, Deceased, Record Owner and Mortgagor, which are more fully described below:

OWNER OF PROPERTY: Beth A. Norton, Amber Daily, Georgia Kile, Vicki M. Wisniewski and Zane L. Kishbach, in their capacity as the known heirs of Marilyn G. Kishbach, deceased, and any and all of the Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Marilyn G. Kishbach, Deceased, Record Owner and Mortgagor

LOCATION OF PROPERTY TO BE SOLD: 55 Shelhamer Road, Berwick, North Centre Township, Columbia County, Pennsylvania 18603

DESCRIPTION OF PROPERTY TO BE SOLD: A legal description is attached hereto, incorporated herein and identified as Exhibit "A".

This Sheriff's sale takes place pursuant to a Judgment against Beth A. Norton, Amber Daily, Georgia Kile, Vicki M. Wisniewski and Zane L. Kishbach, in their capacity as the known heirs of Marilyn G. Kishbach, deceased, and any and all of the Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Marilyn G. Kishbach, Deceased, Record Owner and Mortgagor, in favor of Fulton Bank, N.A., s/b/m FNB Bank, N.A., which Judgment was entered at No. 2025-CV-108 in the amount of:

Principal -	\$ 29,719.18
Interest to 1/31/2025 -	2,640.62
Late Fees to 1/31/2025 -	195.54
Lien Satisfaction Fee -	68.75
Estate Tax Advanced by Plaintiff -	5,583.48
Actual Legal Fees and Costs Incurred to Date of Filing -	3,092.25
Total -	\$ 41,299.82

Plus interest after January 31, 2025, and continuing after entry of judgment at the contract rate (\$7.33 per diem), actual and additional attorney's fees and costs incurred, additional late fees after January 31, 2025, at the contract rate, costs of suit and all other amounts, fees and costs incurred in maintaining and preserving the Plaintiff's collateral and incidental to suit, execution and levy.

TAKE NOTICE that a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after the Sheriff's sale and distribution will be made in accordance with that Schedule of Distribution unless exceptions are filed thereto within ten (10) days after the filing of the Schedule of Distribution. No further notice of the filing of Schedule of Distribution will be given.

YOU MAY HAVE A LIEN OR OTHER INTEREST IN THE ABOVE PROPERTY. Any lien or interest you have in the above property may be forever lost or otherwise impaired if you do not properly take action to protect such lien or interest. You may have legal rights to prevent any lien or interest you have in the above property from being lost or otherwise impaired. For example, before the Sheriff's Sale, you may file a petition with the above Court of Common Pleas in order to open or strike the above judgment, or to stay or set aside the Sheriff's Sale, if you feel you have a defense or objection to the judgment or the execution procedures used, or for any other proper causes. After the Sheriff's Sale, but before delivery of the Sheriff's Deed to the real property, a petition to set aside the Sheriff's Sale for a grossly inadequate price or for any other proper causes also may be filed with said Court. You also may have the right to free legal help. A lawyer can advise you more specifically of these and other rights

you may have regarding the above matters. If you wish to exercise your rights, however, you must act promptly or you may lose such rights.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE FOLLOWING OFFICE TO FIND OUT WHERE YOU CAN GET LEGAL HELP:

North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
(570) 784-8760

Marc A. Hess
I.D. #55774
HENRY & BEAVER LLP
Attorney for Plaintiff

Timothy T. Chamberlain
Sheriff of Columbia County

ALL THAT CERTAIN piece or parcel of land situate in the Township of North Centre, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of State Highway Route 19038 leading from Lightstreet to Orangeville on the line of land of Bernard Whitmire; thence South 41 degrees East, 349 feet to a point in line of other land of William Huntington and Mary Huntington; thence along other land of William Huntington and Mary Huntington and along the westerly end of a stone culvert wall, South 60 $\frac{3}{4}$ degrees West, 157 feet to an iron pin corner in line of other land of William Huntington and Mary Huntington; hence along other land of William Huntington and Mary Huntington, North 50 $\frac{1}{2}$ degrees West, 240 feet to a post corner; thence continuing along other lands of William Huntington and Mary Huntington, North 37 $\frac{1}{2}$ degrees West, 197.5 feet to a stake corner in line of land of Bernard Whitmire; thence along line of Bernard Whitmire, North 81 degrees East, 280 feet to the place of BEGINNING. Containing 1.46 acres, said description is in accordance with a survey prepared by James Timbrell, Professional Engineer, dated June 25, 1964.

Subject to the Oil and Gas Lease dated April 11, 1961 with Shell Oil Company and recorded in the Office of the Recorder of Deeds.

BEING THE SAME PREMISES which William Huntington and Mary Huntington, his wife, by Deed dated July 2, 1964, recorded July 6, 1964, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania in Record Book 225, Page 678, granted and conveyed unto Donald Z. Kishbach and Marilyn Kishbach, his wife. Ronald Z. Kishbach departed life on this earth on or about March 10, 2013, and upon his death title vested solely in Marilyn Kishbach. Marilyn Kishbach departed life on this earth on or about September 22, 2022, and upon her death title passed to her legal heirs.

KNOWN AS 55 Shelhamer Road, Berwick, Pennsylvania 18603.

PARCEL NO. 11-06-009-01,000



9589 0710 5270 1211 3132 07

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

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

Certified Mail Fee \$ _____

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

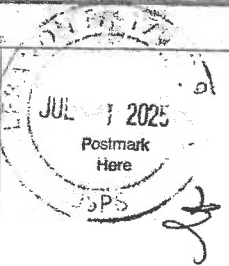
Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____



Postage \$ _____

Total \$ _____

Sent \$ _____

Street _____

City _____

PS Form 3811, July 2020 PSN 7530-02-000-9053 See reverse for instructions

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.

1. Beth Ann Norton
59 Heller Lane
Berwick, PA 18603



2. Article Number (Transfer from service label)

9589 0710 5270 1211 3132 07

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
 X *Beth Ann Norton*

B. Received by (Printed Name) *Beth Ann Norton* C. Date of Delivery *7-24-25*

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

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail

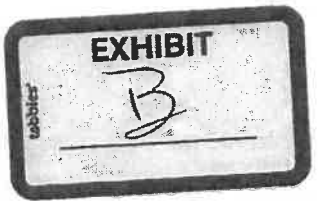
Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery



9589 0710 5270 1211 3131 91

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

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

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
 Street
 City, S

Amber Daily
55 Shelhamer Road
Berwick, PA 18603

LEBANON PA 17341
 JUL 17 2022
 Postmark
 Here

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. <p>1. Amber Daily 55 Shelhamer Road Berwick, PA 18603</p> <p>2. Article Number (Transfer from service label) 9589 0710 5270 1211 3131 91</p>	<p>A. Signature <input checked="" type="checkbox"/> <i>Amber Daily</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Amber Daily</i></p> <p>C. Date of Delivery <i>7-19-22</i></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>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 checked="" 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> <tr> <td><input type="checkbox"/> Insured Mail</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 checked="" 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		<input type="checkbox"/> Insured Mail	
<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 checked="" 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															
<input type="checkbox"/> Insured Mail															



9589 0710 5270 1211 3131 84

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

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

CERTIFIED MAIL

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 \$ _____

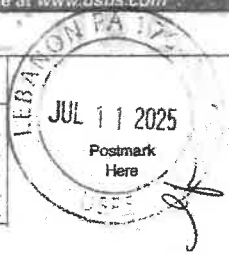
Total Paid \$ _____

Sent To **Georgia G. Kile**

Street or **403 East Third Street**

City, Sta **Berwick, PA 18603**

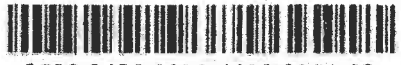
PS Form 3811, July 2020 PSN 7530-02-000-9053



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,**

1. **Georgia G. Kile**
403 East Third Street
Berwick, PA 18603



9590 9402 9072 4122 6551 60

2. Article Number **9589 0710 5270 1211 3131 84**

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Georgia G. Kile Agent Addressee

B. Received by (Printed Name) **Georgia G. Kile**

C. Date of Delivery **7/19/25**

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

3. Service Type

Adult Signature Priority Mail Express®

Adult Signature Restricted Delivery Registered Mail™

Certified Mail® Registered Mail Restricted Delivery

Certified Mail Restricted Delivery Signature Confirmation™

Collect on Delivery Signature Confirmation Restricted Delivery

9589 0710 5270 1211 3131 77

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

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

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 Vicki M. Wisniewski
115 Maplewood Drive
Douglassville, PA 19518

Street _____

City, State _____

PS Form 3811, July 2020 PSN 7530-02-000-9053 See reverse for instructions

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.

1. Vicki M. Wisniewski
115 Maplewood Drive
Douglassville, PA 19518

9590 9402 9072 4122 6551 53

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Vicki M. Wisniewski Addressee

B. Received by (Printed Name) Vicki M. Wisniewski
 C. Date of Delivery 7-14-25

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

3. Service Type

<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 checked="" type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery

2. Article 9589 0710 5270 1211 3131 77 Restricted Delivery (over \$500)

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

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

OFFICIAL RECEIPT

Certified Mail Fee \$ _____

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage \$ _____

Total \$ _____

Sent 7 _____

Street _____

City, E _____

Postmark: JUL 11 2025 Postman Here

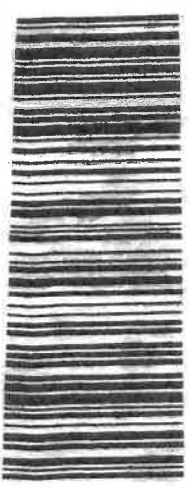
Zane L. Kishbach
430 East Sixth Street
Berwick, PA 18603

PS Form 3800, January 2009 Use reverse for instructions

09 TETE TT2T 0225 0T20 6956



Henry & Beaver
ATTORNEYS AT LAW
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140



9589 0710 5270 1211 3131 60

AA 7/15

HARRISBURG PA 171
12 JUL 2025 AM



US POSTAGE
ZIP 7046 \$ 017.50
02 7H
0001311002 JUL 11 2025

****RESTRICTED DELIVERY**
RETURN RECEIPT REQUESTED**

UNCLAIMED

Za NIXIE 271 DE 1
43
Be

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

00001/01/25

17042211409 UMC

BC: 17042114040

0319-05064-01-2

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

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

9589 0710 5270 1211 3131 53

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 \$



Post: The Unknown Heirs, Successors,
 Assigns and All Persons, Firms or
 Associations Claiming Right, Title or
 Interest From or Under
 Recipient: Marilyn G. Kishbach, Deceased
 Street: 55 Shelhamer Road
 City: Berwick, PA 18603

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

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. At The Unknown Heirs, Successors,
 Assigns and All Persons, Firms or
 Associations Claiming Right, Title or
 Interest From or Under
 Marilyn G. Kishbach, Deceased
 55 Shelhamer Road
 Berwick, PA 18603



9590 9402 9072 4122 6553 37

2. Article Number: 9589 0710 5270 1211 3131 53

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Amber Dacy* Agent Addressee
 B. Received by (Printed Name) *Amber Dacy* C. Date of Delivery *7-14-25*
 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
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

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

Domestic Return Receipt



Certificate of Mailing — Firm (Domestic)

Name and Address of Sender

Marc A. Hess, Esquire
Henry & Beaver LLP
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140

TOTAL NO.
of Pieces Listed by Sender

6

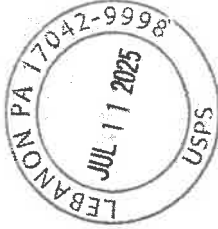
TOTAL NO.
of Pieces Received at Post Office

6

Affix Stamp Here
Postmark with Date of Receipt.

US POSTAGE
ZIP 17046
02 7H
0001311002 JUL 11 2125

Correction
MIPITNEY BOWES
\$ 003.660



Postmaster, per (name of receiving employee)

Andrew Wentzel

USPS Tracking Number
Firm-specific Identifier

Address
(Name, Street, City, State, and ZIP Code™)

Parcel Airlift

Special Handling

Fee

Postage

Beth Ann Norton
59 Heller Lane
Berwick, PA 18603

Amber Daily
55 Shelhamer Road
Berwick, PA 18603

Georgia G. Kile
403 East Third Street
Berwick, PA 18603

Vicki M. Wisniewski
115 Maplewood Drive
Douglassville, PA 19518

Zene L. Kishbach
430 East Sixth Street
Berwick, PA 18603

The Unknown Heirs, Successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title or
Interest From or Under

Marilyn G. Kishbach, Deceased
55 Shelhamer Road
Berwick, PA 18603



Correction
US POSTAGE
IMPIPITNEY BOWES

Name and Address of Sender

Marc A. Hess, Esquire
Henry & Beaver LLP
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140

Certificate of Mailing — Firm (Domestic)

TOTAL NO.
of Pieces Listed by Sender

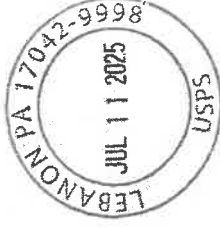
6

TOTAL NO.
of Pieces Received at Post Office

6

Affix Stamp Here
Postmark with Date of Receipt.

ZIP 17046
02 7H
0001311002 JUL 11 2025



Postmaster, per (name of receiving employee)

Andrew Wentzel

USPS Tracking Number
Firm-specific Identifier

Address
(Name, Street, City, State, and ZIP Code™)

Parcel Airift

Special Handling

Fee

Postage

Fulton Bank, N.A.
s/b/m FNB Bank, N.A.
One Penn Square
Lancaster, PA 17602

McMichael-Rairigh & Baker
Funeral Home
119-121 East 3rd Street
Berwick, PA 18603

Travis C. Petty, Esquire
Attorney for McMichael-Rairigh &
Baker Funeral Home
Law Offices of Lutz & Petty LLC
916 West Front Street
Berwick, PA 18603

Fulton Bank, N.A.
s/b/m FNB Bank, N.A.
200 South Poplar Street
Berwick, PA 18603

Tenant/Occupant
55 Shelhamer Road
Berwick, PA 18603

Central-Columbia School District
4777 Old Berwick Road
Bloomsburg, PA 17815



Correction
US POSTAGE (IMP) PITNEY BOWES

Certificate of Mailing — Firm (Domestic)

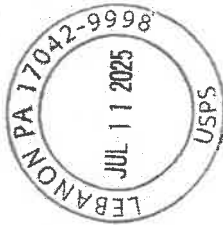
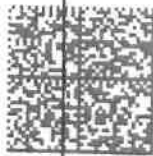
Name and Address of Sender
**Marc A. Hess, Esquire
Henry & Beaver LLP
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140**

TOTAL NO.
of Pieces Listed by Sender
6

TOTAL NO.
of Pieces Received at Post Office
6

Affix Stamp Here
Postmark with Date of Receipt.

ZIP 17046
02 7H
0001311002
\$ 003.66⁰
JUL 11 2025



Postmaster, per (name of receiving employee)

Andrew Wentzel

USPS Tracking Number
Firm-specific Identifier

Address
(Name, Street, City, State, and ZIP Code™)

Parcel Airlift

Special Handling

Fee

Postage

North Centre Township
1059 State Route 93
Berwick, PA 18603

Berkheimer
Appointed Tax Collector
for North Centre Township
HAB-Misc (Real Estate)
P.O. Box 25144
Lehigh Valley, PA 18092

Berkheimer
Appointed Tax Collector
for North Centre Township
HAB-DLT (Delinquent Taxes)
P.O. Box 25153
Lehigh Valley, PA 18002

Columbia County Treasurer
Main Street County Annex
11 West Main Street
Bloomsburg, PA 17815

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

Columbia County Assessment Office
Main Street County Annex
11 West Main Street
Bloomsburg, PA 17815



Certificate of Mailing — Firm (Domestic)

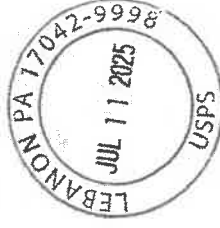
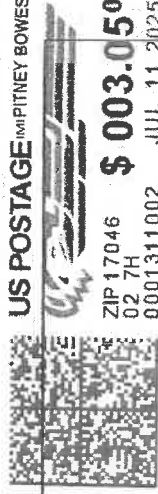
Correction
MILPITNEY BOWES

Name and Address of Sender
**Marc A. Hess, Esquire
Henry & Beaver LLP
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140**

TOTAL NO.
of Pieces Listed by Sender
5

TOTAL NO.
of Pieces Received at Post Office
5

Affix Stamp Here
Postmark with Date of Receipt.



Postmaster, per (name of receiving employee)

Andrew Wentzel

USPS Tracking Number
Firm-specific Identifier

Address
(Name, Street, City, State, and ZIP Code™)

Columbia County-Domestic Relations
Support Division
Main Street County Annex
11 West Main Street
Bloomsburg, PA 17815

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Individual Taxes
P.O. Box 280603
Harrisburg, PA 17128-0603

Commonwealth of Pennsylvania
Department of Welfare
P.O. Box 2675
Harrisburg, PA 17105

Commonwealth of Pennsylvania
Bureau of Individual Taxes
Inheritance Tax Division
6th Floor, Strawberry Square
Department 280601
Harrisburg, PA 17128

Department of Human Services
T.P.L. Casualty Unit
Estate Recovery Program
Willow Oak Building
P.O. Box 8486
Harrisburg, PA 17105

Parcel Airftt

Special Handling

Fee

Postage



Certificate of Mailing — Firm (Domestic)

Correction
IMPITNEY BOWES

Name and Address of Sender
Marc A. Hess, Esquire
Henry & Beaver LLP
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140

TOTAL NO.
of Pieces Listed by Sender
3

TOTAL NO.
of Pieces Received at Post Office
3

Affix Stamp Here
Postmark with Date of Receipt.



ZIP 17046
02 7H
0001311002
\$ 001.850
JUL 11 2025



Postmaster, per (name of receiving employee)

Andrew Wentzel

USPS Tracking Number
Firm-specific Identifier

Address
(Name, Street, City, State, and ZIP Code™)

Parcel Airft

Special Handling

Fee

Postage

Internal Revenue Service
Advisory Unit

600 Arch Street, Suite #03-A14-01
Philadelphia, PA 19106

Internal Revenue Service
Advisory Unit

600 Arch Street, Room 3259
Philadelphia, PA 19106

Internal Revenue Service
Advisory Consolidated Receipts
7940 Kentucky Drive, Stop 2850F
Florence, KY 41042

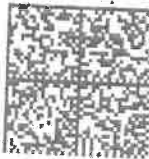


Henry & Beaver
ATTORNEYS AT LAW
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140

HARRISBURG PA 171

11 JUL 2025 PM 3:31

FIRST CLASS



US POSTAGE **MILITNEY BOWES**
ZIP 17046 \$ **000.690**
02 7H 0001311002 JUL 11 2025

Travis C. Petty, Esquire
Attorney for McMichael-Rairigh &
Baker Funeral Home
Law Offices
916 West Fr
Berwick, PA

VAC

18603-481048-1140

BC: 17042114040

*1519-05553-11-43

171 SE 1

2207/17/25

RETURN TO SENDER
VACANT
UNABLE TO FORWARD





Henry & Beaver^{LLP}
ATTORNEYS AT LAW

Wiley P. Parker*
John H. Whitmoyer
Kevin M. Richards
Marc A. Hess
Amy B. Leonard
Roberta J. Santiago
Heather A. Eggert
Toby J. Burris

937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
www.henrybeaver.com

Charles V. Henry, III
1960 - 2022
R. Hart Beaver
1964 - 2004

Phone (717) 274-3644, Ext. 115
Fax (717) 274-6782
hess@henrybeaver.com

*Certified in Civil Trial Advocacy by the
National Board of Trial Advocacy

August 12, 2025

Office of the Prothonotary
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

**Re: Fulton Bank, N.A. s/b/m FNB Bank, N.A. vs. Beth A. Norton, Amber Daily, Georgia Kile, Vicki M. Wisniewski and Zane L. Kishbach, Known Heirs and All of the Unknown Heirs, Successors and Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Marilyn G. Kishbach, Deceased, Record Owner and Mortgagor
No. 2025-CV-2025-CV-108**

Dear Clerk:

Enclosed please find an original and one copy of an Affidavit of Service to be filed in the above matter. Please file the original upon receipt and time-stamp and return the copy to me in the enclosed self-addressed, stamped envelope.

Thank you for your attention to this matter. If you have any questions or comments, please feel free to contact me.

Very truly yours,



MARC A. HESS

/lif
encl.

cc: Ms. Finalie Reid, Fulton Bank, N.A.
Columbia County Sheriff's Office - w/encl.

HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FULTON BANK, N.A., Successor
by Merger to FNB BANK, N.A.,
Plaintiff

vs.

BETH A. NORTON, AMBER DAILY,
GEORGIA KILE, VICKI M.
WISNIEWSKI and ZANE L. KISHBACH,
KNOWN HEIRS AND ALL OF THE
UNKNOWN HEIRS, SUCCESSORS
AND ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER MARILYN G. KISHBACH,
DECEASED, RECORD OWNER
AND MORTGAGOR,
Defendants

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

:
: No. 2025-CV-108
: 2025-ED-50

AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA

:
: ss.

COUNTY OF LEBANON

I, Lisa I. Fox, of the law firm of Henry & Beaver LLP, depose and state that:

1. I forwarded a true and correct copy of the attached **Amended** Notice of Sheriff's Sale Pursuant to Pennsylvania Rule of Civil Procedure 3129.2, Exhibit "A", by First Class United States Mail, Certified Mail, Restricted Delivery, Return Receipt Requested, on July 11, 2025 to the Defendants, as follows:

<u>Name</u>	<u>Address</u>	<u>Service</u>
Beth Ann Norton	59 Heller Lane Berwick, PA 18603	Received 7/24/2025
Amber Daily	55 Shelhamer Road Berwick, PA 18603	Received 7/14/2025
Georgia G. Kile	403 East Third Street Berwick, PA 18603	Received 7/19/2025
Vicki M. Wisniewski	115 Maplewood Drive Douglassville, PA 19518	Received 7/14/2025
Zane L. Kishbach	430 East Sixth Street Berwick, PA 18603	Returned "Unclaimed" 8/1/2025
The Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Marilyn G. Kishbach, Deceased	55 Shelhamer Road Berwick, PA 18603	Received 7/14/2025

Attached hereto as Exhibit "B" and made a part hereof are the United States Postal Service Domestic Return Receipts and Receipts for Certified Mail.

2. I forwarded a certified true and correct copy of the attached **Amended** Notice of Sheriff's Sale Pursuant to Pennsylvania Rule of Civil Procedure 3129.2, Exhibit "A", by first class United States mail, proper postage prepaid, on July 11, 2025, to:

<u>Name</u>	<u>Address</u>
Beth Ann Norton	59 Heller Lane Berwick, PA 18603
Amber Daily	55 Shelhamer Road Berwick, PA 18603
Georgia G. Kile	403 East Third Street Berwick, PA 18603
Vicki M. Wisniewski	115 Maplewood Drive Douglassville, PA 19518
Zane L. Kishbach	430 East Sixth Street Berwick, PA 18603
The Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Marilyn G. Kishbach, Deceased	55 Shelhamer Road Berwick, PA 18603
Fulton Bank, N.A. s/b/m FNB Bank, N.A.	One Penn Square Lancaster, PA 17602
McMichael-Rairigh & Baker Funeral Home	119-121 East 3 rd Street Berwick, PA 18603
Travis C. Petty, Esquire Attorney for McMichael-Rairigh & Baker Funeral Home	Law Offices of Lutz & Petty LLC 916 West Front Street Berwick, PA 18603
Fulton Bank, N.A. s/b/m FNB Bank, N.A.	200 South Poplar Street Berwick, PA 18603
Tenant / Occupant	55 Shelhamer Road Berwick, PA 18603
Central Columbia School District	4777 Old Berwick Road Bloomsburg, PA 17815
North Centre Township	1059 State Route 93 Berwick, PA 18603

Berkheimer
Appointed Tax Collector
for North Centre Township

HAB-Misc (Real Estate)
P.O. Box 25144
Lehigh Valley, PA 18002

Berkheimer
Appointed Tax Collector
for North Centre Township

HAB-DLT (Delinquent Taxes)
P.O. Box 25153
Lehigh Valley, PA 18002

Columbia County Treasurer

Main Street County Annex
11 West Main Street
Bloomsburg, PA 17815

Columbia County Tax Claim

Main Street County Annex
11 West Main Street
Bloomsburg, PA 17815

Columbia County Assessment Office

Main Street County Annex
11 West Main Street
Bloomsburg, PA 17815

Columbia County Domestic Relations
Support Division

Main Street County Annex
11 West Main Street
Bloomsburg, PA 17815

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Individual Taxes

P.O. Box 280603
Harrisburg, PA 17128-0603

Commonwealth of Pennsylvania
Department of Welfare

P.O. Box 2675
Harrisburg, PA 17105

Commonwealth of Pennsylvania
Bureau of Individual Taxes
Inheritance Tax Division

6th Floor, Strawberry Square
Department 280601
Harrisburg, PA 17128

Department of Human Services
T.P.L. Casualty Unit
Estate Recovery Program

Willow Oak Building
P.O. Box 8486
Harrisburg, PA 17105

Internal Revenue Service
Technical Support Group

William Green Federal Building
600 Arch Street, Suite #03-A14-01
Philadelphia, PA 19106

Internal Revenue Service
Advisory Unit

600 Arch Street, Room 3259
Philadelphia, PA 19106

Internal Revenue Service
Advisory Consolidated Receipts

7940 Kentucky Drive, Stop 2850F
Florence, KY 41042

Attached hereto as Exhibit "C" and made a part hereof are the United States Postal Service Form 3665 Certificates of Mailing.

3. The following mailing was returned undelivered by the U.S. Postal Service.

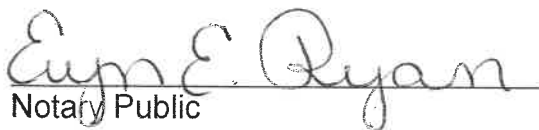
<u>Name</u>	<u>Address</u>
Travis C. Petty, Esquire Attorney for McMichael-Rairigh & Baker Funeral Home	Law Offices of Lutz & Petty LLC 916 West Front Street Berwick, PA 18603

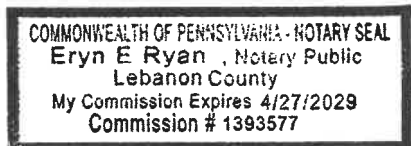
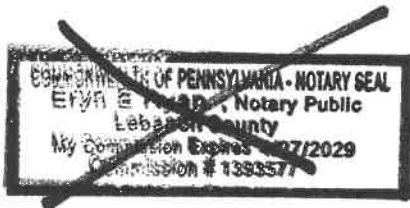
The returned envelope is attached hereto as Exhibit "D" and made a part hereof.



LISA I. FOX

Sworn to and subscribed to before me
this 11th day of August,
2025.


Notary Public



HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FULTON BANK, N.A., Successor
by Merger to FNB BANK, N.A.,
Plaintiff

vs.

BETH A. NORTON, AMBER DAILY,
GEORGIA KILE, VICKI M.
WISNIEWSKI and ZANE L. KISHBACH,
KNOWN HEIRS AND ALL OF THE
UNKNOWN HEIRS, SUCCESSORS
AND ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER MARILYN G. KISHBACH,
DECEASED, RECORD OWNER
AND MORTGAGOR,
Defendants

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

:
: No. 2025-CV-108
: 2025-ED-50

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the Public Access Policy of the Unified Judicial 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.

HENRY & BEAVER LLP

By: 

MARC A. HESS

I.D. #55774

Attorney for Plaintiff

HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FULTON BANK, N.A., Successor
by Merger to FNB BANK, N.A.,
Plaintiff

vs.

BETH A. NORTON, AMBER DAILY,
GEORGIA KILE, VICKI M.
WISNIEWSKI and ZANE L. KISHBACH,
KNOWN HEIRS AND ALL OF THE
UNKNOWN HEIRS, SUCCESSORS
AND ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER MARILYN G. KISHBACH,
DECEASED, RECORD OWNER
AND MORTGAGOR,
Defendants

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

: No. 2025-CV-108
: 2025-ED-50

**AMENDED NOTICE OF SHERIFF'S SALE PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.2**

TAKE NOTICE that a Sheriff's sale of valuable real estate is scheduled to be sold
at a public online auction conducted at:

<https://www.bid4assets.com/ColumbiaPASheriffSales>

(or such other location as designated by the Sheriff on or before the date of sale) on

WEDNESDAY

SEPTEMBER 10, 2025

9:00 A.M.

PREVAILING LOCAL TIME



of all the estates, rights, titles, properties, claims and demands of the property of Beth A. Norton, Amber Daily, Georgia Kile, Vicki M. Wisniewski and Zane L. Kishbach, in their capacity as the known heirs of Marilyn G. Kishbach, deceased, and any and all of the Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Marilyn G. Kishbach, Deceased, Record Owner and Mortgagor, which are more fully described below:

OWNER OF PROPERTY: Beth A. Norton, Amber Daily, Georgia Kile, Vicki M. Wisniewski and Zane L. Kishbach, in their capacity as the known heirs of Marilyn G. Kishbach, deceased, and any and all of the Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Marilyn G. Kishbach, Deceased, Record Owner and Mortgagor

LOCATION OF PROPERTY TO BE SOLD: 55 Shelhamer Road, Berwick, North Centre Township, Columbia County, Pennsylvania 18603

DESCRIPTION OF PROPERTY TO BE SOLD: A legal description is attached hereto, incorporated herein and identified as Exhibit "A".

This Sheriff's sale takes place pursuant to a Judgment against Beth A. Norton, Amber Daily, Georgia Kile, Vicki M. Wisniewski and Zane L. Kishbach, in their capacity as the known heirs of Marilyn G. Kishbach, deceased, and any and all of the Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Marilyn G. Kishbach, Deceased, Record Owner and Mortgagor, in favor of Fulton Bank, N.A., s/b/m FNB Bank, N.A., which Judgment was entered at No. 2025-CV-108 in the amount of:

Principal -	\$ 29,719.18
Interest to 1/31/2025 -	2,640.62
Late Fees to 1/31/2025 -	195.54
Lien Satisfaction Fee -	68.75
Estate Tax Advanced by Plaintiff -	5,583.48
Actual Legal Fees and Costs Incurred to Date of Filing -	3,092.25
Total -	\$ 41,299.82

Plus interest after January 31, 2025, and continuing after entry of judgment at the contract rate (\$7.33 per diem), actual and additional attorney's fees and costs incurred, additional late fees after January 31, 2025, at the contract rate, costs of suit and all other amounts, fees and costs incurred in maintaining and preserving the Plaintiff's collateral and incidental to suit, execution and levy.

TAKE NOTICE that a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after the Sheriff's sale and distribution will be made in accordance with that Schedule of Distribution unless exceptions are filed thereto within ten (10) days after the filing of the Schedule of Distribution. No further notice of the filing of Schedule of Distribution will be given.

YOU MAY HAVE A LIEN OR OTHER INTEREST IN THE ABOVE PROPERTY. Any lien or interest you have in the above property may be forever lost or otherwise impaired if you do not properly take action to protect such lien or interest. You may have legal rights to prevent any lien or interest you have in the above property from being lost or otherwise impaired. For example, before the Sheriff's Sale, you may file a petition with the above Court of Common Pleas in order to open or strike the above judgment, or to stay or set aside the Sheriff's Sale, if you feel you have a defense or objection to the judgment or the execution procedures used, or for any other proper causes. After the Sheriff's Sale, but before delivery of the Sheriff's Deed to the real property, a petition to set aside the Sheriff's Sale for a grossly inadequate price or for any other proper causes also may be filed with said Court. You also may have the right to free legal help. A lawyer can advise you more specifically of these and other rights

you may have regarding the above matters. If you wish to exercise your rights, however, you must act promptly or you may lose such rights.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE FOLLOWING OFFICE TO FIND OUT WHERE YOU CAN GET LEGAL HELP:

North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
(570) 784-8760

Marc A. Hess
I.D. #55774
HENRY & BEAVER LLP
Attorney for Plaintiff

Timothy T. Chamberlain
Sheriff of Columbia County

ALL THAT CERTAIN piece or parcel of land situate in the Township of North Centre, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

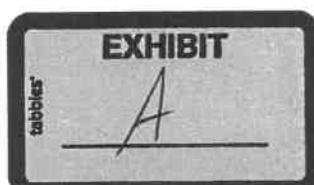
BEGINNING at a point in the center of State Highway Route 19038 leading from Lightstreet to Orangeville on the line of land of Bernard Whitmire; thence South 41 degrees East, 349 feet to a point in line of other land of William Huntington and Mary Huntington; thence along other land of William Huntington and Mary Huntington and along the westerly end of a stone culvert wall, South 60 $\frac{3}{4}$ degrees West, 157 feet to an iron pin corner in line of other land of William Huntington and Mary Huntington; hence along other land of William Huntington and Mary Huntington, North 50 $\frac{1}{2}$ degrees West, 240 feet to a post corner; thence continuing along other lands of William Huntington and Mary Huntington, North 37 $\frac{1}{2}$ degrees West, 197.5 feet to a stake corner in line of land of Bernard Whitmire; thence along line of Bernard Whitmire, North 81 degrees East, 280 feet to the place of BEGINNING. Containing 1.46 acres, said description is in accordance with a survey prepared by James Timbrell, Professional Engineer, dated June 25, 1964.

Subject to the Oil and Gas Lease dated April 11, 1961 with Shell Oil Company and recorded in the Office of the Recorder of Deeds.

BEING THE SAME PREMISES which William Huntington and Mary Huntington, his wife, by Deed dated July 2, 1964, recorded July 6, 1964, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania in Record Book 225, Page 678, granted and conveyed unto Donald Z. Kishbach and Marilyn Kishbach, his wife. Ronald Z. Kishbach departed life on this earth on or about March 10, 2013, and upon his death title vested solely in Marilyn Kishbach. Marilyn Kishbach departed life on this earth on or about September 22, 2022, and upon her death title passed to her legal heirs.

KNOWN AS 55 Shelhamer Road, Berwick, Pennsylvania 18603.

PARCEL NO. 11-06-009-01,000



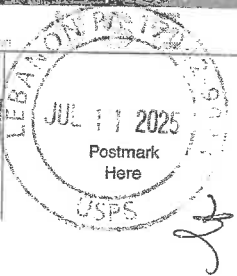
9589 0710 5270 1211 3132 07

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

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

OFFICIAL

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage
\$
Total
\$
Sent
Beth Ann Norton
59 Heller Lane
Berwick, PA 18603

PS Form 3811, July 2020 PSN 7530-02-000-9053 SEE REVERSE FOR INSTRUCTIONS

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.

1. Beth Ann Norton
59 Heller Lane
Berwick, PA 18603



9590 9402 9072 4122 6551 84

2. Article Number (Transfer from service label)

9589 0710 5270 1211 3132 07

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Beth Ann Norton Agent
 Addressee

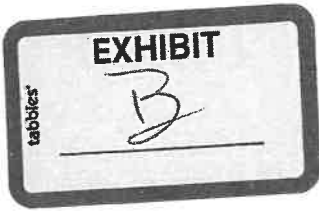
B. Received by (Printed Name)
Beth Ann Norton

C. Date of Delivery
7-24-25

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

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Certified Mail®	
<input checked="" type="checkbox"/> Certified Mail Restricted Delivery	
<input type="checkbox"/> Collect on Delivery	
<input type="checkbox"/> Collect on Delivery Restricted Delivery	



9589 0710 5270 1211 3131 91

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

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

OFFICIAL USE

Certified Mail Fee \$ _____

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

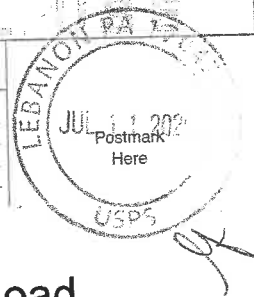
Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____



Postage \$ _____

Total \$ _____

Sent 7 _____

Street _____

City, S _____

Amber Daily
55 Shelhamer Road
Berwick, PA 18603

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

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,

1. Amber Daily
55 Shelhamer Road
Berwick, PA 18603



9590 9402 9072 4122 6551 77

2. Article Number (Transfer from service label)

9589 0710 5270 1211 3131 91

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
Amber Daily Addressee

B. Received by (Printed Name) *Amber Daily*

C. Date of Delivery *7-19-25*

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

3. Service Type

Adult Signature Priority Mail Express®

Adult Signature Restricted Delivery Registered Mail™

Certified Mail® Registered Mail Restricted Delivery

Certified Mail Restricted Delivery Signature Confirmation™

Collect on Delivery Signature Confirmation Restricted Delivery

Collect on Delivery Restricted Delivery Restricted Delivery

Insured Mail

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

Domestic Return Receipt

9589 0710 5270 1211 3131 84

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

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

OFFICIAL



Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total Po \$

Sent To \$

Street or

City, Sta

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

Georgia G. Kile
403 East Third Street
Berwick, PA 18603

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,

1. **Georgia G. Kile**
403 East Third Street
Berwick, PA 18603



2. Article Number **9589 0710 5270 1211 3131 84**

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X Georgia G. Kile Addressee

B. Received by (Printed Name) **Georgia G. Kile** C. Date of Delivery **7/19/25**

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

3. Service Type

<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 checked="" type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery

9589 0710 5270 1211 3131 77

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

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

OFFICIAL RECEIPT

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 \$ _____

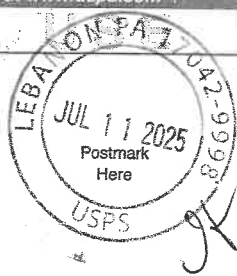
Total \$ _____

Sent to Vicki M. Wisniewski
 115 Maplewood Drive
 Douglassville, PA 19518

Street _____

City, State _____

PS Form 3811, July 2020 PSN 7530-02-000-9053 See reverse for instructions



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.

1. Vicki M. Wisniewski
 115 Maplewood Drive
 Douglassville, PA 19518



9590 9402 9072 4122 6551 53

2. Article # 9589 0710 5270 1211 3131 77

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 X Vicki M. Wisniewski Addressee

B. Received by (Printed Name) Vicki M. Wisniewski C. Date of Delivery 7-14-25

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

3. Service Type

Adult Signature Priority Mail Express®

Adult Signature Restricted Delivery Registered Mail™

Certified Mail® Registered Mail Restricted Delivery

Certified Mail Restricted Delivery Signature Confirmation™

Collect on Delivery Signature Confirmation Restricted Delivery



Henry & Beaver^{LLP}
ATTORNEYS AT LAW
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140



9589 0710 5270 1211 3131 60

HARRISBURG PA 171
12 JUL 2025 AM
FIRST CLASS

AA 7/15

US POSTAGE
ZIP 17046
02 7H
0001311002
\$ 017.50
JUL 11 2025

****RESTRICTED DELIVERY**
RETURN RECEIPT REQUESTED**

UNCLAIMED

Za NIXIE
43
Be

171 DE 1

0006/01/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 17042114040

17042114040

*0319-05064-01-2E

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

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

OFFICIAL USE

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 7
Street
City, State

PS Form 3800, January 2019. Reverse for instructions

09 TELE T121 0225 0120 6956

LEBANON PA 17042-1140
JUL 11 2025
Postmark Here
USPS

Zane L. Kishbach
430 East Sixth Street
Berwick, PA 18603

9589 0710 5270 1211 3131 53

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

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

OFFICIAL

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 \$ _____



For: The Unknown Heirs, Successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title or
Interest From or Under
Ser: Marilyn G. Kishbach, Deceased
Str: 55 Shelhamer Road
City: Berwick, PA 18603

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

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. For The Unknown Heirs, Successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title or
Interest From or Under
Marilyn G. Kishbach, Deceased
55 Shelhamer Road
Berwick, PA 18603



9590 9402 9072 4122 6553 37

2. Article Number: 9589 0710 5270 1211 3131 53

COMPLETE THIS SECTION ON DELIVERY

A. Signature: *Amber Dasy* Agent Addressee
 B. Received by (Printed Name): *Amber Dasy* C. Date of Delivery: *7-14-25*
 D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below: _____

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Insured Mail Signature Confirmation™
 Insured Mail Restricted Delivery (over \$500) Signature Confirmation Restricted Delivery



Certificate of Mailing - Firm (Domestic)

Name and Address of Sender
Marc A. Hess, Esquire
Henry & Beaver LLP
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140

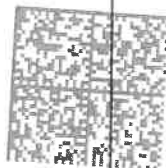
TOTAL NO. of Pieces Listed by Sender
6

TOTAL NO. of Pieces Received at Post Office
6

Postmaster, per (name of receiving employee)

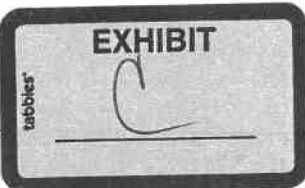
Andrew Wentzel

Affix Stamp Here
Postmark with Date of Receipt.



ZIP 17046
02 7H
0001311002
JUL 11 2025

\$ 003.66



Correction
US POSTAGE
MILITARY BOWES

USPS Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airfit
	Beth Ann Norton 59 Heller Lane Berwick, PA 18603				
	Amber Daily 55 Shelhammer Road Berwick, PA 18603				
	Georgia G. Kille 403 East Third Street Berwick, PA 18603				
	Vicki M. Wisniewski 115 Maplewood Drive Douglassville, PA 19518				
	Zane L. Kishbach 430 East Sixth Street Berwick, PA 18603				
	The Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Marilyn G. Kishbach, Deceased 55 Shelhammer Road Berwick, PA 18603				



Certificate of Mailing — Firm (Domestic)

Correction
US POSTAGE UNITED STATES POSTAL SERVICE
PITNEY BOWES

Name and Address of Sender
**Marc A. Hess, Esquire
Henry & Beaver LLP
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140**

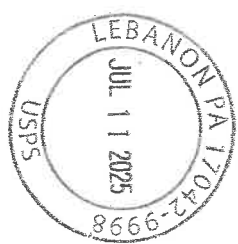
TOTAL NO. of Pieces Listed by Sender
6

TOTAL NO. of Pieces Received at Post Office
6

Postmaster, per (name of receiving employee)

Andrew Wentzel

Affix Stamp Here
Postmark with Date of Receipt.



ZIP 17046
02 7H
0001311002
\$ 003.660
JUL 11 2025

USPS Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Atrift
	Fulton Bank, N.A. s/b/m FNB Bank, N.A. One Penn Square Lancaster, PA 17602				
	McMichael-Rairigh & Baker Funeral Home 119-121 East 3rd Street Berwick, PA 18603				
	Travis C. Petty, Esquire Attorney for McMichael-Rairigh & Baker Funeral Home Law Offices of Lutz & Petty LLC 916 West Front Street Berwick, PA 18603				
	Fulton Bank, N.A. s/b/m FNB Bank, N.A. 200 South Poplar Street Berwick, PA 18603				
	Tenant / Occupant 55 Shelhamer Road Berwick, PA 18603				
	Central Columbia School District 4777 Old Berwick Road Bloomsburg, PA 17815				



Certificate of Mailing — Firm (Domestic)

**UNITED STATES
POSTAL SERVICE®**
Name and Address of Sender
**Marc A. Hess, Esquire
Henry & Beaver LLP
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140**

TOTAL NO. of Pieces Listed by Sender
6
TOTAL NO. of Pieces Received at Post Office
6

Postmaster, per (name of receiving employee)

Andrew Wentzel

Affix Stamp Here
Postmark with Date of Receipt.



US POSTAGE IMPRINTNEY BOWES
ZIP 17046 **\$ 003.660**
02 7H
0001311002 JUL 11 2025

Correction

USPS Tracking Number
Firm-specific Identifier

Address
(Name, Street, City, State, and ZIP Code™)

Postage

Fee

Special Handling

Parcel Airtift

North Centre Township
1059 State Route 93
Berwick, PA 18603

Berkheimer
Appointed Tax Collector
for North Centre Township
HAB-Misc (Real Estate)
P.O. Box 25144
Lehigh Valley, PA 18092

Berkheimer
Appointed Tax Collector
for North Centre Township
HAB-DLT (Delinquent Taxes)
P.O. Box 25153
Lehigh Valley, PA 18002

Columbia County Treasurer
Main Street County Annex
11 West Main Street
Bloomsburg, PA 17815

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

Columbia County Assessment Office
Main Street County Annex
11 West Main Street
Bloomsburg, PA 17815



Certificate of Mailing — Firm (Domestic)

Name and Address of Sender
Marc A. Hess, Esquire
Henry & Beaver LLP
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140

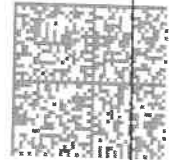
TOTAL NO. of Pieces Listed by Sender
5

TOTAL NO. of Pieces Received at Post Office
5

Postmaster, per (name of receiving employee)

Andrew Menford

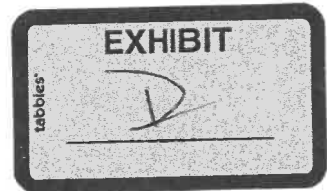
Affix Stamp Here
Postmark with Date of Receipt.



US POSTAGE
ZIP 17046
02 7H
0001311002
\$ 003.050
JUL 11 2025



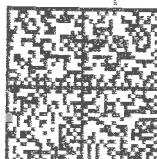
USPS Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airfit
	Columbia-County-Domestic-Relations Support Division Main Street County Annex 11 West Main Street Bloomsburg, PA 17815				
	Commonwealth of Pennsylvania Department of Revenue Bureau of Individual Taxes P.O. Box 280603 Harrisburg, PA 17128-0603				
	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105				
	Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division 6th Floor, Strawberry Square Department 280604 Harrisburg, PA 17128				
	Department of Human Services T.P.L. Casualty Unit Estate Recovery Program Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105				



Henry & Beaver, LLP
ATTORNEYS AT LAW
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140

HARRISBURG PA 171
11 JUL 2025 PM 3:11

FIRST-CLASS



US POSTAGE
ZIP 17046
02 7H
0001311002 JUL 11 2025
\$ 000.690

Travis C. Petty, Esquire
Attorney for McMichael-Rainigh &
Baker Funeral Home
Law Offices
916 West Fr
Berwick, PA

171 SE 1 2207/17/25
RETURN TO SENDER
UNABLE TO FORWARD

VAC BC: 17042114040 *1519-05553-11-43
10503-481043-1140

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK N.A.
vs.
UNKNOWN HEIRS OF MARILYN G. KISHBACH (et al.)

Case Number
2025CV108

SHERIFF'S RETURN OF SERVICE

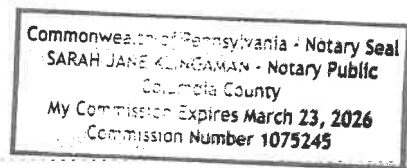
08/05/2025 11:36 AM - DEPUTY KEVIN KATCH, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 55 SHELHAMER ROAD, BERWICK, PA 18603.

KEVIN KATCH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

August 05, 2025



NOTARY

Affirmed and subscribed to before me this

5TH day of AUGUST, 2025

Plaintiff Attorney: HENRY & BEAVER LLP, P.O. BOX 1140, LEBANON, PA 17042

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK N.A.
vs.
UNKNOWN HEIRS OF MARILYN G. KISHBACH (et al.)

Case Number
2025CV108

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill	Zone:	
Manner: < Not Specified >	Expires: 09/24/2025	Warrant:
Notes: SALE DATE & TIME: 09/10/2025 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name: (POSTING)
Primary Address: 55 SHELHAMER ROAD BERWICK, PA 18603
Phone: DOB:
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge <u>Posted</u> · Other	
Adult In Charge:	
Relation:	
Date: 08/05/25	Time: 11:36
Deputy: # 7	Mileage:

Attorney / Originator:

Name: HENRY & BEAVER LLP	Phone:
---------------------------------	---------------

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

(POSTING)

2025CV108

55 SHELHAMER ROAD, BERWICK, PA 18603

EXP: 09/24/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK N.A.
vs.
UNKNOWN HEIRS OF MARILYN G. KISHBACH (et al.)

Case Number
2025CV108

SHERIFF'S RETURN OF SERVICE

07/01/2025 01:40 PM - DEPUTY DALE B. COOMBE, 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: AMBER DAILY AT 55 SHELHAMMER ROAD, BERWICK, PA 18603.

DALE B. COOMBE, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

July 30, 2025

NOTARY

Affirmed and subscribed to before me this

30TH day of JULY, 2025

Plaintiff Attorney: HENRY & BEAVER LLP, P.O. BOX 1140, LEBANON, PA 17042

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK N.A.
vs.
UNKNOWN HEIRS OF MARILYN G. KISHBACH (et al.)

Case Number
2025CV108

SHERIFF'S RETURN OF SERVICE

07/01/2025 01:33 AM - DEPUTY DALE B. COOMBE, 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: GEORGIA KILE AT 403 EAST THIRD STREET, BERWICK, PA 18603.

DALE B. COOMBE, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

July 30, 2025

NOTARY

Affirmed and subscribed to before me this

30TH day of JULY, 2025

Plaintiff Attorney: HENRY & BEAVER LLP, P.O. BOX 1140, LEBANON, PA 17042

SHERIFF'S OFFICE OF BERKS COUNTY

Mandy P. Miller
Sheriff



FULTON BANK N.A.
vs.
VICKI M WISNIEWSKI

Case Number
2025CV108 (COLUMBIA)

SHERIFF'S RETURN OF SERVICE

07/17/2025 10:30 AM - DEPUTY ED WINTERS, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED REAL ESTATE EXECUTION BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: VICKI M WISNIEWSKI AT 115 MAPLEWOOD DRIVE, DOUGLASSVILLE, PA 19518.


ED WINTERS, DEPUTY

SHERIFF COST: \$42.20

SO ANSWERS,

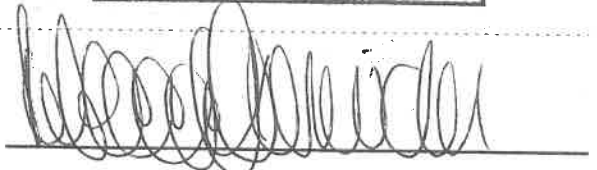

July 18, 2025

MANDY P. MILLER, SHERIFF

Commonwealth of Pennsylvania - Notary Seal
REBECCA OXENREIDER - Notary Public
Berks County
My Commission Expires February 22, 2028
Commission Number 1239992

Affirmed and subscribed to before me this
18TH day of JULY, 2025

NOTARY



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK N.A.
vs.
UNKNOWN HEIRS OF MARILYN G. KISHBACH (et al.)

Case Number
2025CV108

SHERIFF'S RETURN OF SERVICE

07/09/2025 01:24 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 MALCOLM NORTON HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR BETH A NORTON AT 59 HELLER LANE, BERWICK, PA 18603.


JONATHAN BROADT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

July 14, 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

14TH day of JULY, 2025



Plaintiff Attorney: HENRY & BEAVER LLP, P.O. BOX 1140, LEBANON, PA 17042

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK N.A.
vs.
UNKNOWN HEIRS OF MARILYN G. KISHBACH (et al.)

Case Number
2025CV108

SHERIFF'S RETURN OF SERVICE

07/23/2025 04:18 PM - 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: ZANE KISHBACH AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380 , BLOOMSBURG, PA 17815.


JAMES DODGE, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

July 23, 2025

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

Affirmed and subscribed to before me this
23RD day of JULY, 2025

NOTARY



Plaintiff Attorney: HENRY & BEAVER, LLP, P.O. BOX 1140, LEBANON, PA 17042

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Michael A. Beyer
Chief Deputy

RECEIVED

2025 JUL 14 PM 2:14

FULTON BANK N.A.
vs.
UNKNOWN HEIRS OF MARILYN G. KISHBACH (et al.)

SHERIFF'S OFFICE
COUNTY OF BERKS
Case Number
2025CV108

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice Zone: 50
Manner: Deputize Expires: 09/24/2025 Warrant:

Notes: SALE DATE & TIME: 09/10/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: VICKI M WISNIEWSKI
Primary Address: 115 MAPLEWOOD DRIVE
DOUGLASVILLE, PA 19518
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: HENRY & BEAVER LLP Phone:

Service Attempts:

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

Notes / Special Instructions:

Now, June 30, 2025 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Berks County to execute service of the documents herewith and make return thereof according to law.

Return To:
COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

WISNIEWSKI, VICKI M 2025CV108 115 MAPLEWOOD DRIVE, DOUGLASVILLE, PA 19518 EXP: 09/24/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK N.A.
vs.
UNKNOWN HEIRS OF MARILYN G. KISHBACH (et al.)

Case Number
2025CV108

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 50

Manner: Adult in Charge **Expires:** 09/24/2025 **Warrant:**

Notes: SALE DATE & TIME: 09/10/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: GEORGIA KILE

Primary Address: 403 EAST THIRD STREET
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: DES

Date: 7/1/25 **Time:** 1334

Deputy: 8 **Mileage:**

Attorney / Originator:

Name: HENRY & BEAVER LLP **Phone:**

Service Attempts:

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

Service Attempt Notes:

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

KILE, GEORGIA

2025CV108

403 EAST THIRD STREET, BERWICK, PA 18603

EXP: 09/24/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK N.A.
vs.
UNKNOWN HEIRS OF MARILYN G. KISHBACH (et al.)

Case Number
2025CV108

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 50

Manner: Adult in Charge **Expires:** 09/24/2025 **Warrant:**

Notes: SALE DATE & TIME: 09/10/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS
Served at

Serve To:

Name: AMBER DAILY

Primary Address: 55 SHELHAMMER ROAD
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: *Wife*

Date: 7/1/25 **Time:** 1340

Deputy: 8 **Mileage:**

Attorney / Originator:

Name: HENRY & BEAVER LLP **Phone:**

Service Attempts:

Date:	7/1/25					
Time:	1647					
Mileage:						
Deputy:	8	2	3	4	5	6

Service Attempt Notes:

1. *No Answer / LC*
- 2.
- 3.
- 4.
- 5.
- 6.

DAILY, AMBER

2025CV108

55 SHELHAMMER ROAD, BERWICK, PA 18603

EXP: 09/24/2025

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

DATE: 27-AUG-25

FEE: \$15.00

CERT. NO: 50273

KISHBACH DONALD Z & MARILYN
C/O AMBER DAILY
55 SHELHAMER ROAD
BERWICK PA 18603

DISTRICT: CENTRE NORTH TWP
DEED: 0225-0678
LOCATION: 55 SHELHAMER RD BERWICK
PARCEL: 11 -06 -009-01,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2024	PRIM	2,351.59	16.15	0.00	2,367.74
2023	PRIM	1,775.01	10.11	0.00	1,785.12
TOTAL DUE :					\$4,152.86

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: September, 2025

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2024

REQUESTED BY: Columbia Co. Sheriff

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

Date: 08/27/2025

Fee: \$15.00

Cert. NO: 50275

KISHBACH DONALD Z & MARILYN
C/O AMBER DAILY
55 SHELHAMER ROAD
BERWICK PA 18603

District: CENTRE NORTH TWP
Deed: 0225 - 0678
Location: 55 SHELHAMER RD
Parcel Id: 11 -06 -009-01,000

Assessment: 26,773
Balances as of 08/27/2025

AFTER 06/30/2025

YEAR	CYCLE	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
2025	PRM25	COUNTY	431.98	43.20		0.00	475.18
2025	PRM25	MUNICIPAL	254.35	25.44		0.00	279.79
TOTAL			\$686.33				\$754.97

By: Columbia Co. Sheriff

Per: _____

11-06-009-01,000

Sheriff

HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FULTON BANK, N.A., Successor
by Merger to FNB BANK, N.A.,
Plaintiff

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

vs.

: No. 2025-CV-108

BETH A. NORTON, AMBER DAILY,
GEORGIA KILE, VICKI M.
WISNIEWSKI and ZANE L. KISHBACH,
KNOWN HEIRS AND ALL OF THE
UNKNOWN HEIRS, SUCCESSORS
AND ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER MARILYN G. KISHBACH,
DECEASED, RECORD OWNER
AND MORTGAGOR,
Defendants

2025-ED-50

**NOTICE OF SHERIFF'S SALE PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.2**

TAKE NOTICE that a Sheriff's sale of valuable real estate is scheduled to be sold
at a public online auction conducted at:

<https://www.bid4assets.com/ColumbiaPASheriffSales>

(or such other location as designated by the Sheriff on or before the date of sale) on

September
10th, 2025
9:00 A.M.
PREVAILING LOCAL TIME

2023 + 2024 taxes
Due

ows : yes.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK N.A.
vs.
UNKNOWN HEIRS OF MARILYN G. KISHBACH (et al.)

Case Number
2025CV108

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 50

Manner: Adult in Charge **Expires:** 09/24/2025 **Warrant:**

Notes: SALE DATE & TIME: 09/10/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: ZANE KISHBACH

Primary Address: 430 E 6TH STREET
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address: 64 TAYLOR DRIVE
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: CCSD

Date: 7/23/25 **Time:** 16:18

Deputy: #11 **Mileage:**

Attorney / Originator:

Name: HENRY & BEAVER LLP **Phone:**

Service Attempts:

Date:	7/11/25	7/23/25				
Time:	1325	1005				
Mileage:						
Deputy:	8	f2	3	4	5	6

Service Attempt Notes:

1. Not Home / LC
2. No answer - LC - Neighbor said he's home - LC - 75 Grey Malibu
- 3.
- 4.
- 5.
- 6.

KISHBACH, ZANE

2025CV108

430 E 6TH STREET, BERWICK, PA 18603

EXP: 09/24/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK N.A.
vs.
UNKNOWN HEIRS OF MARILYN G. KISHBACH (et al.)

Case Number
2025CV108

SHERIFF'S RETURN OF SERVICE

07/17/2025 10:35 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 RONALD E. LEVAN (SUPERVISOR), WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR NORTH CENTRE TOWNSHIP AT 1059 SR 93, BERWICK, PA 18603.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

July 17, 2025

NOTARY

Affirmed and subscribed to before me this

17TH day of JULY, 2025

Plaintiff Attorney: HENRY & BEAVER LLP, P.O. BOX 1140, LEBANON, PA 17042

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK N.A.
vs.
UNKNOWN HEIRS OF MARILYN G. KISHBACH (et al.)

Case Number
2025CV108

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 50
Manner: < Not Specified > **Expires:** 09/24/2025 **Warrant:**
Notes: SALE DATE & TIME: 09/10/2025 AT 9:00 AM
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: NORTH CENTRE TOWNSHIP
Primary Address: 1059 SR 93
 BERWICK, PA 18603
DOB:
Alternate Address:
Phone:

Final Service:

Served: Personally Adult In Charge Posted Other
Adult In Charge: Ronald E. LeVan Jr.
Relation: Supervisor
Date: 7/17/25 **Time:** 10:35
Deputy: 5411 **Mileage:**

Attorney / Originator:

Name: HENRY & BEAVER LLP **Phone:**

Service Attempts:

Date:	7-11-25					
Time:	1312					
Mileage:						
Deputy:	649	2	3	4	5	6

Service Attempt Notes:

1. Wednesday & Thursday 9am - 1pm only
- 2.
- 3.
- 4.
- 5.
- 6.

NORTH CENTRE TOWNSHIP

2025CV108

1059 SR 93, BERWICK, PA 18603

EXP: 09/24/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK N.A.
vs.
UNKNOWN HEIRS OF MARILYN G. KISHBACH (et al.)

Case Number
2025CV108

SHERIFF'S RETURN OF SERVICE

07/17/2025 12:09 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: FNB BANK AT 200 S POPLAR STREET, BERWICK, PA 18603. THE ADDRESS WAS FOUND TO BE VACANT.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

July 17, 2025

NOTARY

Affirmed and subscribed to before me this

17TH day of JULY, 2025

Plaintiff Attorney: HENRY & BEAVER LLP, P.O. BOX 1140, LEBANON, PA 17042

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK N.A.
vs.
UNKNOWN HEIRS OF MARILYN G. KISHBACH (et al.)

Case Number
2025CV108

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 50

Manner: < Not Specified > **Expires:** 09/24/2025 **Warrant:**

Notes: SALE DATE & TIME: 09/10/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: FNB BANK

Primary Address: 200 S POPLAR STREET
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: Closed (Unable to serve)

Date: 7/17/25 **Time:** 12:09

Deputy: 5411 **Mileage:**

Attorney / Originator:

Name: HENRY & BEAVER LLP **Phone:**

Service Attempts:

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

Service Attempt Notes:

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

FNB BANK

2025CV108

200 S POPLAR STREET, BERWICK, PA 18603

EXP: 09/24/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK N.A.
vs.
UNKNOWN HEIRS OF MARILYN G. KISHBACH (et al.)

Case Number
2025CV108

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 50
Manner: Adult in Charge **Expires:** 09/24/2025 **Warrant:**
Notes: SALE DATE & TIME: 09/10/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT
Primary Address: 55 SHELHAMER ROAD
BERWICK, PA 18603
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other
Adult In Charge: Ashleigh Frantz
Relation:
Date: 7-11-25 **Time:** ?
Deputy: 6 **Mileage:**

Attorney / Originator:

Name: HENRY & BEAVER LLP **Phone:**

Service Attempts:

Date:	7/11/25					
Time:	1647					
Mileage:						
Deputy:	8	2	3	4	5	6

Service Attempt Notes:

1. No Answer/LL
- 2.
- 3.
- 4.
- 5.
- 6.

OCCUPANT
2025CV108
55 SHELHAMER ROAD, BERWICK, PA 18603
EXP: 09/24/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK N.A.
vs.
UNKNOWN HEIRS OF MARILYN G. KISHBACH (et al.)

Case Number
2025CV108

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 50
Manner: Adult in Charge **Expires:** 09/24/2025 **Warrant:**
Notes: SALE DATE & TIME: 09/10/2025 AT 9:00 AM
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BETH A NORTON
Primary Address: 59 HELLER LANE
 BERWICK, PA 18603
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other
Adult In Charge: Malcolm Norton
Relation: Husband
Date: 7/11/25 **Time:** 13:24
Deputy: 9 **Mileage:**

Attorney / Originator:

Name: HENRY & BEAVER LLP **Phone:**

Service Attempts:

Date:	7/11/25					
Time:	1307					
Mileage:						
Deputy:	8	2	3	4	5	6

Service Attempt Notes:

1. Not home / CC
- 2.
- 3.
- 4.
- 5.
- 6.

NORTON, BETH A

2025CV108

59 HELLER LANE, BERWICK, PA 18603

EXP: 09/24/2025

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 07/08/2025

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

Ad ID: **311240**
Description: **Kishbach Sale**
Run Dates: **08/20/2025 - 09/03/2025**
Class: **0002**
Orig User: **sshotwel**
Words: **782**
Lines: **87**
Agate Lines: **234**
Depth: **9.67**
Blind Box:

Total Ad Cost \$1,663.70
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	08/20/2025	09/03/2025	3	1,663.70

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025CV108

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, SEPTEMBER 10, 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 or parcel of land situate in the Township of North Centre, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of State Highway Route 19038 leading from Lightstreet to Orangeville on the line of land of Bernard Whitmire; thence South 41 degrees East, 349 feet to a point in line of other land of William Huntington and Mary Huntington; thence along other land of William Huntington and Mary Huntington and along the westerly end of a stone culvert wall, South 60 3/4 degrees West, 157 feet to an iron pin corner in line of other land of William Huntington and Mary Huntington; hence along other land of William Huntington and Mary Huntington, North 50 1/2 degrees West, 240 feet to a post corner; thence continuing along other lands of William Huntington and Mary Huntington, North 37 1/2 degrees West, 197.5 feet to a stake corner in line of land of Bernard Whitmire; thence along line of Bernard Whitmire, North 81 degrees East, 280 feet to the place of BEGINNING. Containing 1.46 acres, said description is in accordance with a survey prepared by James Timbrell, Professional Engineer, dated June 25, 1964.

Subject to the Oil and Gas Lease dated April 11, 1961 with Shell Oil Company and recorded in the Office of the Recorder of Deeds.

BEING THE SAME PREMISES which William Huntington and Mary Huntington, his wife, by Deed dated July 2, 1964, recorded July 6, 1964, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania in Record Book 225, Page 678, granted and conveyed unto Donald Z. Kishbach and Marilyn Kishbach, his wife. Ronald Z. Kishbach departed life on this earth on or about March 10, 2013; and upon his death title vested solely in Marilyn Kishbach. Marilyn Kishbach departed life on this earth on or about September 22, 2022, and upon her death title passed to her legal heirs.

KNOWN AS 55 Shelhamer Road, Berwick, Pennsylvania 18603.
PARCEL NO. 11-06-009-01,000

PROPERTY ADDRESS: 55 SHELHAMER ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 11-06-009-01,000

Seized and taken into execution to be sold as the property of BETH ANN NORTON, GEORGIA KILE, ALL OF THE UNKNOWN HEIRS, VICKI M WISNIEWSKI, AMBER DAILY, ZANE KISHBACH in suit of FULTON BANK N.A.

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:
HENRY & BEAVER LLP
LEBANON, PA

TIMOTHY CHAMBERLAIN, Sheriff
Columbia County, Pennsylvania

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025CV108

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, SEPTEMBER 10, 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 or parcel of land situate in the Township of North Centre, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of State Highway Route 19038 leading from Lightstreet to Orangeville on the line of land of Bernard Whitmire; thence South 41 degrees East, 349 feet to a point in line of other land of William Huntington and Mary Huntington; thence along other land of William Huntington and Mary Huntington and along the westerly end of a stone culvert wall, South 60 3/4 degrees West, 157 feet to an iron pin corner in line of other land of William Huntington and Mary Huntington; hence along other land of William Huntington and Mary Huntington, North 50 1/2 degrees West, 240 feet to a post corner; thence continuing along other lands of William Huntington and Mary Huntington, North 37 1/2 degrees West, 197.5 feet to a stake corner in line of land of Bernard Whitmire; thence along line of Bernard Whitmire, North 81 degrees East, 280 feet to the place of BEGINNING. Containing 1.46 acres, said description is in accordance with a survey prepared by James Timbrell, Professional Engineer, dated June 25, 1964.

Subject to the Oil and Gas Lease dated April 11, 1961 with Shell Oil Company and recorded in the Office of the Recorder of Deeds.

BEING THE SAME PREMISES which William Huntington and Mary Huntington, his wife, by Deed dated July 2, 1964, recorded July 6, 1964, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania in Record Book 225, Page 678, granted and conveyed unto Donald Z. Kishbach and Marilyn Kishbach, his wife. Ronald Z. Kishbach departed life on this earth on or about March 10, 2013, and upon his death title vested solely in Marilyn Kishbach. Marilyn Kishbach departed life on this earth on or about September 22, 2022, and upon her death title passed to her legal heirs.

KNOWN AS 55 Shelhamer Road, Berwick, Pennsylvania 18603.
PARCEL NO. 11-06-009-01,000

PROPERTY ADDRESS: 55 SHELHAMER ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 11-06-009-01,000

Seized and taken into execution to be sold as the property of BETH ANN NORTON, GEORGIA KILE, ALL OF THE UNKNOWN HEIRS, VICKI M WISNIEWSKI, AMBER DAILY, ZANE KISHBAUGH in suit of FULTON BANK N.A.

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:
HENRY & BEAVER LLP
LEBANON, PA

TIMOTHY CHAMBERLAIN, Sheriff
Columbia County, Pennsylvania

7/8/25
emailed back
to correct.

Kishbaeh

ALL THAT CERTAIN piece or parcel of land situate in the Township of North Centre, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of State Highway Route 19038 leading from Lightstreet to Orangeville on the line of land of Bernard Whitmire; thence South 41 degrees East, 349 feet to a point in line of other land of William Huntington and Mary Huntington; thence along other land of William Huntington and Mary Huntington and along the westerly end of a stone culvert wall, South 60 $\frac{3}{4}$ degrees West, 157 feet to an iron pin corner in line of other land of William Huntington and Mary Huntington; hence along other land of William Huntington and Mary Huntington, North 50 $\frac{1}{2}$ degrees West, 240 feet to a post corner; thence continuing along other lands of William Huntington and Mary Huntington, North 37 $\frac{1}{2}$ degrees West, 197.5 feet to a stake corner in line of land of Bernard Whitmire; thence along line of Bernard Whitmire, North 81 degrees East, 280 feet to the place of BEGINNING. Containing 1.46 acres, said description is in accordance with a survey prepared by James Timbrell, Professional Engineer, dated June 25, 1964.

Subject to the Oil and Gas Lease dated April 11, 1961 with Shell Oil Company and recorded in the Office of the Recorder of Deeds.

BEING THE SAME PREMISES which William Huntington and Mary Huntington, his wife, by Deed dated July 2, 1964, recorded July 6, 1964, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania in Record Book 225, Page 678, granted and conveyed unto Donald Z. Kishbach and Marilyn Kishbach, his wife. Ronald Z. Kishbach departed life on this earth on or about March 10, 2013, and upon his death title vested solely in Marilyn Kishbach. Marilyn Kishbach departed life on this earth on or about September 22, 2022, and upon her death title passed to her legal heirs.

KNOWN AS 55 Shelhamer Road, Berwick, Pennsylvania 18603.

PARCEL NO. 11-06-009-01,000



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK N.A.
vs.
NORTON, BETH ANN (et al.)

Case Number
2025CV108

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 50
Manner: Adult in Charge **Expires:** 09/24/2025 **Warrant:**
Notes: SALE DATE & TIME: 09/10/2025 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: Deb Hower
Relation: Tax clerk
Date: 7/1/25 **Time:** 1001
Deputy: 8 **Mileage:**

Attorney / Originator:

Name: HENRY & BEAVER 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

2025CV108

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 09/24/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK N.A.
vs.
UNKNOWN HEIRS OF MARILYN G. KISHBACH (et al.)

Case Number
2025CV108

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 50
Manner: < Not Specified > **Expires:** 09/24/2025 **Warrant:**
Notes: SALE DATE & TIME: 09/10/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: COLUMBIA COUNTY TREASURERS OFFICE
Primary Address: 11 WEST MAIN STREET
BLOOMSBURG, PA 17815
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other
Adult In Charge: Heidi Knorr
Relation: Clerk
Date: 7/1/25 **Time:** 1606
Deputy: 8 **Mileage:**

Attorney / Originator:

Name: HENRY & BEAVER LLP **Phone:**

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TREA:

2025CV108

11 WEST MAIN STREET, BLOOMSBURG, PA 17815

EXP: 09/24/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK N.A.
vs.
NORTON, BETH ANN (et al.)

Case Number
2025CV108

SERVICE COVER SHEET

CENTRAL COLUMBIA SD

2025CV108

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

EXP: 09/24/2025

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 50
Manner: Adult in Charge **Expires:** 09/24/2025 **Warrant:**
Notes: SALE DATE & TIME: 09/10/2025 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: Nicole Moroney
Relation: Secretary
Date: 7/1/25 **Time:** 0830
Deputy: 8 **Mileage:**

Attorney / Originator:

Name: HENRY & BEAVER LLP **Phone:**

Service Attempts:

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

Service Attempt Notes:

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK N.A.
vs.
UNKNOWN HEIRS OF MARILYN G. KISHBACH (et al.)

Case Number
2025CV108

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 50

Manner: < Not Specified > **Expires:** 09/24/2025 **Warrant:**

Notes: SALE DATE & TIME: 09/10/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: MCMICHAEL & RAIRIGH FUNERAL HOME I

Primary Address: 119-121 EAST THIRD STREET
BERIWCK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Jacob Reader

Relation: Owner

Date: 7/1/25 **Time:** 1348

Deputy: 8 **Mileage:**

Attorney / Originator:

Name: HENRY & BEAVER 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. _____

MCMICHAEL & RAIRIGH FL

2025CV108

119-121 EAST THIRD STREET, BERIWCK, PA 18603

EXP: 09/24/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK N.A.
vs.
NORTON, BETH ANN (et al.)

Case Number
2025CV108

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 50

Manner: Adult in Charge **Expires:** 09/24/2025 **Warrant:**

Notes: SALE DATE & TIME: 09/10/2025 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~~ Secretary

Date: 7/1/25 **Time:** 1007

Deputy: 8 **Mileage:**

Attorney / Originator:

Name: HENRY & BEAVER LLP **Phone:**

Service Attempts:

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

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2025CV108 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 09/24/2025

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK N.A.
vs.
NORTON, BETH ANN (et al.)

Case Number
2025CV108

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 50

Manner: Adult in Charge **Expires:** 09/24/2025 **Warrant:**

Notes: SALE DATE & TIME: 09/10/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS
- Post It -

Serve To:

Name: ALL OF THE UNKNOWN HEIRS

Primary Address: 55 SHELHAMER ROAD
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 7/1/25 **Time:** 1047

Deputy: 8 **Mileage:**

Attorney / Originator:

Name: HENRY & BEAVER LLP **Phone:**

Service Attempts:

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

Service Attempt Notes:

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

ALL OF THE UNKNOWN HE

2025CV108

55 SHELHAMER ROAD, BERWICK, PA 18603

EXP: 09/24/2025



Stern & Eisenberg

LAW OFFICES

Stern & Eisenberg

www.sterneisenberg.com

1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Telephone: (215) 572-8111
Facsimile: (215) 572-5025

March 24, 2025

RE: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
v. Landyn D. Overton, solely in his capacity as known heir of Vikki Wetzel, deceased and T. W. a minor, c/o
Wendy Reidinger, guardian, solely in her capacity as known heir of Vikki Wetzel, deceased and The Unknown
Heirs of Vikki Wetzel

C.C.P. COLUMBIA CO. NO. 2023-CV-1279

Sheriff's Office
Columbia County Courthouse
P.O. Box 380
Berwick, PA 18603

Please serve the Defendant with Notice of Sheriff's Sale at the following address:

Landyn D. Overton
1004 North Market Street,
Berwick, PA 18603-2149

T. W. a minor, c/o Wendy Reidinger, guardian, solely in her capacity as known heir of Vikki Wetzel,
deceased
1004 North Market Street,
Berwick, PA 18603-2149

The Unknown Heirs of Vikki Wetzel
1004 North Market Street,
Berwick, PA 18603-2149

Landyn D. Overton, solely in his capacity as known heir of Vikki Wetzel, deceased
65 Woodside Drive
Easton, PA 18042

HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FULTON BANK, N.A., Successor
by Merger to FNB BANK, N.A.,
Plaintiff

vs.

BETH A. NORTON, AMBER DAILY,
GEORGIA KILE, VICKI M.
WISNIEWSKI and ZANE L. KISHBACH,
KNOWN HEIRS AND ALL OF THE
UNKNOWN HEIRS, SUCCESSORS
AND ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER MARILYN G. KISHBACH,
DECEASED, RECORD OWNER
AND MORTGAGOR,
Defendants

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

: No. 2025-CV-108

: 2025-ED-50

AFFIDAVIT PURSUANT TO RULE 3129.1

Fulton Bank, N.A. s/b/m FNB Bank, N.A., Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed and as of the present time the following information concerning the real property located at 55 Shelhamer Road, Berwick, North Centre Township, Columbia County, Pennsylvania 18603, and having a

legal description as set forth on Exhibit "A" attached hereto and incorporated by reference:

1. Name and address of Owners or Reputed Owners:

<u>Name</u>	<u>Address</u>
Beth Ann Norton	59 Heller Lane Berwick, PA 18603
Amber Daily	55 Shelhamer Road Berwick, PA 18603
Georgia G. Kile	403 East Third Street Berwick, PA 18603
Vicki M. Wisniewski	115 Maplewood Drive Douglassville, PA 19518
Zane L. Kishbach	430 East Sixth Street Berwick, PA 18603
The Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Marilyn G. Kishbach, Deceased	55 Shelhamer Road Berwick, PA 18603

2. Name and address of Defendants in the judgment.

<u>Name</u>	<u>Address</u>
Beth Ann Norton	59 Heller Lane Berwick, PA 18603
Amber Daily	55 Shelhamer Road Berwick, PA 18603
Georgia G. Kile	403 East Third Street Berwick, PA 18603

Vicki M. Wisniewski
115 Maplewood Drive
Douglassville, PA 19518

Zane L. Kishbach
430 East Sixth Street
Berwick, PA 18603

The Unknown Heirs, Successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title or
Interest From or Under
Marilyn G. Kishbach, Deceased
55 Shelhamer Road
Berwick, PA 18603

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

Name

Address

Fulton Bank, N.A.
s/b/m FNB Bank, N.A.

One Penn Square
Lancaster, PA 17602

McMichael-Rairigh & Baker
Funeral Home

119-121 East 3rd Street
Berwick, PA 18603

Travis C. Petty, Esquire
Attorney for McMichael-Rairigh &
Baker Funeral Home

Law Offices of Lutz & Petty LLC
916 West Front Street
Berwick, PA 18603

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

Name

Address

Fulton Bank, N.A.
s/b/m FNB Bank, N.A.

200 South Poplar Street
Berwick, PA 18603

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

<u>Name</u>	<u>Address</u>
n/a	

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

<u>Name</u>	<u>Address</u>
n/a	

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:

<u>Name</u>	<u>Address</u>	
/ Tenant / Occupant	55 Shelhamer Road Berwick, PA 18603	
/ Central Columbia School District	4777 Old Berwick Road Bloomsburg, PA 17815	
/ North Centre Township	1059 State Route 93 Berwick, PA 18603	
Berkheimer Appointed Tax Collector for North Centre Township	HAB-Misc (Real Estate) P.O. Box 25144 Lehigh Valley, PA 18002	X
Berkheimer Appointed Tax Collector for North Centre Township	HAB-DLT (Delinquent Taxes) P.O. Box 25153 Lehigh Valley, PA 18002	X
/ Columbia County Treasurer	Main Street County Annex 11 West Main Street Bloomsburg, PA 17815	

Columbia County Tax Claim ✓	Main Street County Annex 11 West Main Street Bloomsburg, PA 17815	
Columbia County Assessment Office	Main Street County Annex 11 West Main Street Bloomsburg, PA 17815	
Columbia County Domestic Relations Support Division ✓	Main Street County Annex 11 West Main Street Bloomsburg, PA 17815	
Commonwealth of Pennsylvania Department of Revenue Bureau of Individual Taxes	P.O. Box 280603 Harrisburg, PA 17128-0603	+ ✓
Commonwealth of Pennsylvania Department of Welfare	P.O. Box 2675 Harrisburg, PA 17105	- X ✓
Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division	6 th Floor, Strawberry Square Department 280601 Harrisburg, PA 17128	X ✓
Department of Human Services T.P.L. Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105	- X X ✓
Internal Revenue Service Technical Support Group	William Green Federal Building 600 Arch Street, Suite #03-A14-01 Philadelphia, PA 19106	✓ X
Internal Revenue Service Advisory Unit	600 Arch Street, Room 3259 Philadelphia, PA 19106	X X ✓
Internal Revenue Service Advisory Consolidated Receipts	7940 Kentucky Drive, Stop 2850F Florence, KY 41042	X ✓

The information provided in this Affidavit is based on a lien search which covers through June 2, 2025. Subsequent to the date of filing the Praecipe for Writ of Execution the lien search will be updated to and through the date of filing the Praecipe

for Writ of Execution, and if there are any additional mortgages, judgments or liens, or any party entitled to notice of sheriff's sale as of the date of filing the Praeceptum for Writ of Execution, said Notice will be provided at least thirty (30) days prior to the sale date and an Amended Affidavit Pursuant to Rule 3129.1 will be filed.

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. §4904 relating to unsworn falsification to authorities.

Date: June 24

HENRY & BEAVER LLP

By: 
MARC A. HESS
I.D. #55774
Attorney for Plaintiff

HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FULTON BANK, N.A., Successor
by Merger to FNB BANK, N.A.,
Plaintiff

vs.

BETH A. NORTON, AMBER DAILY,
GEORGIA KILE, VICKI M.
WISNIEWSKI and ZANE L. KISHBACH,
KNOWN HEIRS AND ALL OF THE
UNKNOWN HEIRS, SUCCESSORS
AND ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER MARILYN G. KISHBACH,
DECEASED, RECORD OWNER
AND MORTGAGOR,
Defendants

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

: No. 2025-CV-108

: 2025-ED-50

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the Public Access Policy of the Unified Judicial 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.

HENRY & BEAVER LLP

By: 

MARC A. HESS

I.D. #55774

Attorney for Plaintiff

ALL THAT CERTAIN piece or parcel of land situate in the Township of North Centre, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of State Highway Route 19038 leading from Lightstreet to Orangeville on the line of land of Bernard Whitmire; thence South 41 degrees East, 349 feet to a point in line of other land of William Huntington and Mary Huntington; thence along other land of William Huntington and Mary Huntington and along the westerly end of a stone culvert wall, South 60 $\frac{3}{4}$ degrees West, 157 feet to an iron pin corner in line of other land of William Huntington and Mary Huntington; hence along other land of William Huntington and Mary Huntington, North 50 $\frac{1}{2}$ degrees West, 240 feet to a post corner; thence continuing along other lands of William Huntington and Mary Huntington, North 37 $\frac{1}{2}$ degrees West, 197.5 feet to a stake corner in line of land of Bernard Whitmire; thence along line of Bernard Whitmire, North 81 degrees East, 280 feet to the place of BEGINNING. Containing 1.46 acres, said description is in accordance with a survey prepared by James Timbrell, Professional Engineer, dated June 25, 1964.

Subject to the Oil and Gas Lease dated April 11, 1961 with Shell Oil Company and recorded in the Office of the Recorder of Deeds.

BEING THE SAME PREMISES which William Huntington and Mary Huntington, his wife, by Deed dated July 2, 1964, recorded July 6, 1964, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania in Record Book 225, Page 678, granted and conveyed unto Donald Z. Kishbach and Marilyn Kishbach, his wife. Ronald Z. Kishbach departed life on this earth on or about March 10, 2013, and upon his death title vested solely in Marilyn Kishbach. Marilyn Kishbach departed life on this earth on or about September 22, 2022, and upon her death title passed to her legal heirs.

KNOWN AS 55 Shelhamer Road, Berwick, Pennsylvania 18603.

PARCEL NO. 11-06-009-01,000



HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FULTON BANK, N.A., Successor
by Merger to FNB BANK, N.A.,
Plaintiff

vs.

BETH A. NORTON, AMBER DAILY,
GEORGIA KILE, VICKI M.
WISNIEWSKI and ZANE L. KISHBACH,
KNOWN HEIRS AND ALL OF THE
UNKNOWN HEIRS, SUCCESSORS
AND ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER MARILYN G. KISHBACH,
DECEASED, RECORD OWNER
AND MORTGAGOR,
Defendants

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

: No. 2025-CV-108

: 2025-ED-50

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the Public Access Policy of the Unified Judicial 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.

HENRY & BEAVER LLP

By: 

MARC A. HESS

I.D. #55774

Attorney for Plaintiff

ALL THAT CERTAIN piece or parcel of land situate in the Township of North Centre, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of State Highway Route 19038 leading from Lightstreet to Orangeville on the line of land of Bernard Whitmire; thence South 41 degrees East, 349 feet to a point in line of other land of William Huntington and Mary Huntington; thence along other land of William Huntington and Mary Huntington and along the westerly end of a stone culvert wall, South 60 $\frac{3}{4}$ degrees West, 157 feet to an iron pin corner in line of other land of William Huntington and Mary Huntington; hence along other land of William Huntington and Mary Huntington, North 50 $\frac{1}{2}$ degrees West, 240 feet to a post corner; thence continuing along other lands of William Huntington and Mary Huntington, North 37 $\frac{1}{2}$ degrees West, 197.5 feet to a stake corner in line of land of Bernard Whitmire; thence along line of Bernard Whitmire, North 81 degrees East, 280 feet to the place of BEGINNING. Containing 1.46 acres, said description is in accordance with a survey prepared by James Timbrell, Professional Engineer, dated June 25, 1964.

Subject to the Oil and Gas Lease dated April 11, 1961 with Shell Oil Company and recorded in the Office of the Recorder of Deeds.

BEING THE SAME PREMISES which William Huntington and Mary Huntington, his wife, by Deed dated July 2, 1964, recorded July 6, 1964, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania in Record Book 225, Page 678, granted and conveyed unto Donald Z. Kishbach and Marilyn Kishbach, his wife. Ronald Z. Kishbach departed life on this earth on or about March 10, 2013, and upon his death title vested solely in Marilyn Kishbach. Marilyn Kishbach departed life on this earth on or about September 22, 2022, and upon her death title passed to her legal heirs.

KNOWN AS 55 Shelhamer Road, Berwick, Pennsylvania 18603.

PARCEL NO. 11-06-009-01,000



HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FULTON BANK, N.A., Successor
by Merger to FNB BANK, N.A.,
Plaintiff

vs.

BETH A. NORTON, AMBER DAILY,
GEORGIA KILE, VICKI M.
WISNIEWSKI and ZANE L. KISHBACH,
KNOWN HEIRS AND ALL OF THE
UNKNOWN HEIRS, SUCCESSORS
AND ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER MARILYN G. KISHBACH,
DECEASED, RECORD OWNER
AND MORTGAGOR,
Defendants

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

: No. 2025-CV-108

: 2025-ED-50

**NOTICE OF SHERIFF'S SALE PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.2**

TAKE NOTICE that a Sheriff's sale of valuable real estate is scheduled to be sold
at a public online auction conducted at:

<https://www.bid4assets.com/ColumbiaPASheriffSales>

(or such other location as designated by the Sheriff on or before the date of sale) on

September
10th, 2025
9:00 A.M.
PREVAILING LOCAL TIME

of all the estates, rights, titles, properties, claims and demands of the property of Beth A. Norton, Amber Daily, Georgia Kile, Vicki M. Wisniewski and Zane L. Kishbach, in their capacity as the known heirs of Marilyn G. Kishbach, deceased, and any and all of the Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Marilyn G. Kishbach, Deceased, Record Owner and Mortgagor, which are more fully described below:

OWNER OF PROPERTY: Beth A. Norton, Amber Daily, Georgia Kile, Vicki M. Wisniewski and Zane L. Kishbach, in their capacity as the known heirs of Marilyn G. Kishbach, deceased, and any and all of the Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Marilyn G. Kishbach, Deceased, Record Owner and Mortgagor

LOCATION OF PROPERTY TO BE SOLD: 55 Shelhamer Road, Berwick, North Centre Township, Columbia County, Pennsylvania 18603

DESCRIPTION OF PROPERTY TO BE SOLD: A legal description is attached hereto, incorporated herein and identified as Exhibit "A".

This Sheriff's sale takes place pursuant to a Judgment against Beth A. Norton, Amber Daily, Georgia Kile, Vicki M. Wisniewski and Zane L. Kishbach, in their capacity as the known heirs of Marilyn G. Kishbach, deceased, and any and all of the Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Marilyn G. Kishbach, Deceased, Record Owner and Mortgagor, in favor of Fulton Bank, N.A., s/b/m FNB Bank, N.A., which Judgment was entered at No. 2025-CV-108 in the amount of:

Principal -	\$ 29,719.18
Interest to 1/31/2025 -	2,640.62
Late Fees to 1/31/2025 -	195.54
Lien Satisfaction Fee -	68.75
Estate Tax Advanced by Plaintiff -	5,583.48
Actual Legal Fees and Costs Incurred to Date of Filing -	3,092.25
Total -	\$ 41,299.82

Plus interest after January 31, 2025, and continuing after entry of judgment at the contract rate (\$7.33 per diem), actual and additional attorney's fees and costs incurred, additional late fees after January 31, 2025, at the contract rate, costs of suit and all other amounts, fees and costs incurred in maintaining and preserving the Plaintiff's collateral and incidental to suit, execution and levy.

TAKE NOTICE that a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after the Sheriff's sale and distribution will be made in accordance with that Schedule of Distribution unless exceptions are filed thereto within ten (10) days after the filing of the Schedule of Distribution. No further notice of the filing of Schedule of Distribution will be given.

YOU MAY HAVE A LIEN OR OTHER INTEREST IN THE ABOVE PROPERTY. Any lien or interest you have in the above property may be forever lost or otherwise impaired if you do not properly take action to protect such lien or interest. You may have legal rights to prevent any lien or interest you have in the above property from being lost or otherwise impaired. For example, before the Sheriff's Sale, you may file a petition with the above Court of Common Pleas in order to open or strike the above judgment, or to stay or set aside the Sheriff's Sale, if you feel you have a defense or objection to the judgment or the execution procedures used, or for any other proper causes. After the Sheriff's Sale, but before delivery of the Sheriff's Deed to the real property, a petition to set aside the Sheriff's Sale for a grossly inadequate price or for any other proper causes also may be filed with said Court. You also may have the right to free legal help. A lawyer can advise you more specifically of these and other rights

you may have regarding the above matters. If you wish to exercise your rights, however, you must act promptly or you may lose such rights.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE FOLLOWING OFFICE TO FIND OUT WHERE YOU CAN GET LEGAL HELP:

North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
(570) 784-8760

Marc A. Hess
I.D. #55774
HENRY & BEAVER LLP
Attorney for Plaintiff

Timothy T. Chamberlain
Sheriff of Columbia County

HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FULTON BANK, N.A., Successor
by Merger to FNB BANK, N.A.,
Plaintiff

vs.

BETH A. NORTON, AMBER DAILY,
GEORGIA KILE, VICKI M.
WISNIEWSKI and ZANE L. KISHBACH,
~~KNOWN HEIRS AND ALL OF THE~~
~~UNKNOWN HEIRS, SUCCESSORS~~
AND ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER MARILYN G. KISHBACH,
DECEASED, RECORD OWNER
AND MORTGAGOR,
Defendants

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

: No. 2025-CV-108

2025-ED-50

WRIT OF EXECUTION

NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of Three Hundred Dollars (\$300.00). There

are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions or other rights.

If you have an exemption, you should do the following promptly: (1) Fill out the attached claim form and demand for a prompt hearing. (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

You should come to court ready to explain your exemption. If you do not come to court and prove your exemption, you may lose some of your property.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REASONABLE FEE OR NO FEE.

North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
(570) 784-8760

HENRY & BEAVER LLP

By: 

MARC A. HESS
I.D. #55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042
(717) 274-3644
Attorney for Plaintiff

AMERICANS WITH DISABILITIES ACT OF 1990

The Court of Common Pleas of Columbia County is required by law to comply with the Americans with Disabilities Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled individuals having business before the Court, please contact the Court Administrator's Office at 570-389-5667. All arrangements must be made at least 72 hours prior to any hearing or business before the Court. You must attend the scheduled conference or hearing.

HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FULTON BANK, N.A., Successor
by Merger to FNB BANK, N.A.,
Plaintiff

vs.

BETH A. NORTON, AMBER DAILY,
GEORGIA KILE, VICKI M.
WISNIEWSKI and ZANE L. KISHBACH,
KNOWN HEIRS AND ALL OF THE
UNKNOWN HEIRS, SUCCESSORS
AND ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER MARILYN G. KISHBACH,
DECEASED, RECORD OWNER
AND MORTGAGOR,
Defendants

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

:
: No. 2025-CV-108
:

2025-ED-50

WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF COLUMBIA :

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs against Beth A. Norton, Amber Daily, Georgia Kile, Vicki M. Wisniewski and Zane L. Kishbach, in their capacity as the known heirs of Marilyn G. Kishbach, deceased, and any and all of the Unknown Heirs,

Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Marilyn G. Kishbach, Deceased, Record Owner and Mortgagor, Defendants.

1. You are directed to levy upon the property of the Defendants **commonly known as 55 Shelhamer Road, Berwick, North Centre Township, Columbia County, Pennsylvania 18603, and as more fully described on Exhibit "A" attached hereto.**

2. You are directed to attach the property of the Defendants not levied upon in the possession of: n/a

3. If property of the Defendants not levied upon and subject to attachment is found in the possession of anyone other than a named Garnishee, you are directed to notify him/her that he/she has been added as a Garnishee and is enjoined as above stated.

4. Amount Due:

Principal -	\$ 29,719.18
Interest to 1/31/2025 -	2,640.62
Late Fees to 1/31/2025 -	195.54
Lien Satisfaction Fee -	68.75
Estate Tax Advanced by Plaintiff -	5,583.48
Actual Legal Fees and Costs Incurred to Date of Filing -	<u>3,092.25</u>
Total -	\$ 41,299.82

Plus interest after January 31, 2025, and continuing after entry of judgment at the contract rate (\$7.33 per diem), actual and additional attorney's fees and costs incurred, additional late fees after January 31, 2025, at the contract rate, costs of suit and all

other amounts, fees and costs incurred in maintaining and preserving the Plaintiff's collateral and incidental to suit, execution and levy.

6/25/2025
Seal of the Court

Stephanie Stroup
Prothonotary

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

By: Melissa Trough
Deputy

**MAJOR EXEMPTIONS UNDER PENNSYLVANIA
AND FEDERAL LAW**

1. \$300.00 statutory exemption.
2. Bibles, school books, sewing machines, uniforms and equipment.
3. Most wages and unemployment compensation.
4. Social Security benefits.
5. Certain retirement funds and accounts.
6. Certain veteran and armed forces benefits.
7. Certain insurance proceeds.
8. Such other exemptions as may be provided by law.

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Defendants

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

: No. 2025-CV-108

2025-ED-50

CLAIM FOR EXEMPTION

TO THE SHERIFF:

I, the above-named Defendant, claim exemption of property from levy or attachment:

1. From my personal property in my possession which has been levied upon,

a. I desire that my \$300.00 statutory exemption be

_____ (i) set aside in kind (specify property to be set aside in kind): _____
_____;

_____ (ii) paid in cash following the sale of the property levied upon; or

b. I claim the following exemption (specify the property and basis of exemption): _____

2. From my property which is in the possession of a third party, I claim the following exemptions:

a. My \$300.00 statutory exemption: _____ in cash; _____ in kind
(specify property): _____

b. Social Security benefits on deposit in the amount of \$ _____.

c. Other (specify amount and basis of exemption): _____
_____.

I request a prompt court hearing to determine the exemption.

Notice of the hearing should be given to me at

Address

Telephone Number

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

Date: _____

Defendant

THIS CLAIM TO BE FILED WITH THE OFFICE OF THE SHERIFF OF COLUMBIA COUNTY, Columbia County Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania. Telephone Number 570-389-5622.

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FULTON BANK, N.A., Successor
by Merger to FNB BANK, N.A.,
Plaintiff

vs.

BETH A. NORTON, AMBER DAILY,
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KNOWN HEIRS AND ALL OF THE
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: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

: No. 2025-CV-108

2025-ED-50

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the Public Access Policy of the Unified Judicial 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.

HENRY & BEAVER LLP

By: 

MARC A. HESS

I.D. #55774

Attorney for Plaintiff

ALL THAT CERTAIN piece or parcel of land situate in the Township of North Centre, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of State Highway Route 19038 leading from Lightstreet to Orangeville on the line of land of Bernard Whitmire; thence South 41 degrees East, 349 feet to a point in line of other land of William Huntington and Mary Huntington; thence along other land of William Huntington and Mary Huntington and along the westerly end of a stone culvert wall, South 60 $\frac{3}{4}$ degrees West, 157 feet to an iron pin corner in line of other land of William Huntington and Mary Huntington; hence along other land of William Huntington and Mary Huntington, North 50 $\frac{1}{2}$ degrees West, 240 feet to a post corner; thence continuing along other lands of William Huntington and Mary Huntington, North 37 $\frac{1}{2}$ degrees West, 197.5 feet to a stake corner in line of land of Bernard Whitmire; thence along line of Bernard Whitmire, North 81 degrees East, 280 feet to the place of BEGINNING. Containing 1.46 acres, said description is in accordance with a survey prepared by James Timbrell, Professional Engineer, dated June 25, 1964.

Subject to the Oil and Gas Lease dated April 11, 1961 with Shell Oil Company and recorded in the Office of the Recorder of Deeds.

BEING THE SAME PREMISES which William Huntington and Mary Huntington, his wife, by Deed dated July 2, 1964, recorded July 6, 1964, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania in Record Book 225, Page 678, granted and conveyed unto Donald Z. Kishbach and Marilyn Kishbach, his wife. Ronald Z. Kishbach departed life on this earth on or about March 10, 2013, and upon his death title vested solely in Marilyn Kishbach. Marilyn Kishbach departed life on this earth on or about September 22, 2022, and upon her death title passed to her legal heirs.

KNOWN AS 55 Shelhamer Road, Berwick, Pennsylvania 18603.

PARCEL NO. 11-06-009-01,000



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: June 30, 2025

Re: Sheriffs Sale Advertising Dates

FULTON BANK N.A.

VS.

UNKNOWN HEIRS, SUCCESSORS AND ALL PERSONS FROM OR UNDER MARILYN G. KISHBAUGH, DECEASED

No. 108 of 2025 J.D. and No. 50 of 2025 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1 st Week	August 20 th 2025
2 nd Week	August 27 th 2025
3 rd Week	September 3 rd 2025

SALE DATE: **September 10th 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 SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025CV108

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, SEPTEMBER 10, 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 or parcel of land situate in the Township of North Centre, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of State Highway Route 19038 leading from Lightstreet to Orangeville on the line of land of Bernard Whitmire; thence South 41 degrees East, 349 feet to a point in line of other land of William Huntington and Mary Huntington; thence along other land of William Huntington and Mary Huntington and along the westerly end of a stone culvert wall, South 60 3/4 degrees West, 157 feet to an iron pin corner in line of other land of William Huntington and Mary Huntington; thence along other land of William Huntington and Mary Huntington; North 50 1/2 degrees West, 240 feet to a post corner; thence continuing along other lands of William Huntington and Mary Huntington; North 37 1/2 degrees West, 197.5 feet to a stake corner in line of land of Bernard Whitmire; thence along line of Bernard Whitmire, North 81 degrees East, 280 feet to the place of BEGINNING. Containing 1.46 acres, said description is in accordance with a survey prepared by James Timbrell, Professional Engineer, dated June 25, 1964.

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KNOWN AS 55 Shelhamer Road, Berwick, Pennsylvania 18603.

PARCEL NO. 11-06-009-01,000

PROPERTY ADDRESS: 55 SHELHAMER ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 11-06-009-01,000

Seized and taken into execution to be sold as the property of BETH ANN NORTON, GEORGIA KILE, ALL OF THE UNKNOWN HEIRS, VICKI M WISNIEWSKI, AMBER DAILY, ZANE KISHBACH in suit of FULTON BANK N.A..

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:
HENRY & BEAVER LLP
LEBANON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania



Henry & Beaver
ATTORNEYS AT LAW

Wiley P. Parker*
John H. Whitmoyer
Kevin M. Richards
Marc A. Hess
Amy B. Leonard
Roberta J. Santiago
Heather A. Eggert
Toby J. Burris

937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
www.henrybeaver.com

Charles V. Henry, III
1960 - 2022
R. Hart Beaver
1964 - 2004

Phone (717) 274-3644, Ext. 115
Fax (717) 274-6782
hess@henrybeaver.com

*Certified in Civil Trial Advocacy by the
National Board of Trial Advocacy

June 24, 2025

Office of the Sheriff
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

**Re: Fulton Bank, N.A. s/b/m FNB Bank, N.A. vs. Beth A. Norton, Amber Daily, Georgia Kile, Vicki M. Wisniewski and Zane L. Kishbach, Known Heirs and All of the Unknown Heirs, Successors and Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Marilyn G. Kishbach, Deceased, Record Owner and Mortgagor
No. 2025-CV-2025-CV-108**

Dear Sirs:

Please serve the Writ of Execution and Notice of Sheriff's Sale filed in the above matter as follows:

1. Post the property located at: 55 Shelhamer Road, Berwick, Columbia County, Pennsylvania 18603, with the Writ of Execution and Notice of Sheriff's Sale.
2. **Deputize the Sheriff of Berks County** to serve a copy of the Writ of Execution and Notice of Sheriff's Sale upon Defendant Vicki M. Wisniewski at 115 Maplewood Drive, Douglassville, Berks County, Pennsylvania 19518.
3. Serve a copy of the Writ of Execution and Notice of Sheriff's Sale upon Defendant Beth A. Norton at 59 Heller Lane, Berwick, Columbia County, Pennsylvania 18603.

Page 2
June 24, 2025

4. Serve a copy of the Writ of Execution and Notice of Sheriff's Sale upon Defendant Amber Daily at 55 Shelhamer Road, Berwick, Columbia County, Pennsylvania 18603.

5. Serve a copy of the Writ of Execution and Notice of Sheriff's Sale upon Defendant Georgia Kile at 403 East Third Street, Berwick, Columbia County, Pennsylvania 18603.

6. Serve a copy of the Writ of Execution and Notice of Sheriff's Sale upon Defendant Zane L. Kishbach at 430 East Sixth Street, Berwick, Columbia County, Pennsylvania 18603.

7. Serve a copy of the Writ of Execution and Notice of Sheriff's Sale upon the Defendant All of the Unknown Heirs, Successors and Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Marilyn G. Kishbach, Deceased, Record Owner and Mortgagor at 55 Shelhamer Road, Berwick, Columbia County, Pennsylvania 18603 via posting as directed in the Order of Court attached hereto.

Thank you for your attention to this matter. If you have any questions or comments, please feel free to contact me.

Very truly yours,



MARC A. HESS

/lif
encl.

cc: Ms. Finalie Reid, Fulton Bank, N.A.

COPY

FILED
PROTECTIVE COPY

2025 MAR 11 PM 2:32

CLERK OF COURT'S OFFICE
COUNTY OF COLUMBIA, PA

HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FULTON BANK, N.A., Successor
by Merger to FNB BANK, N.A.,
Plaintiff

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

vs.

: No. 2025-CV-108

BETH A. NORTON, AMBER DAILY,
GEORGIA KILE, VICKI M.
WISNIEWSKI and ZANE L. KISHBACH,
KNOWN HEIRS AND ALL OF THE
UNKNOWN HEIRS, SUCCESSORS
AND ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER MARILYN G. KISHBACH,
DECEASED, RECORD OWNER
AND MORTGAGOR,
Defendants

**ORDER OF COURT APPROVING AND DIRECTING SPECIAL SERVICE
UPON THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS OR ASSOCIATIONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER
MARILYN G. KISHBACH**

AND NOW, this 11th day of March, 2025, upon consideration
of Fulton Bank, N.A.'s Motion for Service Upon Unknown Heirs, Successors and
Assigns Pursuant to Special Order of Court Under Pa.R.C.P. 430 (a) and (b) and 410 it

is hereby ORDERED that Plaintiff's Motion is GRANTED. The Sheriff and/or Plaintiff are directed to serve the Complaint in Mortgage Foreclosure upon the Defendant(s) the Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Marilyn G. Kishbach, Deceased, (excluding the known heirs, Beth Ann Norton, Amber Daily, Georgia G. Kile, Vicki M. Wisniewski and Zane L. Kishbach, and any subsequently located heirs who shall be served as required by original process), (i) by publication as provided in Pa.R.C.P. 430(b)(2) and Columbia County Local Rule one (1) time in the Press-Enterprises, being the daily newspaper of general circulation in Columbia County and (ii) by posting a copy of the Complaint upon the subject property located at 55 Shelhamer Road, Berwick, North Centre Township, Columbia County, Pennsylvania 18603 (the "Property"); and

It is further ORDERED and DECREED that Plaintiff shall be entitled to serve any further pleadings, default notices, notices (including Notice of Sheriff's Sale) and any other notices, motions, petitions and matters which may require service by original process or otherwise upon the Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Marilyn G. Kishbach, Deceased, by either Plaintiff and/or the Sheriff posting a copy of the same upon the Property.

BY THE COURT,

151 Richard W. Knecht J.

55 Shelhamer Rd.

REAL ESTATE OUTLINE

ED # 2025 ED50

DATE RECEIVED 6-26-2025
DOCKET AND INDEX 2025 CV 108

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR <u>2,000.00</u>	<u>X</u>	CK# <u>95430</u>

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

SALE DATE Sept 10^{am} TIME 9:00am
 POSTING DATE _____
 ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>Aug. 20</u>
2 ND WEEK	<u>Aug. 27</u>
3 RD WEEK	<u>Sept 3</u>

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KNOWN AS 55 Shelhamer Road, Berwick, Pennsylvania 18603.

PARCEL NO. 11-06-009-01,000

HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
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FULTON BANK, N.A., Successor
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Plaintiff

vs.

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KNOWN HEIRS AND ALL OF THE
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AND MORTGAGOR,
Defendants

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

: No. 2025-CV-108

: 2025-ED-50

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession (after notifying such person of such levy or attachment), without liability on the part of such

Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereon.

Dated: June 24, 2025



Marc A. Hess
Attorney for Plaintiff

HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
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FULTON BANK, N.A., Successor
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: No. 2025-CV-108

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CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the Public Access Policy of the Unified Judicial 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.

HENRY & BEAVER LLP

By: 

MARC A. HESS
I.D. #55774
Attorney for Plaintiff

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: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

: No. 2025-CV-108

2025-ED-50

**AFFIDAVIT AS TO NON-MILITARY SERVICE AND
CERTIFICATION OF LAST KNOWN ADDRESSES OF DEFENDANTS**

COMMONWEALTH OF PENNSYLVANIA

:
: ss.
:

COUNTY OF LEBANON

Before me the undersigned authority, personally appeared Marc A. Hess,
attorney for Plaintiff, who being duly sworn according to law, deposes and says that
upon reasonable investigation to the best of his knowledge and belief the Defendants
are not in the active Military or Naval Service of the United States of America and that
the last known addresses of said Defendants are as follows:

Beth Ann Norton
59 Heller Lane
Berwick, PA 18603

Zane L. Kishbach
430 East Sixth Street
Berwick, PA 18603

Amber Daily
55 Shelhamer Road
Berwick, PA 18603

The Unknown Heirs, Successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title or
Interest From or Under
Marilyn G. Kishbach, Deceased
55 Shelhamer Road
Berwick, PA 18603

Georgia G. Kile
403 East Third Street
Berwick, PA 18603

Vicki M. Wisniewski
115 Maplewood Drive
Douglassville, PA 19518

HENRY & BEAVER LLP

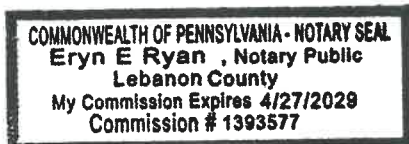
By:



MARC A. HESS
I.D. #55774
Attorney for Plaintiff

Sworn to and subscribed to before me
this 24th day of June,
2025.


Notary Public



HENRY & BEAVER LLP
By: Marc A. Hess
Identification No. 55774
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140
(717) 274-3644

FULTON BANK, N.A., Successor
by Merger to FNB BANK, N.A.,
Plaintiff

vs.

BETH A. NORTON, AMBER DAILY,
GEORGIA KILE, VICKI M.
WISNIEWSKI and ZANE L. KISHBACH,
KNOWN HEIRS AND ALL OF THE
UNKNOWN HEIRS, SUCCESSORS
AND ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER MARILYN G. KISHBACH,
DECEASED, RECORD OWNER
AND MORTGAGOR,
Defendants

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

: No. 2025-CV-108

2025-ED-50

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the Public Access Policy of the Unified Judicial 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.

HENRY & BEAVER LLP

By: 

MARC A. HESS
I.D. #55774
Attorney for Plaintiff



Henry & Beaver^{LLP}
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Lebanon, PA 17042-1140
www.henrybeaver.com

Charles V. Henry, III
1960 - 2022
R. Hart Beaver
1964 - 2004

Phone (717) 274-3644, Ext. 115
Fax (717) 274-6782
hess@henrybeaver.com

*Certified in Civil Trial Advocacy by the
National Board of Trial Advocacy

June 24, 2025

Office of the Sheriff
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

**Re: Fulton Bank, N.A. s/b/m FNB Bank, N.A. vs. Beth A. Norton, Amber Daily, Georgia Kile, Vicki M. Wisniewski and Zane L. Kishbach, Known Heirs and All of the Unknown Heirs, Successors and Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Marilyn G. Kishbach, Deceased, Record Owner and Mortgagor
No. 2025-CV-2025-CV-108**

Dear Sirs:

We have filed a Praeceptum for Writ of Execution in the above-referenced matter. Included herewith please find the following as courtesy copies. **The originals have been filed with the Prothonotary and will be forwarded to your office.**

1. Notice of Sheriff's Sale Pursuant to Pa.R.C.P. 3129.2
2. Praeceptum for Writ of Execution
3. Writ of Execution
4. Affidavit Pursuant to Rule 3129.1
5. Waiver of Watchman.

Page 2
June 24, 2025

6. Affidavit as to Non-Military Service and Certification of Last Known Addresses of Defendants.

7. Copy of the property description.

Thank you for your attention to this matter. If you have any questions or comments, please feel free to contact me.

Very truly yours,



MARC A. HESS

/lif
encl.

cc: Ms. Finalie Reid, Fulton Bank, N.A.

ENDER: 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.

Article Addressed to:

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



9590 9402 9522 5069 0179 29

Article Number (Transfer from service label)

9589 0710 5270 3195 5388 98

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Benjamin* Agent Addressee

B. Received by (Printed Name) *BEN BEAVER* C. Date of Delivery *JUL 10 2025*

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

3. Service Type

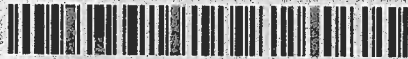
- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation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

ENDER: 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.

Article Addressed to:

Commonwealth of Pennsylvania
Dept. of Welfare
P.O. Box 2675
Harrisburg, PA 17105



9590 9402 9522 5069 0180 25

Article Number (Transfer from service label)

9589 0710 5270 3195 5388 36

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Benjamin* Agent Addressee

B. Received by (Printed Name) *BEN BEAVER* C. Date of Delivery *JUL 10 2025*

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

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

ENDER: 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.

Article Addressed to:

Berkheimer Tax Collector
for North Centre Twp
PO Box 25144
Lehigh Valley, PA 18002



COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Earl Range* Agent Addressee

B. Received by (Printed Name) *Earl Range* C. Date of Delivery *JUL 10 2025*

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

3. Service Type

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

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.

Article Addressed to:
Berkheimer HAB-DLT
PO Box 25153
Lehigh Valley, PA 18002



Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
B. Received by (Printed Name) *E. K. [unclear]* C. Date of Delivery
JUL 10 2025
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

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

Article Addressed to:
Common of PA Dept. of Revenue
Bureau of Individual Taxes
P.O. Box 280603
Harrisburg, PA 17128



9590 9402 9522 5069 0175 85

Article Number (Transfer from service label)
9589 0710 5270 3195 5381 71

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Signature on file* Agent
 Addressee
B. Received by (Printed Name) *With USPS 17107* C. Date of Delivery
JUL 10 2025
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

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

Article Addressed to:
PO Bureau of Individual Taxes
Inheritance Tax Division
11th Fl Strawbery Sq.
Dept. 280601
Harrisburg PA 17128



9590 9402 9522 5069 0175 92

Article Number (Transfer from service label)
9589 0710 5270 3195 5388 74

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Signature on file* Agent
 Addressee
B. Received by (Printed Name) *With USPS 17107* C. Date of Delivery
JUL 10 2025
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

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

Article Addressed to:

Small Business Administration
650 American Ave #301
King of Prussia, PA 19406



9590 9402 9522 5069 0179 36

Article Number (Transfer from service label)

9589 0710 5270 3195 5389 04

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]* Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

[Signature]

7-10

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

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.

Article Addressed to:

Internal Revenue Service
7940 Kentucky Drive
3rd Fl 2850 F
Florence, KY 41042



9590 9402 9522 5069 0178 99

Article Number (Transfer from service label)

9589 0710 5270 3195 5388 43

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]* Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

[Signature]

JUL 15 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

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.

Article Addressed to:

U.S. TREASURY DEPARTMENT
600 ARCH STREET ROOM 3259
PHILDELPHIA, PA 19106



9590 9402 9522 5069 0179 43

Article Number (Transfer from service label)

9589 0710 5270 3195 5389 11

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]* Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

[Signature]

7/10/20

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

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.

Article Addressed to:
 IRS - Tech Support Group
 William Green Federal Build
 600 Arch St. Suite 03A14-01
 Philadelphia, PA 19104



9590 9402 9522 5069 0179 50

Article Number (Transfer from service label)
 9589 0710 5270 3195 5388 67

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent
 Addressee

B. Received by (Printed Name) _____ C. Date of Delivery *7/10/20*

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

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.

Article Addressed to:
 Internal Revenue Service
 600 Arch St. Rm 3259
 Philadelphia, PA 19104



9590 9402 9522 5069 0179 05

Article Number (Transfer from service label)
 9589 0710 5270 3195 5388 50

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent
 Addressee

B. Received by (Printed Name) _____ C. Date of Delivery *7/10/20*

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

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.

Article Addressed to:
 Office of F.A.I.R.
 P.O. Box 8016
 Harrisburg, PA 17105



9590 9402 9522 5069 0175 61

Article Number (Transfer from service label)
 9589 0710 5270 3195 5380 27

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent
 Addressee

B. Received by (Printed Name) _____ C. Date of Delivery *JUL 10 2020*

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

Domestic Return Receipt

HOLD TO LIGHT TO VIEW FINE WATERMARK IN PAPER - HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED

HENRY & BEAVER LLP

P. O. Box 1140
Lebanon, PA 17042-1140
717-274-3644

Fulton Bank

60-142/313

95430

Two thousand and NO/100

PAY
TO THE
ORDER
OF

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



DATE

06/24/2025

AMOUNT

2000.00

General Account / Void After 180 Days

AUTHORIZED SIGNATURE

Security features. Details on back.

⑈095430⑈ ⑆031301422⑆ 0001135236⑈

2