

**COLUMBIA COUNTY REGISTER AND RECORDER  
RECEIPT**

Inv Number: 282105	Invoice Date: 03/12/2026 3:36:55 PM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF OFFICE	Last Change:	Receipt By: MAIL	By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	<b>DEED</b>	\$88.75	202601874	FISHINGCREEK
	Grantor - WERST, ANDRES		03/12/26 3:36:56 PM	TOWNSHIP
	Grantee - M & T BANK			
	Consideration - \$4,020.13			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$41.25		
	AFFORDABLE HOUSING	\$13.50		
	BLIGHTED PROPERTY/DEMOLITION FUND	\$15.00		
	RECORDING FEES - RECORDER	\$13.50		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF DEED			
	<b>TOTAL CHARGES</b>	<u>\$88.75</u>		
	<b>PAYMENTS</b>			
	CHECK: 9759 - SHERIFF OFFICE	<u>\$88.75</u>		
	<b>TOTAL PAYMENTS</b>	<u>\$88.75</u>		
	<b>AMOUNT DUE</b>	\$88.75		
	PAYMENT ON INVOICE	(\$88.75)		
	<b>BALANCE DUE ON INVOICE</b>	\$0.00		

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



M & T BANK  
vs.  
ANDREW WERST (et al.)

Case Number  
2024CV575

**PROPERTY ADDRESS**

730 RIDGE ROAD, SHICKSHINNY, PA 18655

## REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
08/25/2025	Advertising Sale (Newspaper)			\$15.00	\$0.00
08/25/2025	Advertising Sale Bills & Copies			\$17.50	\$0.00
08/25/2025	Crying Sale			\$10.00	\$0.00
08/25/2025	Docketing			\$15.00	\$0.00
08/25/2025	Levy			\$15.00	\$0.00
08/25/2025	Mailing Costs			\$72.00	\$0.00
08/25/2025	Posting Handbill			\$15.00	\$0.00
08/25/2025	Poundage			\$620.68	\$0.00
08/25/2025	Press Enterprise Inc.			\$1,875.20	\$0.00
08/25/2025	Prothonotary, Acknowledge Deed			\$10.00	\$0.00
08/25/2025	Sheriff Automation Fund			\$50.00	\$0.00
08/25/2025	Sheriff's Deed			\$35.00	\$0.00
08/25/2025	Solicitor Services			\$150.00	\$0.00
08/25/2025	Transfer Tax Form			\$25.00	\$0.00
08/25/2025	Web Posting			\$100.00	\$0.00
08/25/2025	Deputize Advance Fee	(PAID 08/25/2025) SCHUYLKILL CO SHERIFF	9653	\$200.00	\$0.00
08/29/2025	Advance Fee	Advance Fee	990891	\$0.00	\$2,000.00
10/08/2025	Advance Fee	Advance Fee	4527	\$0.00	\$115.20
10/09/2025	Service			\$270.00	\$0.00
10/09/2025	Service Mileage			\$24.00	\$0.00
10/09/2025	Distribution Form			\$25.00	\$0.00
10/09/2025	Copies			\$9.00	\$0.00
10/09/2025	Notary Fee			\$15.00	\$0.00
10/09/2025	Tax Claim Search			\$15.00	\$0.00
10/09/2025	Surcharge			\$80.00	\$0.00
10/09/2025	Recording Fees			\$86.75	\$0.00
10/21/2025	Continued or Cancelled Sale	Postponed to: 11/19/2025		\$10.00	\$0.00
10/22/2025	Continued or Cancelled Sale	Postponed to: 1/14/2026		\$10.00	\$0.00
01/14/2026	Recorder, Lien Search			\$250.00	\$0.00
				<b>\$4,020.13</b>	<b>\$2,115.20</b>
<b>TOTAL BALANCE:</b>				<b>\$(1,904.93)</b>	

88-75

**KML LAW GROUP, P.C.**

Suite 5000 The Lits Building  
701 Market Street  
Philadelphia, PA 19106  
[www.kmlawgroup.com](http://www.kmlawgroup.com)

01/20/2026

SHERIFF OF Columbia COUNTY  
Real Estate Division  
Sheriff's Office  
Sheriff's Office PO Box 380 Bloomsburg, PA 17815

RE: M&T BANK vs. ANDREW WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased, JEFFREY WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased, MABEL WERST Solely in Her Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased and The Unknown Heirs of LANCE E WERST A/K/A LANCE F WERST, Deceased

**Sale Book/Writ No.:** /

Docket Number: 2024-CV-575 / 2025-ED-70

Sale Date: Wednesday, January 14, 2026

Property Address: 730 Ridge Road Shickshinny, PA 18655

To the Sheriff:

Enclosed are Transfer Tax Affidavits with regard to the above-captioned matter.

Please deed the property to:

M&T BANK  
One Fountain Plaza Buffalo, NY 14203

**If funds are required to settle with the Sheriff and they are not enclosed, please email the cost sheet to our post sale department at [postsale@kmlawgroup.com](mailto:postsale@kmlawgroup.com) or fax to: 267-515-5649.**

Please notify our office when the deed is recorded.

**KML LAW GROUP, P.C.**

Post Sale Department

Phone: 215-627-1322

Fax: 267-515-5649

[postsale@kmlawgroup.com](mailto:postsale@kmlawgroup.com)

**Enclosed: (if applicable)**

Sheriff's Costs Sheet showing Balance Due of \$ \_\_\_\_\_

KML Check Number \_\_\_\_\_

Settlement Amount(s) \$ \_\_\_\_\_

Loan Type CONVENTIONAL

KML # 227519

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

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

State Tax Paid: \_\_\_\_\_  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Instrument Number: \_\_\_\_\_  
Date Recorded: \_\_\_\_\_

**SECTION I TRANSFER DATA**

Date of Acceptance of Document 01/14/2026					
Grantor(s)/Lessor(s) Sheriff of Columbia County		Telephone Number (570) 389-5622		Grantee(s)/Lessee(s) M&T BANK	
Mailing Address PO Box 380		Mailing Address One Fountain Plaza			
City Bloomsburg		State PA	ZIP Code 17815	City Buffalo	State NY
				ZIP Code 14203	

**SECTION II REAL ESTATE LOCATION**

Street Address 730 Ridge Road		City, Township, Borough Shickshinny, TOWNSHIP OF FISHINGCREEK			
County Columbia		School District BENTON AREA S D		Tax Parcel Number 151500700	

**SECTION III VALUATION DATA**

Was transaction part of an assignment or relocation?  YES  NO

1. Actual Cash Consideration 31,034.00	2. Other Consideration + 0.00	3. Total Consideration = 31,034.00
4. County Assessed Value 17,539.00	5. Common Level Ratio Factor x 7.01	6. Computed Value = 122,948.39

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

1a. Amount of Exemption Claimed \$ 122,948.39	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
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2. Fill in the Appropriate Oval Below for Exemption Claimed.
- Will or intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
  - Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
  - Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
  - Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
  - Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
  - Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
  - Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
  - Statutory corporate consolidation, merger or division. (Attach copy of articles.)
  - Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

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

Name KML LAW GROUP, P.C.			Telephone Number (215) 627-1322		
Mailing Address 701 Market Street, Suite 5000. The Lits Building		City Philadelphia	State PA	ZIP Code 19106	

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

Signature of Correspondent or Responsible Party 	Date 01/20/2026
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



Plaintiff  
M & T BANK

vs.

Defendant  
ANDREW WERST  
MABEL WERST  
JEFFREY WERST  
THE UNKNOWN HEIRS OF LANCE E.  
WERST / DECEASED

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

**Sheriff's Sale Date:** Wednesday, January 14, 2026  
**Sale Number:** 2025ED77  
**Writ of Execution No. :** 2024CV575  
**Advance Sheriff Costs:** \$2,000.00

**Location of the real estate:** 730 RIDGE ROAD, SHICKSHINNY, PA 18655, FISHING  
CREEK TOWNSHIP

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$72.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,875.20
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$150.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$270.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$9.00
Notary Fee	\$15.00
Tax Claim Search	\$15.00
Surcharge	\$80.00
Continued or Cancelled Sale	Postponed to: 11/19/2025 \$10.00
Continued or Cancelled Sale	Postponed to: 1/14/2026 \$10.00
Other	\$84.80

**Total Sheriff Costs** **\$2,947.50**

## Distribution Costs

Recording Fees	\$86.75
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Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

**Total Distribution Costs** **\$86.75**

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**Grand Total:** **\$3,034.25**

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

**M&T BANK**

One Fountain Plaza  
Buffalo, NY 14203

Plaintiff

vs.

**ANDREW WERST Solely in His Capacity as  
Heir of LANCE E. WERST A/K/A LANCE F.  
WERST, Deceased**

**JEFFREY WERST Solely in His Capacity as  
Heir of LANCE E. WERST A/K/A LANCE F.  
WERST, Deceased**

**MABEL WERST Solely in Her Capacity as Heir  
of LANCE E. WERST A/K/A LANCE F.  
WERST, Deceased**

**The Unknown Heirs of LANCE E WERST  
A/K/A LANCE F WERST, Deceased**

Mortgagor(s) and Record Owner(s)  
730 Ridge Road  
Shickshinny, PA 18655

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No.: 2024-CV-575 / 2025-ED-70

**DOCUMENT: AFFIDAVIT PURSUANT  
TO RULE 3129.1**

**FILED ON BEHALF OF:**  
M&T BANK

**ATTORNEY FOR PLAINTIFF:**

KML Law Group, P.C.

Suite 5000

701 Market Street

Philadelphia, PA 19106

(215) 627-1322

Firm State I.D. #23-217969

[3129@kmlawgroup.com](mailto:3129@kmlawgroup.com)

**KML LAW GROUP, P.C.**  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
[3129@kmlawgroup.com](mailto:3129@kmlawgroup.com)  
ATTORNEY FOR PLAINTIFF

227519FC  
Sale Date: 01/14/2026  
\$25,998.31

**M&T BANK**

Plaintiff

vs.

**ANDREW WERST Solely in His Capacity as Heir of  
LANCE E. WERST A/K/A LANCE F. WERST,  
Deceased  
JEFFREY WERST Solely in His Capacity as Heir of  
LANCE E. WERST A/K/A LANCE F. WERST,  
Deceased  
MABEL WERST Solely in Her Capacity as Heir of  
LANCE E. WERST A/K/A LANCE F. WERST,  
Deceased  
The Unknown Heirs of LANCE E WERST A/K/A  
LANCE F WERST, Deceased  
Mortgagor(s) and Record Owner(s)**

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2024-CV-575 / 2025-ED-70

**CERTIFICATE OF SERVICE PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)**

The undersigned employee of KML Law Group, P.C., counsel for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- (X) Personal Service by the Sheriff's Office/competent adult. Copy of return attached.
- (X) Certified mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- (X) Ordinary and Certified mail by KML Law Group, P.C. to Attorney for Defendant(s) of record. Proof of mailing is attached (Pa. R.C.P. 440(a)(1)(i)). Copy of Certified Mail Receipt attached.
- ( ) Acknowledgment of Sheriff's Sale by Attorney for Defendant(s). Proof of acknowledgment attached.

**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

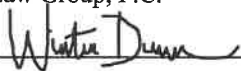
- (X) Premises was posted by Sheriff's Office/competent adult. Copy of return attached.
- (X) Certified Mail & ordinary mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- (X) Published in accordance with court order by the Sheriff. Copy of publication is in the Sheriff's file.

Service of the Notice of Sale on the lien holders or parties in interest in the attached Affidavit under Pa. R. C. 3129.1, et. seq. has been made by ordinary mail with proof of mailing. KML Law Group, P.C. utilizes a mail process that provides mailing in bulk for various matters over many pages. The first page and last page contain the USPS's postmark. As set forth in the Affidavit, the firm certifies that the notice of sale mail was mailed to the listed lienholders and parties in interest on this date noted on the postmark. The proof of mailing has been redacted to exclude names and addresses of other mail unrelated to this matter.

The undersigned understands that the statements herein are subject to the penalties provided by 18 Pa. C.S.A. Section 4904.

DATED: 12/23/2025

KML Law Group, P.C.

  
\_\_\_\_\_  
**Winter Dunn**  
Legal Assistant

KML Law Group, PC  
PO Box 9056  
Temecula, CA 92589-9056

PS Form 3665  
Type of Mailing:  
CERTIFICATE OF MAILING  
September 09, 2025



\*9035042\*

ClientID: 305

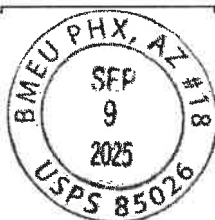
List Number of Pieces  
Listed by Sender  
21

Total Number of Pieces  
Received at Post office

Postmaster:  
Name of receiving employee

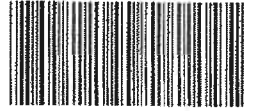
Dated:

Line	Article Number	Name, Street & P.O. Address	Postage	Fee	R.R./RRE Fee	Rest. Del. Fee Reference

KML Law Group, PC  
PO Box 9056  
Temecula, CA 92589-9056

PS Form 3665  
Type of Mailing:  
CERTIFICATE OF MAILING  
September 09, 2025

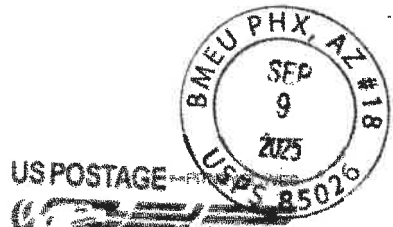


\*9035042\*



8	2403917844	WERST, ANDREW c/o David C. James, Esquire Bloomsburg PA 17815	\$0.740	\$0.70	\$0.00	\$0.00	1172580
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West Mifflin PA 15122			=	=	=	=
Totals						



US POSTAGE  
ZIP 85034 02 7W \$014.70<sup>0</sup>  
0008034422 SEP 09 2025

KML Law Group, P.C  
PO BOX 500980  
SAN DIEGO, CA 92150-0980

ELECTRONIC RETURN RECEIPT  
REQUESTED

\*\*\*\*\*  
71 96900 2484 0990 2550 6

WERST, ANDREW  
c/o David C. James, Esquire  
38 West Third Street  
Bloomsburg, PA 17815

Mailed On: 09/08/2025  
ClientID: KML\_Law\_000606

Order Number: 0456361-01 ER  
Reference Number: PA227519





September 15, 2025


Dear Briana Diaz:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**7196 9002 4840 9902 5506.**

#### Item Details

<b>Status:</b>	Delivered, Left with Individual
<b>Status Date / Time:</b>	September 11, 2025, 10:19 am
<b>Location:</b>	BLOOMSBURG, PA 17815
<b>Postal Product:</b>	First-Class Mail®
<b>Extra Services:</b>	Certified Mail™ Return Receipt Electronic

#### Recipient Signature

Signature of Recipient:	
Address of Recipient:	38 W 3RD ST, BLOOMSBURG, PA 17815

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,  
United States Postal Service®  
475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004

KML Law Group, P.C  
PO BOX 500980  
SAN DIEGO, CA 92150-0980

ELECTRONIC RETURN RECEIPT  
REQUESTED

\*\*\*\*\*  
71 96900 2484 0990 2554 4

WERST, JEFFREY  
2058 Hideaway Pt  
Myrtle Beach, SC 29579

Mailed On: 09/08/2025  
ClientID: KML\_Law\_000606

Order Number: 0456363-01 ER  
Reference Number: PA227519





Date Produced: 09/15/2025

EMAIL:

The following is the delivery information for Certified Mail™ item number 7196 9002 4840 9902 5544. Our records indicate that this item was delivered on 09/11/2025 at 01:05 p.m. in MYRTLE BEACH, SC 29579. The scanned image of the recipient information is provided below.

Signature of Recipient :

Two handwritten signatures in black ink, one above the other, appearing to be cursive or stylized.

Address of Recipient :

**2058 HIDEAWAY PT, MYRTLE  
BEACH, SC 29579**

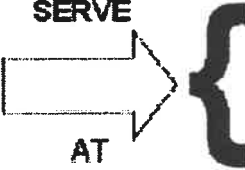
Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,  
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 00 316502

**AFFIDAVIT OF SERVICE**  
**LawServe LLC, 123 South 22nd Street, Philadelphia, PA 19103**

<b>Plaintiff</b> <b>M&amp;T BANK</b>	<b>COURT NAME</b> <b>Columbia County Court of Common Pleas</b>	<b>Docket Number</b> <b>2024-CV-575</b>
<b>Defendant</b>  ANDREW WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased, JEFFREY WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased, MABEL WERST Solely in Her Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased, The Unknown Heirs of LANCE E WERST A/K/A LANCE F WERST, Deceased	<b>DOCUMENT TO BE SERVED</b>  <b>Notice of Sheriff's Sale of Real Property</b>	
<b>SERVE</b> 	<b>INDIVIDUAL, COMPANY, CORPORATION, ETC., TO BE SERVED:</b> <b>MABEL WERST Solely in Her Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased</b> <b>560 Hemlock Road, Tamaqua, PA 18252</b>	
<b>ATTORNEY FOR PLAINTIFF</b>  Michael T. McKeever, Esquire KML Law Group, P.C. 701 Market Street, Suite 5000 Philadelphia, PA 19106		<b>INTERNAL CASE #</b> <b>227519FC</b>
Phone: (215) 627-1322 Fax: (215) 627-7734 Email:		

**Denise Hinkle**, hereby certifies in accordance with law that he did **serve** upon above named Defendant a true and correct copy of the above-captioned on **September 26, 2025** at **3:20 PM** in the following manner:



86357

- Party(s) personally served.
- Adult family member with whom said Party(s) reside(s) **ANDREW WERST**,
- Adult in charge of Party's residence who refused to give name or relationship.
- Adult person in charge of Party's residence.
- Manager / Clerk of place of lodging in which Party(s) reside(s).
- Agent or person in charge of Party(s) office or usual place of business.
- \_\_\_\_\_ an officer of said Party(s) company.
- POSTED

Comments:

Description (if required):  
 Sex: Male Age: Over 65 Yrs. Height: 5' 8" Weight: 175-185 Lbs. Skin: White Hair: Red

On the  
 Party not found because: ( ) Moved ( ) Unknown ( ) Vacant ( ) Other ( ) No Response

I certify the foregoing to be true and correct.  
 SWORN TO AND SUBSCRIBED:  
 Before me this 6 day of OCT 2025

  
 SIGNATURE

**Denise Hinkle**  
 PRINT NAME

Notary Public

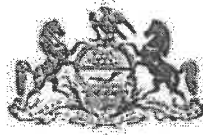
Client ID: 227519FC  
 2:29:44 PM

Commonwealth of Pennsylvania - Notary Seal  
 Eric M. Afflerbach, Notary Public  
 Berks County  
 My Commission Expires November 18, 2025  
 Commission Number 1000860

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy

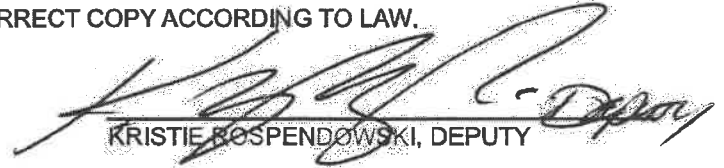


M & T BANK  
vs.  
ANDREW WERST (et al.)

Case Number  
2024CV575

## SHERIFF'S RETURN OF SERVICE

10/22/2025 03:41 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS UPON THE WITHIN NAMED DEFENDANT, TO WIT: THE UNKNOWN HEIRS OF LANCE E. WERST / DECEASED, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 730 RIDGE ROAD, SHICKSHINNY, PA 18655 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

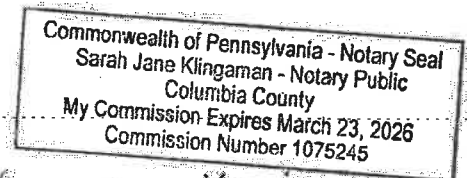
  
TIMOTHY T. CHAMBERLAIN, SHERIFF


October 23, 2025

NOTARY

Affirmed and subscribed to before me this

23RD day of OCTOBER, 2025



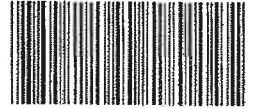


Plaintiff Attorney: KML LAW GROUP P.C., 701 MARKET STREET, SUITE 5000, PHILADELPHIA, PA 19106



KML Law Group, PC  
PO Box 9056  
Temecula, CA 92589-9056

PS Form 3665  
Type of Mailing:  
CERTIFICATE OF MAILING  
September 09, 2025



\*9035042\*

4	2403917840	The Unknown Heirs of LANCE E. WERST A/K/A LANCE F. WERST, Deceased 730 Ridge Road Shickshinny PA 18655	\$0.740	\$0.70	\$0.00	\$0.00	1172576
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West Mifflin PA 15122							
	<b>Totals</b>						

US POSTAGE  
ZIP 85034 \$014.70<sup>0</sup>  
02 7W  
0008034422 SEP 09 2025

BMEU PHX, AZ #18  
SEP 9 2025  
USPS 85026

KML Law Group, P.C  
PO BOX 500980  
SAN DIEGO, CA 92150-0980

ELECTRONIC RETURN RECEIPT  
REQUESTED

\*\*\*\*\*  
71 96900 2484 0990 2546 9

The Unknown Heirs of LANCE E. WERST A/K/A LANCE F. WERST, Deceased  
730 Ridge Road  
Shickshinny, PA 18655

Mailed On: 09/08/2025  
ClientID: KML\_Law\_000606

Order Number: 0456359-01 ER  
Reference Number: PA227519



**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL TRIAL DIVISION**

**M&T BANK**

Plaintiff

vs.

**ANDREW WERST Solely in His Capacity  
as Heir of LANCE E. WERST A/K/A  
LANCE F. WERST, Deceased**

**JEFFREY WERST Solely in His Capacity  
as Heir of LANCE E. WERST A/K/A  
LANCE F. WERST, Deceased**

**MABEL WERST Solely in Her Capacity as  
Heir of LANCE E. WERST A/K/A LANCE  
F. WERST, Deceased**

**The Unknown Heirs of LANCE E WERST  
A/K/A LANCE F WERST, Deceased**

Defendant(s)

No. 2024-CV-575

2025 MAY 27 PM 2:30  
PROCTER

**ORDER**

AND NOW, this 23 day of May 2025, upon consideration of the Plaintiff's Motion for Substituted Service under Pa.R.C. P. 430(a) and it appearing to the Court that Plaintiff's good faith efforts to ascertain the present whereabouts of Defendant(s), The Unknown Heirs of LANCE E. WERST A/K/A LANCE F. WERST, Deceased have been unsuccessful, it is hereby

**ORDERED** and **DECREED** that the Plaintiff's Motion is **GRANTED**, and the Sheriff and/or Plaintiff is directed to Serve the Complaint in Mortgage Foreclosure upon Defendant(s), The Unknown Heirs of LANCE E. WERST A/K/A LANCE F. WERST, Deceased by posting a copy of the same upon the subject property, located at 730 Ridge Road, Shickshinny, PA 18655, and Plaintiff is directed to serve the Complaint by certified and regular mail to 730 Ridge Road, Shickshinny, PA 18655.

BY THE COURT:

1-1 Anthony J. McDonald  
J.

Distribution List:

KML LAW GROUP, P.C. - Suite 5000, 701 Market Street, Philadelphia, PA 19106-1532

ANDREW WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased - 560 Hemlock Road, Tamaqua, PA 18252

JEFFREY WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased - 730 Ridge Road, Shickshinny, PA 18655

MABEL WERST Solely in Her Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased - 560 Hemlock Road, Tamaqua, PA 18252

The Unknown Heirs of LANCE E WERST A/K/A LANCE F WERST, Deceased - 730 Ridge Road, Shickshinny, PA 18655

ANDREW WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased - 730 Ridge Road, Shickshinny, PA 18655

JEFFREY WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased - 128 Linko Road, Aliquippa, PA 15001

JEFFREY WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased - 2058 Hideaway Pl, Myrtle Beach, SC 29579

MABEL WERST Solely in Her Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased - 730 Ridge Road, Shickshinny, PA 18655

David C. James Esquire - 38 West Third Street, Bloomsburg, PA 17815





KML Law Group, PC  
PO Box 9056  
Temecula, CA 92589-9056

PS Form 3665  
Type of Mailing:  
CERTIFICATE OF MAILING  
September 17, 2025



\*9037639\*

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39	2404291548	PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY 651 Boas Street Harrisburg PA 17121	\$0.740	\$0.70	\$0.00	\$0.00	1175445
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40	2404291549	TENANTS/OCCUPANTS 730 Ridge Road Shickshinny PA 18655	\$0.740	\$0.70	\$0.00	\$0.00	1175446
41	2404291550	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 Harrisburg PA 17105-2675	\$0.740	\$0.70	\$0.00	\$0.00	1175443

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Totals \$30.340

\$59.04

**KML Law Group, P.C.**  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
[3129@kmlawgroup.com](mailto:3129@kmlawgroup.com)  
ATTORNEY FOR PLAINTIFF

**M&T BANK**

One Fountain Plaza  
Buffalo, NY 14203

Plaintiff

vs.

**ANDREW WERST Solely in His Capacity as Heir of LANCE  
E. WERST A/K/A LANCE F. WERST, Deceased  
JEFFREY WERST Solely in His Capacity as Heir of LANCE  
E. WERST A/K/A LANCE F. WERST, Deceased  
MABEL WERST Solely in Her Capacity as Heir of LANCE E.  
WERST A/K/A LANCE F. WERST, Deceased  
The Unknown Heirs of LANCE E WERST A/K/A LANCE F  
WERST, Deceased**  
Mortgagor(s) and Record Owner(s)  
730 Ridge Road  
Shickshinny, PA 18655

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2024-CV-575 / 2025-ED-70

**AFFIDAVIT PURSUANT TO RULE 3129**

M&T BANK, Plaintiff in the above captioned action, by and through an authorized employee of its attorneys, KML Law Group, P.C., and based on information available in the public record as of the date the praecipe for the writ of execution was filed, sets forth the following information concerning the real property located at:

730 Ridge Road  
Shickshinny, PA 18655

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

ANDREW WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased  
c/o David C. James, Esquire  
38 West Third Street  
Bloomsburg, PA 17815

JEFFREY WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased  
730 Ridge Road  
Shickshinny, PA 18655

MABEL WERST Solely in Her Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased  
560 Hemlock Road  
Tamaqua, PA 18252

The Unknown Heirs of LANCE E WERST A/K/A LANCE F WERST, Deceased  
730 Ridge Road  
Shickshinny, PA 18655

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

ANDREW WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased  
c/o David C. James, Esquire  
38 West Third Street  
Bloomsburg, PA 17815

JEFFREY WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased  
730 Ridge Road  
Shickshinny, PA 18655

MABEL WERST Solely in Her Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased  
560 Hemlock Road  
Tamaqua, PA 18252

The Unknown Heirs of LANCE E WERST A/K/A LANCE F WERST, Deceased  
730 Ridge Road  
Shickshinny, PA 18655

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

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

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

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

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

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

MANUFACTURERS AND TRADERS TRUST COMPANY  
P.O. Box 767  
Buffalo, NY 14240

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

David C. James, Esquire  
38 West Third Street  
Bloomsburg, PA 17815

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

7. Name and address of every other person of whom the plaintiff has knowledge who does or may have an interest in the Property which may be affected by the sale.

TENANTS/OCCUPANTS  
730 Ridge Road  
Shickshinny, PA 18655

INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH  
1000 Liberty Avenue, Room 701A  
Pittsburgh, PA 15222

DEPARTMENT OF PUBLIC WELFARE  
ESTATE RECOVERY PROGRAM  
P.O. Box 8486, Willow Oak Building  
Harrisburg, PA 17105-8486

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE INHERITANCE TAX DIVISION  
1131 Strawberry Square  
6th Floor  
Harrisburg, PA 17128

Kizilova, Yevgenika  
71 Sunset Lake Rd  
Shickshinny, PA 18655

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

DATED: 12/23/2025

KML Law Group, P.C.



**Winter Dunn**  
Legal Assistant

For inquiries, please contact:

Cheryl Dilchus  
Direct (215) 825-6349  
[cdilchus@kmlawgroup.com](mailto:cdilchus@kmlawgroup.com)

For proof of mailing, email: [PostSale@kmlawgroup.com](mailto:PostSale@kmlawgroup.com)

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

**M&T BANK**  
One Fountain Plaza  
Buffalo, NY 14203

Plaintiff

vs.

**ANDREW WERST Solely in His Capacity as Heir of LANCE  
E. WERST A/K/A LANCE F. WERST, Deceased  
JEFFREY WERST Solely in His Capacity as Heir of LANCE  
E. WERST A/K/A LANCE F. WERST, Deceased  
MABEL WERST Solely in Her Capacity as Heir of LANCE  
E. WERST A/K/A LANCE F. WERST, Deceased  
The Unknown Heirs of LANCE E WERST A/K/A LANCE F  
WERST, Deceased**  
Mortgagor(s) and Record Owner(s)  
730 Ridge Road  
Shickshinny, PA 18655

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2024-CV-575 / 2025-ED-70

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

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

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129  
 Caitlin M. Donnelly Pa. ID 311403  
 J. Eric Kishbaugh Pa. ID 33078  
 Stephanie A. Walczak Pa. ID 320431  
 Geraldine M. Linn Pa. ID 83351  
 Michael P. Farrington Pa. ID 329636  
 Danielle DiLeva Pa. ID 328955  
 Sean M. Duffy Pa. ID 311495  
 Frank J. Keenan, Pa ID 72278  
 Mark A. Cronin Pa ID 58240

**Attorneys for Plaintiff**

## Sarah Klingaman

---

**From:** Sarah Klingaman  
**Sent:** Tuesday, November 4, 2025 11:49 AM  
**To:** 'Briana Diaz'  
**Subject:** WERST  
**Attachments:** SKM\_4050i25110412160.pdf

**From:** copier@columbiapa.org <copier@columbiapa.org>  
**Sent:** Tuesday, November 4, 2025 12:17 PM  
**To:** Sarah Klingaman <sklingaman@columbiapa.org>  
**Subject:** Message from KM\_4050i

*[Faint, illegible text, likely a scan of a document or a very low-quality scan of an email body.]*

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy




M & T BANK  
vs.  
ANDREW WERST (et al.)

Case Number  
2024CV575

## SHERIFF'S RETURN OF SERVICE

10/22/2025 03:41 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS UPON THE WITHIN NAMED DEFENDANT, TO WIT: THE UNKNOWN HEIRS OF LANCE E. WERST / DECEASED, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 730 RIDGE ROAD, SHICKSHINNY, PA 18655 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.



KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,



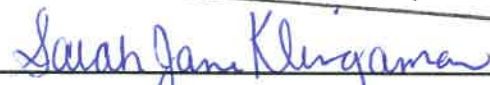
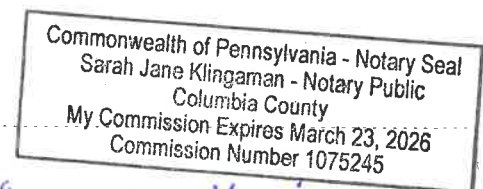
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 23, 2025

NOTARY

Affirmed and subscribed to before me this

23RD day of OCTOBER, 2025



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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



M & T BANK  
vs.  
WERST, ANDREW (et al.)

Case Number  
2024CV575

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 10/22/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

Name:	THE UNKNOWN HEIRS OF LANCE E. WERS		
Primary Address:	730 RIDGE ROAD SHICKSHINNY, PA 18655		
Phone:	POST	DOB:	
Alternate Address:			
Phone:			

### Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:	Door		
Date:	10/02/05	Time:	1541
Deputy:	4	Mileage:	

### Attorney / Originator:

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

### Service Attempts:

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

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

THE UNKNOWN HEIRS OF

2024CV575

730 RIDGE ROAD, SHICKSHINNY, PA 18655

NO EXPIRATION

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

**M&T BANK**

Plaintiff

vs.

**The Unknown Heirs of LANCE E WERST  
A/K/A LANCE F WERST, Deceased  
MABEL WERST Solely in Her Capacity as Heir  
of LANCE E. WERST A/K/A LANCE F.  
WERST, Deceased  
JEFFREY WERST Solely in His Capacity as  
Heir of LANCE E. WERST A/K/A LANCE F.  
WERST, Deceased  
ANDREW WERST Solely in His Capacity as  
Heir of LANCE E. WERST A/K/A LANCE F.  
WERST, Deceased  
Mortgagor(s) and Record Owner(s)**

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2024-CV-575 / 2025-ED-70

**SALE NO.**

**CERTIFICATE OF FILING AND SERVICE**

The undersigned employee of KML Law Group, P.C., counsel for plaintiff, hereby certifies that the attached Notice of the Date of Continued Sheriff's Sale was sent for filing with the Court, and was served on the following parties by regular mail on the date listed below.

David C. James Esquire, Attorney for Defendant  
38 West Third Street, Bloomsburg, PA 17815

c/o David C. James, Esquire, 38 West Third Street,  
Bloomsburg, PA 17815

The Unknown Heirs of LANCE E WERST A/K/A  
LANCE F WERST, Deceased, Defendant  
730 Ridge Road, Shickshinny, PA 18655

MABEL WERST Solely in Her Capacity as Heir of  
LANCE E. WERST A/K/A LANCE F. WERST,  
Deceased, Defendant  
560 Hemlock Road, Tamaqua, PA 18252

JEFFREY WERST Solely in His Capacity as Heir of  
LANCE E. WERST A/K/A LANCE F. WERST,  
Deceased, Defendant  
730 Ridge Road, Shickshinny, PA 18655

ANDREW WERST Solely in His Capacity as Heir of  
LANCE E. WERST A/K/A LANCE F. WERST,  
Deceased, Defendant



SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office, PO Box 380, Bloomsburg, PA 17815  
*(via facsimile or e-mail)*

PROTHONOTARY OF COLUMBIA COUNTY  
Prothonotary of Columbia County, PO Box 380,  
Bloomsburg, PA 17815  
*(via e-filing, if applicable)*

Date: 10/24/2025

KML Law Group, P.C.



\_\_\_\_\_  
Melissa Lucas  
Legal Assistant



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

**M&T BANK**  
One Fountain Plaza  
Buffalo, NY 14203

Plaintiff

vs.

**The Unknown Heirs of LANCE E WERST A/K/A  
LANCE F WERST, Deceased  
MABEL WERST Solely in Her Capacity as Heir of  
LANCE E. WERST A/K/A LANCE F. WERST,  
Deceased  
JEFFREY WERST Solely in His Capacity as Heir of  
LANCE E. WERST A/K/A LANCE F. WERST,  
Deceased  
ANDREW WERST Solely in His Capacity as Heir of  
LANCE E. WERST A/K/A LANCE F. WERST,  
Deceased**

Mortgagor(s) and Record Owner(s)  
730 Ridge Road  
Shickshinny, PA 18655

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2024-CV-575 / 2025-ED-70

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

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

By:



**KML LAW GROUP, P.C.**

Michael McKeever Pa. ID 56129

Caitlin M. Donnelly Pa. ID 311403

J. Eric Kishbaugh Pa. ID 33078

Stephanie A. Walczak Pa. ID 320431

Geraldine M. Linn Pa. ID 83351

Michael P. Farrington Pa. ID 329636

Danielle DiLeva Pa. ID 328955

Sean M. Duffy Pa. ID 311495



**KML Law Group, P.C.**  
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PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
ATTORNEY FOR PLAINTIFF  
**M&T BANK**  
One Fountain Plaza  
Buffalo, NY 14203

Plaintiff

vs.

**The Unknown Heirs of LANCE E WERST  
A/K/A LANCE F WERST, Deceased  
MABEL WERST Solely in Her Capacity as Heir  
of LANCE E. WERST A/K/A LANCE F.  
WERST, Deceased  
JEFFREY WERST Solely in His Capacity as  
Heir of LANCE E. WERST A/K/A LANCE F.  
WERST, Deceased  
ANDREW WERST Solely in His Capacity as  
Heir of LANCE E. WERST A/K/A LANCE F.  
WERST, Deceased**  
Mortgagor(s) and Record Owner(s)  
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Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2024-CV-575 / 2025-ED-70

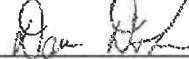
**SALE NO.**

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

The Sheriff’s Sale scheduled for November 19, 2025 at 9:00 AM in the above matter has been continued until **January 14, 2026 at 9:00 AM.**

Date: 10/24/2025

Respectfully submitted,

By: 

**KML LAW GROUP, P.C.**

- Michael McKeever Pa. ID 56129
- Caitlin M. Donnelly Pa. ID 311403
- J. Eric Kishbaugh Pa. ID 33078
- Stephanie A. Walczak Pa. ID 320431
- Geraldine M. Linn Pa. ID 83351
- Michael P. Farrington Pa. ID 329636
- Danielle DiLeva Pa. ID 328955
- Sean M. Duffy Pa. ID 311495
- Frank J. Keenan, Pa ID 72278
- Mark A. Cronin Pa ID 58240

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

**M&T BANK**

Plaintiff

vs.

**The Unknown Heirs of LANCE E WERST  
A/K/A LANCE F WERST, Deceased  
MABEL WERST Solely in Her Capacity as Heir  
of LANCE E. WERST A/K/A LANCE F.  
WERST, Deceased  
JEFFREY WERST Solely in His Capacity as  
Heir of LANCE E. WERST A/K/A LANCE F.  
WERST, Deceased  
ANDREW WERST Solely in His Capacity as  
Heir of LANCE E. WERST A/K/A LANCE F.  
WERST, Deceased  
Mortgagor(s) and Record Owner(s)**

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2024-CV-575 / 2025-ED-70

**SALE NO.**

**CERTIFICATE OF FILING AND SERVICE**

The undersigned employee of KML Law Group, P.C., counsel for plaintiff, hereby certifies that the attached Notice of the Date of Continued Sheriff’s Sale was sent for filing with the Court, and was served on the following parties by regular mail on the date listed below.

David C. James Esquire, Attorney for Defendant  
38 West Third Street, Bloomsburg, PA 17815

c/o David C. James, Esquire, 38 West Third Street,  
Bloomsburg, PA 17815

The Unknown Heirs of LANCE E WERST A/K/A  
LANCE F WERST, Deceased, Defendant  
730 Ridge Road, Shickshinny, PA 18655

MABEL WERST Solely in Her Capacity as Heir of  
LANCE E. WERST A/K/A LANCE F. WERST,  
Deceased, Defendant  
560 Hemlock Road, Tamaqua, PA 18252

JEFFREY WERST Solely in His Capacity as Heir of  
LANCE E. WERST A/K/A LANCE F. WERST,  
Deceased, Defendant  
730 Ridge Road, Shickshinny, PA 18655

ANDREW WERST Solely in His Capacity as Heir of  
LANCE E. WERST A/K/A LANCE F. WERST,  
Deceased, Defendant

SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office, PO Box 380, Bloomsburg, PA 17815  
*(via facsimile or e-mail)*

PROTHONOTARY OF COLUMBIA COUNTY  
Prothonotary of Columbia County, PO Box 380,  
Bloomsburg, PA 17815  
*(via e-filing, if applicable)*

Date: 10/24/2025

KML Law Group, P.C.



\_\_\_\_\_  
Melissa Lucas  
Legal Assistant

**KML Law Group, P.C.**  
 SUITE 5000  
 701 MARKET STREET  
 PHILADELPHIA, PA 19106-1532  
 (215) 627-1322  
 ATTORNEY FOR PLAINTIFF  
**M&T BANK**  
 One Fountain Plaza  
 Buffalo, NY 14203

Plaintiff

vs.

**The Unknown Heirs of LANCE E WERST A/K/A  
 LANCE F WERST, Deceased  
 MABEL WERST Solely in Her Capacity as Heir of  
 LANCE E. WERST A/K/A LANCE F. WERST,  
 Deceased  
 JEFFREY WERST Solely in His Capacity as Heir of  
 LANCE E. WERST A/K/A LANCE F. WERST,  
 Deceased  
 ANDREW WERST Solely in His Capacity as Heir of  
 LANCE E. WERST A/K/A LANCE F. WERST,  
 Deceased**  
 Mortgagor(s) and Record Owner(s)  
 730 Ridge Road  
 Shickshinny, PA 18655

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

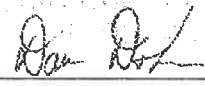
CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2024-CV-575 / 2025-ED-70

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

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

By: 

- KML LAW GROUP, P.C.
- Michael McKeever Pa. ID 56129
- Caitlin M. Donnelly Pa. ID 311403
- J. Eric Kishbaugh Pa. ID 33078
- Stephanie A. Walczak Pa. ID 320431
- Geraldine M. Linn Pa. ID 83351
- Michael P. Farrington Pa. ID 329636
- Danielle DiLeva Pa. ID 328955
- Sean M. Duffy Pa. ID 311495

\_\_\_\_ Frank J. Keenan, Pa ID 72278  
\_\_\_\_ Mark A. Cronin Pa ID 58240

**Attorneys for Plaintiff**

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

**M&T BANK**  
One Fountain Plaza  
Buffalo, NY 14203

Plaintiff

vs.

**The Unknown Heirs of LANCE E WERST  
A/K/A LANCE F WERST, Deceased  
MABEL WERST Solely in Her Capacity as Heir  
of LANCE E. WERST A/K/A LANCE F.  
WERST, Deceased  
JEFFREY WERST Solely in His Capacity as  
Heir of LANCE E. WERST A/K/A LANCE F.  
WERST, Deceased  
ANDREW WERST Solely in His Capacity as  
Heir of LANCE E. WERST A/K/A LANCE F.  
WERST, Deceased  
Mortgagor(s) and Record Owner(s)  
730 Ridge Road  
Shickshinny, PA 18655**

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2024-CV-575 / 2025-ED-70


**SALE NO.**

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

The Sheriff’s Sale scheduled for October 22, 2025 at 9:00 AM in the above matter has been continued until **November 21, 2025 at 9:00 AM.**

Date: 10/21/2025

Respectfully submitted,

By: 

**KML LAW GROUP, P.C.**

- Michael McKeever Pa. ID 56129
- Caitlin M. Donnelly Pa. ID 311403
- J. Eric Kishbaugh Pa. ID 33078
- Stephanie A. Walczak Pa. ID 320431
- Geraldine M. Linn Pa. ID 83351
- Michael P. Farrington Pa. ID 329636
- Danielle DiLeva Pa. ID 328955
- Sean M. Duffy Pa. ID 311495
- Frank J. Keenan, Pa ID 72278
- Mark A. Cronin Pa ID 58240

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

**M&T BANK**

Plaintiff

vs.

**The Unknown Heirs of LANCE E WERST  
A/K/A LANCE F WERST, Deceased  
MABEL WERST Solely in Her Capacity as Heir  
of LANCE E. WERST A/K/A LANCE F.  
WERST, Deceased  
JEFFREY WERST Solely in His Capacity as  
Heir of LANCE E. WERST A/K/A LANCE F.  
WERST, Deceased  
ANDREW WERST Solely in His Capacity as  
Heir of LANCE E. WERST A/K/A LANCE F.  
WERST, Deceased  
Mortgagor(s) and Record Owner(s)**

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2024-CV-575 / 2025-ED-70

**SALE NO.**

**CERTIFICATE OF FILING AND SERVICE**

The undersigned employee of KML Law Group, P.C., counsel for plaintiff, hereby certifies that the attached Notice of the Date of Continued Sheriff’s Sale was sent for filing with the Court, and was served on the following parties by regular mail on the date listed below.

David C. James Esquire, Attorney for Defendant  
38 West Third Street, Bloomsburg, PA 17815

c/o David C. James, Esquire, 38 West Third Street,  
Bloomsburg, PA 17815

The Unknown Heirs of LANCE E WERST A/K/A  
LANCE F WERST, Deceased, Defendant  
730 Ridge Road, Shickshinny, PA 18655

MABEL WERST Solely in Her Capacity as Heir of  
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Deceased, Defendant  
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730 Ridge Road, Shickshinny, PA 18655

ANDREW WERST Solely in His Capacity as Heir of  
LANCE E. WERST A/K/A LANCE F. WERST,  
Deceased, Defendant

SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office, PO Box 380, Bloomsburg, PA 17815  
*(via facsimile or e-mail)*

PROTHONOTARY OF COLUMBIA COUNTY  
Prothonotary of Columbia County, PO Box 380,  
Bloomsburg, PA 17815  
*(via e-filing, if applicable)*

Date: 10/22/2025

KML Law Group, P.C.

  
\_\_\_\_\_

\_\_\_\_ Melissa Lucas  
Legal Assistant

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

**M&T BANK**  
One Fountain Plaza  
Buffalo, NY 14203

Plaintiff

vs.

**The Unknown Heirs of LANCE E WERST A/K/A  
LANCE F WERST, Deceased  
MABEL WERST Solely in Her Capacity as Heir of  
LANCE E. WERST A/K/A LANCE F. WERST,  
Deceased  
JEFFREY WERST Solely in His Capacity as Heir of  
LANCE E. WERST A/K/A LANCE F. WERST,  
Deceased  
ANDREW WERST Solely in His Capacity as Heir of  
LANCE E. WERST A/K/A LANCE F. WERST,  
Deceased  
Mortgagor(s) and Record Owner(s)  
730 Ridge Road  
Shickshinny, PA 18655**

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY


CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2024-CV-575 / 2025-ED-70

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

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

By:  \_\_\_\_\_

**KML LAW GROUP, P.C.**

- \_\_\_\_ Michael McKeever Pa. ID 56129
- \_\_\_\_ Caitlin M. Donnelly Pa. ID 311403
- \_\_\_\_ J. Eric Kishbaugh Pa. ID 33078
- \_\_\_\_ Stephanie A. Walczak Pa. ID 320431
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- Danielle DiLeva Pa. ID 328955
- \_\_\_\_ Sean M. Duffy Pa. ID 311495

\_\_\_\_ Frank J. Keenan, Pa ID 72278  
\_\_\_\_ Mark A. Cronin Pa ID 58240

**Attorneys for Plaintiff**

**KML LAW GROUP, P.C.**  
ATTORNEYS AT LAW **Sale No.**

SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
[WWW.KMLLAWGROUP.COM](http://WWW.KMLLAWGROUP.COM)

(215) 627-1322  
FAX (215) 825-6456  
[PSALES@KMLLAWGROUP.COM](mailto:PSALES@KMLLAWGROUP.COM)

October 21, 2025

SHERIFF OF COLUMBIA COUNTY  
FAX: 570-389-5625

RE: M&T BANK  
vs.

The Unknown Heirs of LANCE E WERST A/K/A LANCE F WERST, Deceased, MABEL WERST Solely in Her Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased, JEFFREY WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased and ANDREW WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased

No. 2024-CV-575 / 2025-ED-70

KML File#: 227519FC

**Property Address: 730 Ridge Road, Shickshinny, PA 18655**  
**Sheriff's Sale Date: November 19, 2025**  
**Sale No.**

To the Sheriff:

Kindly postpone the above-captioned Sheriff's Sale scheduled for November 19, 2025 to January 14, 2026. Thank you for your cooperation in this matter.

By: **KML LAW GROUP, P.C.**  
Sheriff's Sale Department  
[PSALES@KMLLAWGROUP.COM](mailto:PSALES@KMLLAWGROUP.COM)

cc:

The Unknown Heirs of LANCE E WERST A/K/A LANCE F WERST, Deceased - 730 Ridge Road, Shickshinny, PA 18655  
MABEL WERST Solely in Her Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased - 560 Hemlock Road, Tamaqua, PA 18252

JEFFREY WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased - 730 Ridge Road, Shickshinny, PA 18655

ANDREW WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased - c/o David C. James, Esquire, 38 West Third Street, Bloomsburg, PA 17815

David C. James Esquire - 38 West Third Street, Bloomsburg, PA 17815

# SHERIFF'S OFFICE OF SCHUYLKILL COUNTY

Joseph G. Groody  
Sheriff



Shawn Butler  
Chief Deputy

M&T BANK  
vs.  
ANDREW WERST (et al.)

Case Number  
2024CV575

## SHERIFF'S RETURN OF SERVICE

### IN THE COURT OF COMMON PLEAS OF SCHUYLKILL COUNTY, PENNSYLVANIA

08/29/2025 Advance Fee

09/03/2025 11:38 AM - DEPUTY MICHAEL ALLAR, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, THE WRIT OF EXECUTION AND NOTICE OF SHERIFF SALE WERE SERVED PERSONALLY TO ANDREW WERST AND THE LEVY OF REAL PROPERTY WAS CONDUCTED AT 560 HEMLOCK ROAD, TAMAQUA, PA 18252.

  
MICHAEL ALLAR, DEPUTY

09/03/2025 11:38 AM - DEPUTY MICHAEL ALLAR, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, THE WRIT OF EXECUTION AND NOTICE OF SHERIFF SALE WERE SERVED TO ANDREW WERST, WHO ACCEPTED AS ADULT IN CHARGE AT THE TIME OF SERVICE TO WIT, MABEL WERST AND THE LEVY OF REAL PROPERTY WAS CONDUCTED AT 560 HEMLOCK ROAD, TAMAQUA, PA 18252.

  
MICHAEL ALLAR, DEPUTY

09/08/2025 Closed By: PH

SO ANSWERS,  
  
JOSEPH G. GROODY, SHERIFF

September 08, 2025

#### COSTS

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
08/29/2025	Advance Fee	Advance Fee	9653	\$0.00	\$200.00
08/29/2025	Levy - Real Estate			\$15.00	\$0.00
08/29/2025	Surcharge			\$20.00	\$0.00
08/29/2025	Service and Attesting			\$19.00	\$0.00
09/04/2025	Service Fee (M)			\$30.80	\$0.00
09/08/2025	Refund	(PAID 09/08/2025)	4527	\$115.20	\$0.00
				<b>\$200.00</b>	<b>\$200.00</b>
<b>BALANCE:</b>				<b>\$0.00</b>	

84.80

**KML LAW GROUP, P.C.**  
ATTORNEYS AT LAW **Sale No.**

SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
[WWW.KMLLAWGROUP.COM](http://WWW.KMLLAWGROUP.COM)

(215) 627-1322  
FAX (215) 825-6456  
[PSALES@KMLLAWGROUP.COM](mailto:PSALES@KMLLAWGROUP.COM)

October 16, 2025

SHERIFF OF COLUMBIA COUNTY  
FAX: 570-389-5625

RE: M&T BANK  
vs.

The Unknown Heirs of LANCE E WERST A/K/A LANCE F WERST, Deceased, MABEL WERST Solely in Her Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased, JEFFREY WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased and ANDREW WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased

No. 2024-CV-575 / 2025-ED-70

KML File#: 227519FC

**Property Address: 730 Ridge Road, Shickshinny, PA 18655**  
**Sheriff's Sale Date: October 22, 2025**  
**Sale No.**

To the Sheriff:

Kindly postpone the above-captioned Sheriff's Sale scheduled for October 22, 2025 to November 19, 2025. Thank you for your cooperation in this matter.

By: **KML LAW GROUP, P.C.**  
Sheriff's Sale Department  
[PSALES@KMLLAWGROUP.COM](mailto:PSALES@KMLLAWGROUP.COM)

cc:

The Unknown Heirs of LANCE E WERST A/K/A LANCE F WERST, Deceased - 730 Ridge Road, Shickshinny, PA 18655  
MABEL WERST Solely in Her Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased - 560 Hemlock Road, Tamaqua, PA 18252

JEFFREY WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased - 730 Ridge Road, Shickshinny, PA 18655

ANDREW WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased - c/o David C. James, Esquire, 38 West Third Street, Bloomsburg, PA 17815

David C. James Esquire - 38 West Third Street, Bloomsburg, PA 17815

**KML LAW GROUP, P.C.**  
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October 16, 2025

SHERIFF OF COLUMBIA COUNTY  
FAX: 570-389-5625

RE: M&T BANK  
vs.

The Unknown Heirs of LANCE E WERST A/K/A LANCE F WERST, Deceased, MABEL WERST Solely in Her Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased, JEFFREY WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased and ANDREW WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased

No. 2024-CV-575 / 2025-ED-70

KML File#: 227519FC

**Property Address: 730 Ridge Road, Shickshinny, PA 18655**  
**Sheriff's Sale Date: October 22, 2025**  
**Sale No.**

To the Sheriff:

Kindly postpone the above-captioned Sheriff's Sale scheduled for October 22, 2025 to November 21, 2025. Thank you for your cooperation in this matter.

By: **KML LAW GROUP, P.C.**  
Sheriff's Sale Department  
[PASALES@KMLLAWGROUP.COM](mailto:PASALES@KMLLAWGROUP.COM)

cc:

The Unknown Heirs of LANCE E WERST A/K/A LANCE F WERST, Deceased - 730 Ridge Road, Shickshinny, PA 18655  
MABEL WERST Solely in Her Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased - 560 Hemlock Road, Tamaqua, PA 18252

JEFFREY WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased - 730 Ridge Road, Shickshinny, PA 18655

ANDREW WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased - c/o David C. James, Esquire, 38 West Third Street, Bloomsburg, PA 17815

David C. James Esquire - 38 West Third Street, Bloomsburg, PA 17815

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Janene Hachemeister 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 Text: Werst Sale  
Date(s) Published: 10/01/2025, 10/08/2025, 10/15/2025

*Janene Hachemeister*

Sworn and subscribed to before me  
this 16 day of October 2025.

*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

Ad Image On Next Page

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

# Classifieds

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

**MISSUED PAPER?**  
Call our Circulation Team at 570-784-2121, option 1 by 10am

**PLACING CLASSIFIED ADS**  
email: classifieds@pressenterprise.net  
online: pressenterpriseonline.com  
Call Mon.-Fri., 9:30am-3:30pm 570-784-6151

**MONDAY MARKETPLACE ADS**  
IT'S FREE to advertise in the 100 or less!  
Must Submit Online: [pressenterpriseonline.com](http://pressenterpriseonline.com)  
Ck/Ad/line in 10 minutes! 10 Lines or less in 10 minutes!  
1. click PLACE AD 2. click PLACE AD 3. click PLACE AD  
see instructions and Why/when to drop ads/submitting ads.

**DRIVE-THRU HOURS:**  
M-F 8:00am - 3:00pm  
Our Drop-Off Box at the Drive-Thru is available 24/7  
For the safety of the public and our employees we cannot be held liable for any other contact. Thank you for your understanding in this matter.

## INDEPENDENT CONTRACTORS NEEDED

### Can you drive? Do you have a vehicle? Do you want to be your own boss?

Press Enterprise is looking for reliable independent contractors for delivery of our daily newspaper. Routes Available - In Town and Motor Routes All Areas

Call 570-784-2121 option 1  
Monday-Friday 8am-3pm

*Independent contractors receive a 100% off pay-per-week. Press Enterprise carriers provide delivery 7 days per week. Carriers are responsible for loading & maintaining their personal vehicles. Motor route carriers are required to have a vehicle, current driver's license and current auto insurance. Ask about a 30 day contract bonus.*

### Public Notices

**ESTATE NOTICE**  
Notice is hereby given that Administration has been granted in the Estate of Cindy Lou Lobeid, a/k/a Cindy Lobeid Deceased, to Katherine L. Bilacki, Administratrix. All persons indebted to the estate are requested to make immediate payment, and those having claims or demands should present same without delay, to Administratrix, c/o Gregory A. Strick, Esquire, 148 Queen Street, Northumberland, Pennsylvania 17857. Phone 570-473-1111.

**MEETING NOTICE**  
The Columbia County Tax Collector Committee will meet at 6:00 PM on Wednesday October 22, 2025 at the Central Columbia School District Board Room to hold its Annual Organizational Meeting.

Justica Seward, Secretary

**PUBLIC NOTICE**  
On October 18, 2025 at 9:30 A.M. Monte B. Cawley, Trustee, located at 375 South Eaton Street, Berwick, PA 18603 will be selling the contents of the following units: #75 Row and Home, 495 Malaga (Bank's) Calton, #181 Shannon Briggs, #180 John Keagle and spare F. Heather Douvan under sealed bid to apply the meters lot. Please call 570-752-8115 or email [monteb@monteb.com](mailto:monteb@monteb.com) for further information. Our website will be updated for any sale changes. Monte reserves the right to accept or reject all bids.

### Attorney Services

**BANKRUPTCY**  
Chapter 7, 13  
Local Attorney & Service  
TANIBILIR LAW, P.C.  
570-753-6200  
[tanibilir@web.com](mailto:tanibilir@web.com)

**Free For Free**

FREE: 1yr old yellow Lab. Looking to rehoming to a good home. UTD about 9 mos. Text 570-319-9217

FREE: 32" TV. Works great. Works good. Smart TV. In Catawissa. Text/text 570-854-6593

FREE: Electric Hospital bed complete. Works good. Catawissa 570-554-9238

FREE: Good Staff. Any time. REAR 394 & Market St. Danville.

FREE: Lucky Calico Kitty. She is one! 570-628-9606

FREE: To good homes only. Paycomi bond. Call/Text. Please call Garrett 570-384-1670

FREE: White Toilet. Around 10 yrs old. Works fine. Has 1000. Call/Text. In bowl. 570-441-4514  
Contact: Margaret@fretus.com

### Jobs

**Healthcare**

**NORTHEASTERN HOME CARE**  
Now Hiring Caregivers All Areas  
570-359-2436

**Want a Photo in Your Ad?**  
Call 570-784-6151

## AUCTION CALENDAR

**COLLINS ESTATE AUCTION**  
SAT. OCTOBER 25th @ 9:00 AM  
90 Valley Rd, Berwick, Pa  
CARS - COLLECTIBLES - COFFEE - BEER ADVERTISING - VINTAGE BASEBALL CARDS - MORE  
auction@colins.com 570-384-1670  
Brown Auction Service 570-384-7619  
Muncy Pa. Lic# AU005454

**PUBLIC AUCTION SAT. OCT. 25th @ 9:05 AM**  
2547 Rt. 487, Orangeville, PA 17859  
CARS - FISHING POLES - TOOLS - FARMALL TRACTORS - LAWN TRACTOR  
[www.auctiontop.com](http://www.auctiontop.com) #1857  
KNECHT AUCTIONS LLC 570-784-1011 AU002251

**PUBLIC AUCTION THUR. OCT. 30th @ 3:05 PM**  
1578 St. Rt. 83, Berwick, PA 18603  
CARS - GAME PATCHES - LAWN TRACTOR - METAL PIN HUNTING LICENSES - WOODWORKING TOOLS - FURNITURE - HOUSEHOLD  
[www.auctiontop.com](http://www.auctiontop.com) #1857  
KNECHT AUCTIONS LLC 570-784-1011 AU002251

**PUBLIC AUCTION SAT. NOV. 1st @ 9:05 AM**  
98 Huntington Blvd Rd., Millville, PA 17946  
LAWN MOWERS - TOOLS - HOUSEHOLD  
REAL ESTATE 12:00 NOON  
[www.auctiontop.com](http://www.auctiontop.com) #1857  
KNECHT AUCTIONS LLC 570-784-1011 AU002251

**PUBLIC AUCTION WED. NOV. 12th @ 3:05 PM**  
11 Kintz Rd., Danville, PA 17821  
LAWN TRACTOR - FURNITURE - HOUSEHOLD  
REAL ESTATE 4:00 PM  
[www.auctiontop.com](http://www.auctiontop.com) #1857  
KNECHT AUCTIONS LLC 570-784-1011 AU002251

Kim's Auction Service Inc. AU002210  
Online Auction Only Preview Oct. 18th 10AM-5PM  
48 Valley Rd. Berwick, Pa. 18603  
FURNITURE, HOUSEHOLD ITEMS, DECORATING ITEMS  
To view items and bid go to:  
[www.bids@kims.com](http://www.bids@kims.com)  
Kim (Auction) Williams 784-204-9739

**SHERIFF'S SALE**  
By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024CV675

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.bids4assets.com/](http://www.bids4assets.com/) ColumbiaPAsheriffsale.com

WEDNESDAY, OCTOBER 22, 2025  
At 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece, parcel, or tract of land situate in the TOWNSHIP OF FISHTONBERG, COUNTY OF COLUMBIA, PENNSYLVANIA, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN IRON PIN CORNER ON LANDS NOW OR FORMERLY OF WILLIAM HOWARD HESS, JR. AND ALICE HESS, AND ADJACENT TO LANDS NOW OR FORMERLY OF CLEO A. LAMOREAUX, THENCE ALONG SAID HESS LANDS NORTH ELEVEN DEGREES TWENTYSIX MINUTES EAST 288.3 FEET TO A STAKE LINE OF LAND NOW OR FORMERLY OF FRANK L. SCOTT AND NANCY J. SCOTT, HIS WIFE; THENCE ALONG SAID SCOTT LANDS, SOUTH SIXTY-NINE DEGREES EIGHTEEN MINUTES EAST, 145.7 FEET TO AN OLD IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF DONALD F. HESS AND MELBA HESS, HIS WIFE; THENCE ALONG SAID DONALD F. HESS LANDS, AND ALONG OTHER LANDS NOW OR FORMERLY OF CLEO A. LAMOREAUX, SOUTH ZERO DEGREES TWENTYTHREE MINUTES EAST, 176.6 FEET TO AN IRON PIN; THENCE BY SAID LAMOREAUX LANDS, SOUTH SEVENTYFOUR DEGREES TWENTYFOUR MINUTES 19.6 FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF THE SAID WILLIAM HOWARD HESS, JR. ET. UX. THE PLACE OF BEGINNING. CONTAINING 0.86 ACRES AND BEING DESIGNATED AS TRACT "B" ON MINOR SUBDIVISION PLAN OF CLEO A. LAMOREAUX, PREPARED BY JAMES H. PATTON, R.S. NOVEMBER, 1975. THAT LOT OF LAND SITUATE IN FISHTONBERG TOWNSHIP, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A STONE IN THE PUBLIC ROAD LEADING FROM EIGHT MINUTES EAST 249 FEET TO A STONE IN CORNER OF LINE OF HENRY YAPLE; THENCE SAID YAPLE LAND NORTH NORTH TEN DEGREES TWELVE MINUTES WEST 288.3 FEET STONE CORNER; THENCE CONTINUING ALONG SAID YAPLE LAND NORTH SEVENTY DEGREES TWENTYFIVE MINUTES WEST, 421.6 FEET TO A STONE CORNER; THE PLACE OF BEGINNING. CONTAINING ONE AND ONE HALF ACRES, BE THE SAME MORE OR LESS, A DWELLING HOUSE, GARAGE AND ADDITIONAL IMPROVEMENTS ARE ERECTED THEREON. BEING KNOWN AS: 730 RIDGE ROAD, SHICKSHINNY, PA 18655 PROPERTY ID NUMBER: 15100700 THE SAME PREMISES WHICH WILLIAM H. HESS, JR. AND ALICE HESS BY DEED DATED 7/13/1987 AND RECORDED 7/14/1987 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2982 AT PAGE 632, GRANTED AND CONVEYED UNTO LANCE E. WERTS

PROPERTY ADDRESS: 730 RIDGE ROAD, SHICKSHINNY, PA 18655  
UPI / TAX PARCEL NUMBER: 15-16-007

Seized and taken into execution to be sold as the property of ANDREW WERTS, MABEL WERTS, JEFFREY WERTS; THE UNKNOWN HEIRS OF LANCE E. WERTS / DECEASED; and J. BANK

**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 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 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: TIMOTHY CHAMBERLAIN, Sheriff KML LAW GROUP, PC PHILADELPHIA, PA 1-215-625-6345

**SHERIFF'S SALE**  
By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024CV784

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.bids4assets.com/](http://www.bids4assets.com/) ColumbiaPAsheriffsale.com

WEDNESDAY, OCTOBER 22, 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 lot of ground situate in the Village of Millville, Township of Millfin, County of Columbia, and State of Pennsylvania, tracted on General plan of said Village by No. 124, bounded and described as follows:

CONTAINING in front on 2nd and 3rd Streets four perches; in depth by Lots Nos. 123 and 125, fourteen perches.

BEGING the same premises Joshua R. Matyas, granted and conveyed unto Jeremy W. Hort and Lydia Hort, in the deed dated September 20, 2021 and recorded in the Columbia County Register of Deeds on September 23, 2021 in Instrument No. 202109603.

BEGING known as 325 E. 3rd Street, Millville, PA 18631  
PROPERTY: 2305B02800000

UPI / TAX PARCEL NUMBER: 2305B02800000

Seized and taken into execution to be sold as the property of JERRY HORT, LYDIA HORT in suit of SERVIS ONE, INC.

**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 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 BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

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

### King Classic Sudoku

	4	3						
			5	9	5			
2	6	7						
		3	5	1				
5	4	8	9	7	2			
	4		3	5				
	5		2	6	3	4		
8		1	5		3			

Difficulty: ★★★

**SHERIFF'S SALE**  
By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024CV375

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.bids4assets.com/](http://www.bids4assets.com/) ColumbiaPAsheriffsale.com

WEDNESDAY, OCTOBER 22, 2025  
At 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece, parcel, or tract of land situate in the Township of East Creek, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEGINNING AT an iron pin set for a corner at the Southeastary corner of the tract hereinafter described; THENCE along lands now or late of Sterling Slusser and Pandif Slusser, south eighty-eight (88) degrees thirty-one (31) minutes twenty (20) seconds West two-hundred ninety and one hundredth (290.10) feet to an iron pin set for a corner; THENCE along lands now or late of Andrew Kayvon And Gertrude Korman, his wife, north eight (8) degrees fifty-five (55) minutes (10) seconds West one-hundred forty-eight (148) feet to an existing iron pin at the Southwesterly corner of lands now or late of Carl E. Kaffer and Velma Kaffer; THENCE along the same North eighty-eight (88) degrees Twenty-six minutes (26) the (5) seconds East two-hundred ninety-nine and eight hundredths (299.88) feet to an iron pin set for a corner; THENCE along remaining lands of Betty A. Richards, South five (5) degrees twenty-six (26) minutes thirty-five (35) seconds East nine degrees forty-seven and fifty-seven one-hundredth (147.57) feet to an iron pin set for a corner, the place of beginning. CONTAINING zero and nine-hundredth ninety-four one thousandth (0.994) acres of land as surveyed by Denis R. Peters, Registered Surveyor, in May 1978. Together with right of access in common with grantor, for ingress and egress to the parcel hereabove described, through a twenty-five and zero one-hundredth (25.00) feet through the remaining lands of the Grantor, along the Southern boundary line therefore, bounded on the east by the Westerly edge of right of way off Township RL 744 a 33 ft. right-of-way, on the South by the lands now or late of Sterling and Pandif Slusser, on the West by the hereabove described parcel, and on the North by other lands of Grantor. The improvements thereon being known as 137 Valley Road, Berwick, Pennsylvania - 18603 Property Address: 137 Valley Road, Berwick, PA 18603 Parcel No. 07-04-01-01-0000 BEING the same premises which Charles G. Yohé and Jodie Yohé by Deed dated September 14, 2006 and recorded in the Office of Recorder of Deeds at Columbia County on September 28, 2006 at Book: n/a, Page/n granted and conveyed unto Charles G. Yohé and Jodie Yohé.

PROPERTY ADDRESS: 137 VALLEY ROAD, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 07-04-01-01-0000

Seized and taken into execution to be sold as the property of CHARLES G. YOHE, JODIE YOHE in suit of U.S. BANK NATIONAL ASSOC.

**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 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 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: TIMOTHY CHAMBERLAIN, Sheriff STERN & EISENBERG, PC WASHINGTON, PA 1-215-672-8111

**SHERIFF'S SALE**  
By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024CV784

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.bids4assets.com/](http://www.bids4assets.com/) ColumbiaPAsheriffsale.com

WEDNESDAY, OCTOBER 22, 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 lot of ground situate in the Village of Millville, Township of Millfin, County of Columbia, and State of Pennsylvania, tracted on General plan of said Village by No. 124, bounded and described as follows:

CONTAINING in front on 2nd and 3rd Streets four perches; in depth by Lots Nos. 123 and 125, fourteen perches.

BEGING the same premises Joshua R. Matyas, granted and conveyed unto Jeremy W. Hort and Lydia Hort, in the deed dated September 20, 2021 and recorded in the Columbia County Register of Deeds on September 23, 2021 in Instrument No. 202109603.

BEGING known as 325 E. 3rd Street, Millville, PA 18631  
PROPERTY: 2305B02800000

UPI / TAX PARCEL NUMBER: 2305B02800000

### CONCEPTS SUDOKU

Fill in the blank cells using numbers 1 to 9. Each number can appear only once in each row, column and 3x3 block. Use logic and process of elimination to solve the puzzle.

6	7	5	1	4	3	8	2	9
8	3	2	6	5	9	7	4	1
4	1	9	2	7	8	6	5	3
3	5	4	8	1	2	9	7	6
1	9	6	7	3	9	4	1	6
2	8	1	3	4	6	5	7	8
9	2	7	4	3	6	5	8	1
7	4	8	5	1	2	9	6	3

Difficulty: ★★

70-25  
575-24

### SHERIFF'S SALE COST SHEET

VS.  
NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>270.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>72.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>9.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>562.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1875.20</u>	
SOLICITOR'S SERVICES	\$150.00	
TOTAL *****		\$ <u>2175.20</u>

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)		\$ <u>80.00</u>
MISC. <u>Sheriff/Bill Ce.</u>	\$ <u>84.80</u>	
TOTAL *****		\$ <u>84.80</u>

TOTAL COSTS (OPENING BID) \$ 3014.25

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



M & T BANK  
vs.  
WERST, ANDREW (et al.)

Case Number  
2024CV575

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b> Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b> Deputize	<b>Expires:</b>	
<b>Notes:</b> SALE DATE & TIME: 10/22/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS	<b>Warrant:</b>	

### Serve To:

<b>Name:</b> ANDREW WERST
<b>Primary Address:</b> 560 HEMLOCK ROAD TAMAQUA, PA 18252
<b>Phone:</b> <span style="float: right;"><b>DOB:</b></span>
<b>Alternate Address:</b> 730 RIDGE ROAD SHICKSHINNY, PA 18655
<b>Phone:</b>

### Final Service:

<b>Served:</b> Personally · Adult In Charge · Posted · Other	
<b>Adult In Charge:</b>	
<b>Relation:</b>	
<b>Date:</b>	<b>Time:</b>
<b>Deputy:</b>	<b>Mileage:</b>

### Attorney / Originator:

<b>Name:</b> KML LAW GROUP P.C.	<b>Phone:</b> 1-215-825-6345
---------------------------------	------------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

### Notes / Special Instructions:

Now, August 25, 2025 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Schuylkill 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

WERST, ANDREW

2024CV575

560 HEMLOCK ROAD, TAMAQUA, PA 18252

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



M & T BANK  
vs.  
WERST, ANDREW (et al.)

Case Number  
2024CV575

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b> Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b> Deputize	<b>Expires:</b> 10/21	<b>Warrant:</b>
<b>Notes:</b> SALE DATE & TIME: 10/22/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	MABEL WERST
<b>Primary Address:</b>	560 HEMLOCK ROAD TAMAQUA, PA 182852
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	730 RIDGE ROAD SHICKSHINNY, PA 18655
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>		<b>Time:</b>	
<b>Deputy:</b>		<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b>	KML LAW GROUP P.C.	<b>Phone:</b>	1-215-825-6345
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### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

### Notes / Special Instructions:

Now, August 25, 2025 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Schuylkill County to execute service of the documents herewith and make return thereof according to law.

### Return To:

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

TIMOTHY T. CHAMBERLAIN, SHERIFF

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



M & T BANK  
vs.  
WERST, ANDREW (et al.)

Case Number  
2024CV575

## SERVICE COVER SHEET

### Service Details:

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

**Manner:** < Not Specified > **Expires:**  **Warrant:**

**Notes:** SALE DATE & TIME: 10/22/2025 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:** Clerk

**Date:** 8-27-25 **Time:** 9:34am

**Deputy:** 6 **Mileage:**

### Attorney / Originator:

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

### Service Attempts:

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

### Service Attempt Notes:

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DOMESTIC RELATIONS OF 2024CV575 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



M & T BANK  
vs.  
WERST, ANDREW (et al.)

Case Number  
2024CV575

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b> Real Estate Sale - Sale Notice	<b>Zone:</b>
<b>Manner:</b> < Not Specified >	<b>Expires:</b>
<b>Notes:</b> SALE DATE & TIME: 10/22/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS	<b>Warrant:</b>

### Serve To:

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

### Final Service:

<b>Served:</b> Personally <u>Adult In Charge</u> · Posted · Other
<b>Adult In Charge:</b> Lyon Dixon
<b>Relation:</b> Clerk
<b>Date:</b> 8-27-25 <b>Time:</b> 0924
<b>Deputy:</b> 6 <b>Mileage:</b>

### Attorney / Originator:

<b>Name:</b> KML LAW GROUP P.C.	<b>Phone:</b> 1-215-825-6345
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### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

### Service Attempt Notes:

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COLUMBIA COUNTY TAX C

2024CV575

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

**KML LAW GROUP, P.C.**

Suite 5000  
701 Market Street  
Philadelphia, PA 19106  
[www.kmllawgroup.com](http://www.kmllawgroup.com)  
(215) 627-1322  
Fax (215) 627-7734

September 8, 2025

**ATTENTION: Columbia County Sheriff**

RE:

**RE: M&T BANK**

**vs.**

**The Unknown Heirs of LANCE E. WERST A/K/A LANCE F. WERST, Deceased**

**No. 2024-CV-575**

**KML File #: 227519FC**

Please find attached our request for service of the Notice of Sale. Please deduct Service fees for Columbia County from the Sheriff Sale Deposit previously provided. Also we have included a self-addressed envelope enclosed for a copy of the Sheriff Service Return to be returned to us.

Should you need anything else to process this request, please contact us and we will provide the same immediately. Thank you for your cooperation in this matter.

**KML LAW GROUP, P.C.,**

**Briana Diaz,**

[bdiaz@kmllawgroup.com](mailto:bdiaz@kmllawgroup.com)

Main: (215) 627-1322

Direct: (215) 825-6452

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL TRIAL DIVISION

M&T BANK

Plaintiff

vs.

ANDREW WERST Solely in His Capacity  
as Heir of LANCE E. WERST A/K/A  
LANCE F. WERST, Deceased

JEFFREY WERST Solely in His Capacity  
as Heir of LANCE E. WERST A/K/A  
LANCE F. WERST, Deceased

MABEL WERST Solely in Her Capacity as  
Heir of LANCE E. WERST A/K/A LANCE  
F. WERST, Deceased

The Unknown Heirs of LANCE E WERST  
A/K/A LANCE F WERST, Deceased  
Defendant(s)

No. 2024-CV-575

2025 MAY 27 PM 2:30  
COURT OF COMMON PLEAS  
COLUMBIA COUNTY

ORDER

AND NOW, this 23 day of May 2025, upon consideration of the Plaintiff's Motion for Substituted Service under Pa.R.C. P. 430(a) and it appearing to the Court that Plaintiff's good faith efforts to ascertain the present whereabouts of Defendant(s), The Unknown Heirs of LANCE E. WERST A/K/A LANCE F. WERST, Deceased have been unsuccessful, it is hereby

**ORDERED** and **DECREED** that the Plaintiff's Motion is **GRANTED**, and the Sheriff and/or Plaintiff is directed to Serve the Complaint in Mortgage Foreclosure upon Defendant(s), The Unknown Heirs of LANCE E. WERST A/K/A LANCE F. WERST, Deceased by posting a copy of the same upon the subject property, located at 730 Ridge Road, Shickshinny, PA 18655, and Plaintiff is directed to serve the Complaint by certified and regular mail to 730 Ridge Road, Shickshinny, PA 18655.

BY THE COURT:

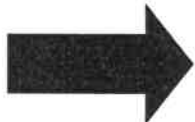
*1/s/ Anthony J. McDonald*  
J.

Distribution List:

KML LAW GROUP, P.C. - Suite 5000, 701 Market Street, Philadelphia, PA 19106-1532  
ANDREW WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased - 560 Hemlock Road, Tamaqua, PA 18252  
JEFFREY WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased - 730 Ridge Road, Shickshinny, PA 18655  
MABEL WERST Solely in Her Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased - 560 Hemlock Road, Tamaqua, PA 18252  
The Unknown Heirs of LANCE E WERST A/K/A LANCE F WERST, Deceased - 730 Ridge Road, Shickshinny, PA 18655  
ANDREW WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased - 730 Ridge Road, Shickshinny, PA 18655  
JEFFREY WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased - 128 Linko Road, Aliquippa, PA 15001  
JEFFREY WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased - 2058 Hideaway Pt, Myrtle Beach, SC 29579  
MABEL WERST Solely in Her Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased - 730 Ridge Road, Shickshinny, PA 18655  
David C. James Esquire - 38 West Third Street, Bloomsburg, PA 17815

# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>	
PLAINTIFF/S/ M&T BANK	COURT NUMBER 2024-CV-575
DEFENDANT/S/ ANDREW WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F WERST Deceased JEFFREY WERST Solely in His	TYPE OF WRIT OR COMPLAINT <b>NOTICE OF SALE</b>

**SERVE**  
  
**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE The Unknown Heirs of LANCE E WERST A/K/A LANCE F WERST, Deceased
ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 730 Ridge Road, Shickshinny, PA 18655

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:  <h2 style="margin: 0;">PLEASE POST THE NOTICE OF SALE PER COURT ORDER</h2>
---

SIGNATURE OF ATTORNEY  <div style="text-align: center;"><i>Michael T. McKeever</i></div>	Telephone Number 215-627-1322 Service Department 215-825-6345	DATE September 8, 2025
--	---	---------------------------

ADDRESS OF ATTORNEY  KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106
--

**KML Law Group, P.C.**

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

**M&T BANK**

One Fountain Plaza  
Buffalo, NY 14203

Plaintiff

vs.

**ANDREW WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased**  
**JEFFREY WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased**  
**MABEL WERST Solely in Her Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased**  
**The Unknown Heirs of LANCE E WERST A/K/A LANCE F WERST, Deceased**

Mortgagor(s) and Record Owner(s)  
730 Ridge Road  
Shickshinny, PA 18655

Defendant(s)

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2024-CV-575

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

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: The Unknown Heirs of LANCE E. WERST A/K/A LANCE F. WERST, Deceased  
**The Unknown Heirs of LANCE E WERST A/K/A LANCE F WERST, Deceased**  
730 Ridge Road  
Shickshinny, PA 18655

Your house at 730 Ridge Road, Shickshinny, PA 18655 is scheduled to be sold at Sheriff's Sale on Wednesday, October 22, 2025, at 9:00 AM, in bid4assets.com to enforce the court judgment of \$25,998.31 obtained by M&T BANK against you.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be cancelled if you pay to M&T BANK, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call our office at 215-825-6329 or 1-866-413-2311 or email [homeretention@kmlawgroup.com](mailto:homeretention@kmlawgroup.com) (KML File Number 227519FC). Para informacion en espanol puede comunicarse con Home Retention al 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY  
AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling the Sheriff of Columbia County at 570-389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.
8. You may contact the Foreclosure Resource Center: <http://www.philadelphiafed.org/foreclosure/>

**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 OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

NORTH PENN LEGAL SERVICES  
168 E. 5th Street  
Bloomsburg, PA 17815  
570-784-8760  
PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy

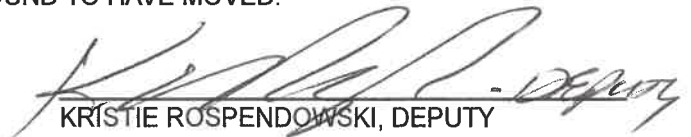


M & T BANK  
vs.  
ANDREW WERST (et al.)

Case Number  
2024CV575

## SHERIFF'S RETURN OF SERVICE

09/17/2025 02:55 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: JEFFREY WERST AT 730 RIDGE ROAD, SHICKSHINNY, PA 18655. THE DEFENDANT WAS FOUND TO HAVE MOVED.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

September 18, 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

18TH day of SEPTEMBER, 2025



Plaintiff Attorney: KML LAW GROUP P.C., 701 MARKET STREET, SUITE 5008, PHILADELPHIA, PA 19106

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



M & T BANK  
vs.  
WERST, ANDREW (et al.)

Case Number  
2024CV575

## SERVICE COVER SHEET

**Service Details:**

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

**Manner:** < Not Specified > **Expires:**  **Warrant:**

**Notes:** SALE DATE & TIME: 10/22/2025 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** MABEL WERST

**Primary Address:** 730 RIDGE ROAD  
SHICKSHINNY, PA 18655

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

**Alternate Address:** 560 HEMLOCK ROAD  
TAMAQUA, PA 182852

**Phone:**

**Final Service:**

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

**Adult In Charge:** RETURN NOT IN AREA

**Relation:**

**Date:** 7/17/25 **Time:** 1455

**Deputy:** 4 **Mileage:**

**Attorney / Originator:**

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

**Service Attempts:**

<b>Date:</b>	8/27/25	9/10/25	9/11/25	9/16/25	9/17/25	9/17/25
<b>Time:</b>	14:04	1200	1353	1001	0747	1449
<b>Mileage:</b>	—					
<b>Deputy:</b>	5	42	43	4	4	46

**Service Attempt Notes:**

1. Property vacant.
2. " " Agree / NEED TO CHECK POST OFFICE IS JUST
3. POST OFFICE - WILL LET ME KNOW
4. POST OFFICE - NOTHING NEW. A FORWARDING
5. J-NET - IS DOWN
6. J-NET - TAMAQUA ADDRESS

WERST, MABEL

2024CV575

730 RIDGE ROAD, SHICKSHINNY, PA 18655

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy

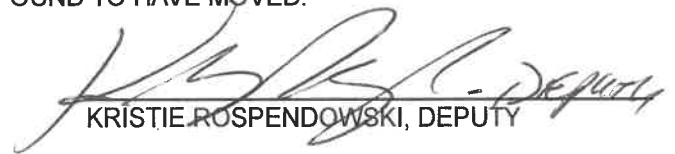


M & T BANK  
vs.  
ANDREW WERST (et al.)


Case Number  
2024CV575

## SHERIFF'S RETURN OF SERVICE

09/17/2025 02:55 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: MABEL WERST AT 730 RIDGE ROAD, SHICKSHINNY, PA 18655. THE DEFENDANT WAS FOUND TO HAVE MOVED.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

September 18, 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

18TH day of SEPTEMBER, 2025



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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



M & T BANK  
vs.  
WERST, ANDREW (et al.)

Case Number  
2024CV575

## SERVICE COVER SHEET

**Service Details:**

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

**Manner:** < Not Specified > **Expires:**  **Warrant:**

**Notes:** SALE DATE & TIME: 10/22/2025 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** JEFFREY WERST

**Primary Address:** 730 RIDGE ROAD  
SHICKSHINNY, PA 18655

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

**Alternate Address:** 128 LINKO ROAD  
ALIQUIPPA, PA 15001

**Phone:**

**Final Service:**

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

**Adult In Charge:** RETURN-NOT IN AREA

**Relation:**

**Date:** 9/17/25 **Time:** 1455

**Deputy:** 4 **Mileage:**

**Attorney / Originator:**

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

**Service Attempts:**

<b>Date:</b>	9/17/25					
<b>Time:</b>	1450					
<b>Mileage:</b>						
<b>Deputy:</b>	4	2	3	4	5	6

**Service Attempt Notes:**

1. JUNK - ALIQUIPPA ADDRESS
- 2.
- 3.
- 4.
- 5.
- 6.

WERST, JEFFREY

2024CV575

730 RIDGE ROAD, SHICKSHINNY, PA 18655

NO EXPIRATION

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

M&T BANK  
One Fountain Plaza  
Buffalo, NY 14203

Plaintiff

vs.

ANDREW WERST Solely in His Capacity as Heir of LANCE  
E. WERST A/K/A LANCE F. WERST, Deceased  
JEFFREY WERST Solely in His Capacity as Heir of LANCE  
E. WERST A/K/A LANCE F. WERST, Deceased  
MABEL WERST Solely in Her Capacity as Heir of LANCE  
E. WERST A/K/A LANCE F. WERST, Deceased  
The Unknown Heirs of LANCE E WERST A/K/A LANCE F  
WERST, Deceased  
Mortgagor(s) and Record Owner(s)  
730 Ridge Road  
Shickshinny, PA 18655

Defendant(s)

No. 2024-CV-575

FILED  
2025 AUG 22 AM 11:59  
CLERK OF COURT

PRAECIPE FOR CONSENT JUDGMENT

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

Enter the Judgment in favor of Plaintiff and against ANDREW WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased, JEFFREY WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased, MABEL WERST Solely in Her Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased and The Unknown Heirs of LANCE E WERST A/K/A LANCE F WERST, Deceased by Consent Judgment.

Assess damages as follows:

Debt	\$25,998.31
Interest to 05/23/2024 at 7.5000%	_____
Per diem interest rate of \$4.27	_____
Total	_____

(Assessment of Damages Attached)

I CERTIFY THAT FOREGOING ASSESSMENT OF DAMAGES IS FOR SPECIFIED AMOUNTS ALLEGED TO BE DUE IN THE COMPLAINT AND IS CALCULABLE AS A SUM CERTAIN FROM THE COMPLAINT.

I certify that written notice of the intention to file this praecipe was mailed or delivered to the party against whom judgment is to be entered and to his attorney of record, if any, after the default occurred and at least ten days prior to the date of the filing of this praecipe. A copy of the notice is attached. R.C.P. 237.1

By:   
KML LAW GROUP, P.C.

- \_\_\_ Michael McKeever Pa. ID 56129
- \_\_\_ Caitlin M. Donnelly Pa. ID 311403
- \_\_\_ J. Eric Kishbaugh Pa. ID 33078
- \_\_\_ Stephanie A. Walczak Pa. ID 320431
- \_\_\_ Geraldine M. Linn Pa. ID 83351
- Danielle DiLeva Pa. ID 328955
- \_\_\_ Sean M. Duffy Pa. ID 311495
- \_\_\_ Frank J. Keenan, Pa ID 72278
- \_\_\_ Jill P. Jenkins Pa. ID 306588
- \_\_\_ Matthew K. Fissel Pa. ID 314567

Attorneys for Plaintiff

AND NOW August 22, 2025, Judgment is entered in favor of M&T BANK and against ANDREW WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased, JEFFREY WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased, MABEL WERST Solely in Her Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased and The Unknown Heirs of LANCE E WERST A/K/A LANCE F WERST, Deceased by default for want of an Answer and damages assessed in the sum of \$25,998.31 as per the above certification.

Stephanie Strop/MT  
Prothonotary

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

M&T BANK  
One Fountain Plaza  
Buffalo, NY 14203  
Plaintiff

No. 2024-CV-575

vs.

ANDREW WERST Solely in His Capacity as Heir of LANCE E.  
WERST A/K/A LANCE F. WERST, Deceased  
JEFFREY WERST Solely in His Capacity as Heir of LANCE E.  
WERST A/K/A LANCE F. WERST, Deceased  
MABEL WERST Solely in Her Capacity as Heir of LANCE E.  
WERST A/K/A LANCE F. WERST, Deceased  
The Unknown Heirs of LANCE E WERST A/K/A LANCE F  
WERST, Deceased  
Mortgagor(s) and Record Owner(s)  
730 Ridge Road  
Shickshinny, PA 18655

Defendant(s)

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

**NOTICE**

Notice is given that a judgment in the above-captioned matter has been entered against you.

~~Tami Kline~~, Prothonotary

By: Stephanie Stroup/MT  
Deputy

If you have any questions concerning the above, please contact:

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

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

**M&T BANK**  
One Fountain Plaza  
Buffalo, NY 14203

Plaintiff

vs.

**ANDREW WERST Solely in His Capacity as Heir of LANCE  
E. WERST A/K/A LANCE F. WERST, Deceased  
JEFFREY WERST Solely in His Capacity as Heir of LANCE  
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MABEL WERST Solely in Her Capacity as Heir of LANCE  
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The Unknown Heirs of LANCE E WERST A/K/A LANCE F  
WERST, Deceased**  
Mortgagor(s) and Record Owner(s)  
730 Ridge Road  
Shickshinny, PA 18655

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2024-CV-575

**ORDER FOR CONSENT JUDGMENT**

Please enter Judgment in favor of M&T BANK and against ANDREW WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased. JEFFREY WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased. MABEL WERST Solely in Her Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased and The Unknown Heirs of LANCE E WERST A/K/A LANCE F WERST, Deceased by Consent Judgment, in the sum of \$25,998.31.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129  
 Caitlin M. Donnelly Pa. ID 311403  
 J. Eric Kishbaugh Pa. ID 33078  
 Stephanie A. Walczak Pa. ID 320431  
 Geraldine M. Linn Pa. ID 83351  
 Danielle DiLeva Pa. ID 328955  
 Sean M. Duffy Pa. ID 311495  
 Frank J. Keenan, Pa ID 72278  
 Jill P. Jenkins Pa. ID 306588  
 Matthew K. Fissel Pa. ID 314567

Attorneys for Plaintiff

I hereby certify that the above names are correct and that the precise residence address of the judgment creditor is M&T BANK, One Fountain Plaza, Buffalo, NY 14203 and that the name(s) and last known address(es) of the Defendant(s) is/are ANDREW WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased, 560 Hemlock Road, Tamaqua, PA 18252, JEFFREY WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased, 730 Ridge Road, Shickshinny, PA 18655, MABEL WERST Solely in Her Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased, 560 Hemlock Road, Tamaqua, PA 18252 and The Unknown

Heirs of LANCE E WERST A/K/A LANCE F WERST, Deceased, 730 Ridge Road, Shickshinny, PA 18655 .

By: 

KML LAW GROUP, P.C.

- Michael McKeever Pa. ID 56129
- Caitlin M. Donnelly Pa. ID 311403
- J. Eric Kishbaugh Pa. ID 33078
- Stephanie A. Walczak Pa. ID 320431
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- Sean M. Duffy Pa. ID 311495
- Frank J. Keenan, Pa ID 72278
- Jill P. Jenkins Pa. ID 306588
- Matthew K. Fissel Pa. ID 314567

**Attorneys for Plaintiff**

ASSESSMENT OF DAMAGES

TO THE PROTHONOTARY:

Kindly assess the damages in this case to be as follows:

Principal Balance	\$20,779.79
Interest from 07/18/2022 to 05/23/2024	\$2,995.84
Late Charges	\$37.68
Property Inspections	\$265.00
Valuations	\$400.00
Property Preservation	<u>\$1,520.00</u>

\$25,998.31

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129  
 Caitlin M. Donnelly Pa. ID 311403  
 J. Eric Kishbaugh Pa. ID 33078  
 Stephanie A. Walczak Pa. ID 320431  
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 Sean M. Duffy Pa. ID 311495  
 Frank J. Keenan, Pa ID 72278  
 Jill P. Jenkins Pa. ID 306588  
 Matthew K. Fissel Pa. ID 314567

Attorneys for Plaintiff

AND NOW, this 22nd day of August, 2025 damages are assessed as above.

Stephanie Storp/MT  
Pro Prothy

2024-CV-575/227519FC

KML Law Group, P.C.  
Suite 5000  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

M&T BANK  
One Fountain Plaza  
Buffalo, NY 14203

Plaintiff

vs.

ANDREW WERST Solely in His Capacity as Heir of  
LANCE E. WERST A/K/A LANCE F. WERST,  
Deceased

JEFFREY WERST Solely in His Capacity as Heir of  
LANCE E. WERST A/K/A LANCE F. WERST,  
Deceased

MABEL WERST Solely in Her Capacity as Heir of  
LANCE E. WERST A/K/A LANCE F. WERST,  
Deceased

The Unknown Heirs of LANCE E WERST A/K/A  
LANCE F WERST, Deceased  
Mortgagor(s) and Record Owner(s)  
730 Ridge Road  
Shickshinny, PA 18655

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2024-CV-575

2025-ED-70

2025 AUG 22 AM 11:59  
OFFICE  
CLERK

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

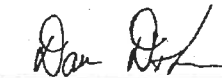
Amount Due

\$25,998.31

Interest from 05/24/2024  
to the Date of Sheriff's Sale  
at per diem rate of \$4.27

(Costs to be added)

By:



KML LAW GROUP, P.C.

- Michael McKeever Pa. ID 56129
- Caitlin M. Donnelly Pa. ID 311403
- J. Eric Kishbaugh Pa. ID 33078
- Stephanie A. Walczak Pa. ID 320431
- Geraldine M. Linn Pa. ID 83351
- Danielle DiLeva Pa. ID 328955
- Sean M. Duffy Pa. ID 311495
- Frank J. Keenan, Pa ID 72278
- Jill P. Jenkins Pa. ID 306588
- Matthew K. Fissel Pa. ID 314567

Attorneys for Plaintiff

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

M&T BANK  
One Fountain Plaza  
Buffalo, NY 14203

Plaintiff

vs.

ANDREW WERST Solely in His Capacity as Heir of  
LANCE E. WERST A/K/A LANCE F. WERST,  
Deceased

JEFFREY WERST Solely in His Capacity as Heir of  
LANCE E. WERST A/K/A LANCE F. WERST,  
Deceased

MABEL WERST Solely in Her Capacity as Heir of  
LANCE E. WERST A/K/A LANCE F. WERST,  
Deceased

The Unknown Heirs of LANCE E WERST A/K/A  
LANCE F WERST, Deceased  
730 Ridge Road  
Shickshinny, PA 18655

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

NO. 2024-CV-575

2025-ED-70

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

**WRIT OF EXECUTION**

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

COMMONWEALTH OF PENNSYLVANIA:  
COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

**PREMISES: 730 Ridge Road, Shickshinny, PA 18655**

AMOUNT DUE \$25,998.31

Interest From 05/24/2024  
to the Date of Sheriff's Sale  
*at per diem rate of \$4.27*

(Costs to be added)

Dated: 8/22/2025

Stephanie Stroup  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania  
My Com. Ex. 1st Monday of 2028  
Deputy Melissa Traugh

Docket No. 2024-CV-575

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

M&T BANK

vs.

ANDREW WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased, JEFFREY WERST  
Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased, MABEL WERST Solely in Her Capacity as  
Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased and  
The Unknown Heirs of LANCE E WERST A/K/A LANCE F WERST, Deceased  
Mortgagor(s) and Record Owner(s)  
730 Ridge Road, Shickshinny, PA 18655

**WRIT OF EXECUTION  
(Mortgage Foreclosure)**

REAL DEBT	\$25,998.31
INTEREST from 05/24/2024 to the Date of Sheriff's Sale	\$ _____
COSTS PAID:	
PROTHY	\$ _____
SHERIFF	\$ _____
STATUTORY	\$ _____
COSTS DUE PROTHY	\$ _____
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

PREMISES:

730 Ridge Road, Shickshinny, PA 18655

**KML Law Group, P.C.**

Suite 5000  
701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322

**KML Law Group, P.C.**

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

**M&T BANK**

One Fountain Plaza  
Buffalo, NY 14203

Plaintiff

vs.

**ANDREW WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased**  
**JEFFREY WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased**  
**MABEL WERST Solely in Her Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased**  
**The Unknown Heirs of LANCE E WERST A/K/A LANCE F WERST, Deceased**

Mortgagor(s) and Record Owner(s)  
730 Ridge Road  
Shickshinny, PA 18655

Defendant(s)

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2024-CV-575

2025-ED-70

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

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: WERST, JEFFREY  
**JEFFREY WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased**  
730 Ridge Road  
Shickshinny, PA 18655

Your house at 730 Ridge Road, Shickshinny, PA 18655 is scheduled to be sold at Sheriff's Sale on Oct. 22, 2025, at 9:00 AM, in bid4assets.com to enforce the court judgment of \$25,998.31 obtained by M&T BANK against you.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be cancelled if you pay to M&T BANK, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call our office at 215-825-6329 or 1-866-413-2311 or email [homeretention@kmlgroup.com](mailto:homeretention@kmlgroup.com) (KML File Number 227519FC). Para informacion en espanol puede comunicarse con Home Retention al 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY  
AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling the Sheriff of Columbia County at 570-389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.
8. You may contact the Foreclosure Resource Center: <http://www.philadelphiafed.org/foreclosure/>

**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 OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

NORTH PENN LEGAL SERVICES  
168 E. 5th Street  
Bloomsburg, PA 17815  
570-784-8760  
PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



M & T BANK  
vs.  
ANDREW WERST (et al.)


Case Number  
2024CV575

## SHERIFF'S RETURN OF SERVICE

09/17/2025 02:55 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: MABEL WERST AT 730 RIDGE ROAD, SHICKSHINNY, PA 18655. THE DEFENDANT WAS FOUND TO HAVE MOVED.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

September 18, 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

18TH day of SEPTEMBER, 2025



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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



M & T BANK  
vs.  
WERST, ANDREW (et al.)

Case Number  
2024CV575

## SERVICE COVER SHEET

### Service Details:

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

**Manner:** < Not Specified > **Expires:**  **Warrant:**

**Notes:** SALE DATE & TIME: 10/22/2025 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

**Name:** ANDREW WERST

**Primary Address:** 730 RIDGE ROAD  
SHICKSHINNY, PA 18655

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

**Alternate Address:** 560 HEMLOCK ROAD  
TAMAQUA, PA 18252

**Phone:**

### Final Service:

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

**Adult In Charge:**  *RETURN - KEPT in AREA*

**Relation:**

**Date:**  *9/17/25* **Time:**  *1455*

**Deputy:**  *4* **Mileage:**

### Attorney / Originator:

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

### Service Attempts:

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

### Service Attempt Notes:

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

WERST, ANDREW

2024CV575

730 RIDGE ROAD, SHICKSHINNY, PA 18655

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



M & T BANK  
vs.  
ANDREW WERST (et al.)

Case Number  
2024CV575

## SHERIFF'S RETURN OF SERVICE

09/10/2025 11:14 AM - DEPUTY MICHAEL TKACH, 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 730 RIDGE ROAD, SHICKSHINNY, PA 18655.

  
MICHAEL TKACH, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

September 10, 2025

### NOTARY

Affirmed and subscribed to before me this

10TH day of SEPTEMBER, 2025

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

(c) CountySuite Sheriff, Teleosoft, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



M & T BANK  
vs.  
WERST, ANDREW (et al.)

Case Number  
2024CV575

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Posting - Sale Bill	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 10/22/2025 AT 9:00 AM SHERIFF'S SALE BILL		

**Serve To:**

<b>Name:</b>	(POSTING)
<b>Primary Address:</b>	730 RIDGE ROAD SHICKSHINNY, PA 18655
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

**Final Service:**

<b>Served:</b>	Personally · Adult In Charge · <u>Posted</u> · Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>	Posting		
<b>Date:</b>	9/10/25	<b>Time:</b>	11:14
<b>Deputy:</b>	5	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> KML LAW GROUP P.C.	<b>Phone:</b> 1-215-825-6345
---------------------------------	------------------------------

**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

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

/POSTING)

2024CV575

730 RIDGE ROAD, SHICKSHINNY, PA 18655

NO EXPIRATION

**KML Law Group, P.C.**

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

**M&T BANK**

One Fountain Plaza  
Buffalo, NY 14203

Plaintiff

vs.

**ANDREW WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased**  
**JEFFREY WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased**  
**MABEL WERST Solely in Her Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased**  
**The Unknown Heirs of LANCE E WERST A/K/A LANCE F WERST, Deceased**

Mortgagor(s) and Record Owner(s)  
730 Ridge Road  
Shickshinny, PA 18655

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY  
CIVIL ACTION - LAW  
ACTION OF MORTGAGE FORECLOSURE

Docket No. 2024-CV-575

2025-ED-70

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

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Hill, Turowski, James & Lehman, LLP  
David C. James Esquire  
38 West Third Street  
Bloomsburg, PA 17815

Your house at 730 Ridge Road, Shickshinny, PA 18655 is scheduled to be sold at Sheriff's Sale on Oct. 22 2025, at 9:00 AM, in bid4assets.com to enforce the court judgment of \$25,998.31 obtained by M&T BANK against you.

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

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

1. The sale will be cancelled if you pay to M&T BANK, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call our office at 215-825-6329 or 1-866-413-2311 or email [homeretention@kmlgroup.com](mailto:homeretention@kmlgroup.com) (KML File Number 227519FC). Para informacion en espanol puede comunicarse con Home Retention al 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

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AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling the Sheriff of Columbia County at 570-389-5622.
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5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
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8. You may contact the Foreclosure Resource Center: <http://www.philadelphiafed.org/foreclosure/>

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IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE  
THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

NORTH PENN LEGAL SERVICES  
168 E. 5th Street  
Bloomsburg, PA 17815  
570-784-8760  
PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

# 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 08/26/2025

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

Ad ID: **333420**  
Description: **Werst Sale**  
Run Dates: **10/01/2025 - 10/15/2025**  
Class: **0002**  
Orig User: **sshotwel**  
Words: **841**  
Lines: **99**  
Agate Lines: **264**  
Depth: **11.00**  
Blind Box:

**Total Ad Cost \$1,875.20**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	10/01/2025	10/15/2025	3	1,875.20

**SHERIFF'S SALE**  
**By Virtue of a Writ of Execution (Mortgage Foreclosure)**  
**No. 2024CV575**

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/](http://www.bid4assets.com/) ColumbiaPASheriffSales on:

**WEDNESDAY, OCTOBER 22, 2025**  
**At 9:00 O'CLOCK A.M.**

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

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN THE TOWNSHIP OF FISHINGCREEK, COLUMBIA COUNTY, PENNSYLVANIA, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN IRON PIN CORNER ON LANDS NOW OR FORMERLY OF WILLIAM HOWARD HESS JR. AND ADA M. HESS, HIS WIFE, AND LANDS NOW OR FORMERLY OF CLEO A. LAMOREAUX; THENCE ALONG SAID HESS LANDS, NORTH ELEVEN DEGREES TWENTY-SIX MINUTES EAST 288.3 FEET TO A STAKE LINE OF LAND NOW OR FORMERLY OF FRANK L. SCOTT AND NANCY J. SCOTT, HIS WIFE; THENCE ALONG SAID SCOTT LANDS, SOUTH SIXTY-NINE DEGREES ELEVEN MINUTES EAST, 145.7 FEET TO AN OLD IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF DONALD F. HESS AND MELBA HESS, HIS WIFE; THENCE ALONG SAID DONALD F. HESS LANDS, AND ALONG OTHER LANDS NOW OR FORMERLY OF CLEO A. LAMOREAUX, SOUTH ZERO DEGREES TWENTY-THREE MINUTES EAST, 176.6 FEET TO AN IRON PIN; THENCE BY SAID LAMOREAUX LANDS, SOUTH SEVENTY-FOUR DEGREES FIFTEEN MINUTES WEST 199.5 FEET TO AN IRON IN LINE OF LANDS NOW OR FORMERLY OF THE SAID WILLIAM HOWARD HESS, JR., ET UX, THE PLACE OF BEGINNING.

CONTAINING 0.86 ACRES AND BEING DESIGNATED AS TRACT "B" ON MINOR SUBDIVISION PLAN OF CLEO A. LAMOREAUX AS PREPARED BY JAMES H. PATTON, R.S., NOVEMBER, 1975.

ALL THAT LOT OF LAND SITUATE IN FISHINGCREEK TOWNSHIP, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED A DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE IN THE PUBLIC ROAD LEADING FROM JONESTOWN TO BERWICK; THENCE NORTH SEVENTY-SIX DEGREES EIGHT MINUTES EAST 249 FEET TO A STONE IN CORNER OF LINE OF LAND OF HARRY YAPLE; THENCE ALONG SAID YAPLE LAND NORTH TEN DEGREES TWELVE MINUTES WEST 288.3 FEET STONE CORNER; THENCE CONTINUING ALONG SAID YAPLE LAND NORTH SEVENTY DEGREES TWENTY-FIVE MINUTES WEST 161.8 FEET TO A STONE IN THE PUBLIC ROAD AFORESAID; THENCE SAID PUBLIC ROAD SOUTH NINETEEN DEGREES THIRTY-FIVE MINUTES WEST, 421.6 FEET TO A STONE CORNER, THE PLACE OF BEGINNING.

CONTAINING ONE AND ONE HALF ACRES, BE THE SAME MORE OR LESS. A DWELLING HOUSE, GARAGE AND ADDITIONAL IMPROVEMENTS ARE ERECTED THEREON.

BEING KNOWN AS: 730 RIDGE ROAD, SHICKSHINNY, PA 18655  
PROPERTY ID NUMBER: 151500700

THE SAME PREMISES WHICH WILLIAM H. HESS, JR. AND ALICE HESS BY DEED DATED 7/13/1987 AND RECORDED 7/14/1987 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 392 AT PAGE 632, GRANTED AND CONVEYED UNTO LANCE E. WERST

PROPERTY ADDRESS: 730 RIDGE ROAD, SHICKSHINNY, PA 18655

UPI / TAX PARCEL NUMBER: 15-15-007

Seized and taken into execution to be sold as the property of ANDREW WERST, MABEL WERST, JEFFREY WERST, THE UNKNOWN HEIRS OF LANCE E. WERST / DECEASED in suit of M & T BANK

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: TIMOTHY CHAMBERLAIN, Sheriff  
KML LAW GROUP, P.C. COLUMBIA COUNTY, PA  
PHILADELPHIA, PA 1-215-825-6345

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024CV575

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](http://www.bid4assets.com/ColumbiaPASheriffSales).

**WEDNESDAY, OCTOBER 22, 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.

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ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN THE TOWNSHIP OF FISHINGCREEK, COLUMBIA COUNTY, PENNSYLVANIA, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN CORNER ON LANDS NOW OR FORMERLY OF WILLIAM HOWARD HESS JR. AND ADA M. HESS, HIS WIFE, AND LANDS NOW OR FORMERLY OF CLEO A. LEMOREAUX; THENCE ALONG SAID HESS LANDS, NORTH ELEVEN DEGREES TWENTY-SIX MINUTES EAST 288.3 FEET TO A STAKE LINE OF LAND NOW OR FORMERLY OF FRANK L. SCOTT AND NANCY J. SCOTT, HIS WIFE; THENCE ALONG SAID SCOTT LANDS, SOUTH SIXTY-NINE DEGREES ELEVEN MINUTES EAST, 145.7 FEET TO AN OLD IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF DONALD F. HESS AND MELBA HESS, HIS WIFE; THENCE ALONG SAID DONALD F. HESS LANDS, AND ALONG OTHER LANDS NOW OR FORMERLY OF CLEO A. LAMOREAUX, SOUTH ZERO DEGREES TWENTY-THREE MINUTES EAST, 176.6 FEET TO AN IRON PIN; THENCE BY SAID LAMOREAUX LANDS, SOUTH SEVENTY-FOUR DEGREES FIFTEEN MINUTES WEST 199.5 FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF THE SAID WILLIAM HOWARD HESS, JR., ET UX, THE PLACE OF BEGINNING.

CONTAINING 0.86 ACRES AND BEING DESIGNATED AS TRACT "B" ON MINOR SUBDIVISION PLAN OF CLEO A. LAMOREAUX AS PREPARED BY JAMES H. PATTON, R.S., NOVEMBER, 1975.

ALL THAT LOT OF LAND SITUATE IN FISHINGCREEK TOWNSHIP, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE IN THE PUBLIC ROAD LEADING FROM JONESTOWN TO BERWICK; THENCE NORTH SEVENTY-SIX DEGREES EIGHT MINUTES EAST 249 FEET TO A STONE IN CORNER OF LINE OF LAND OF HARRY YAPLE; THENCE ALONG SAID YAPLE LAND NORTH TEN DEGREES TWELVE MINUTES WEST 288.3 FEET STONE CORNER; THENCE CONTINUING ALONG SAID YAPLE LAND NORTH SEVENTY DEGREES TWENTY-FIVE MINUTES WEST 161.8 FEET TO A STONE IN THE PUBLIC ROAD AFORESAID; THENCE SAID PUBLIC ROAD SOUTH NINETEEN DEGREES THIRTY-FIVE MINUTES WEST, 421.6 FEET TO A STONE CORNER, THE PLACE OF BEGINNING.

CONTAINING ONE AND ONE HALF ACRES, BE THE SAME MORE OR LESS. A DWELLING HOUSE, GARAGE AND ADDITIONAL IMPROVEMENTS ARE ERECTED THEREON.

BEING KNOWN AS: 730 RIDGE ROAD, SHICKSHINNY, PA 18655

PROPERTY ID NUMBER: 151500700

THE SAME PREMISES WHICH WILLIAM H. HESS, JR. AND ALICE HESS BY DEED DATED 7/13/1987 AND RECORDED 7/14/1987 IN THE OFFICE OF THE RECORDER OF DEEDS

IN DEED BOOK 392 AT PAGE 632, GRANTED AND CONVEYED UNTO LANCE E. WERST

PROPERTY ADDRESS: 730 RIDGE ROAD, SHICKSHINNY, PA 18655

UPI / TAX PARCEL NUMBER: 15-15-007

**Seized and taken into execution to be sold as the property of ANDREW WERST, MABEL WERST, JEFFREY WERST, THE UNKNOWN HEIRS OF LANCE E. WERST / DECEASED in suit of M & T BANK.**

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

**Attorney for the Plaintiff:**  
KML LAW GROUP P.C.  
PHILADELPHIA, PA 1-215-825-6345

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

575-2024

REAL ESTATE OUTLINE

ED # 20-25

DATE RECEIVED 8-22-25  
DOCKET AND INDEX 8-25-25

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR <u>2000</u>	<u>✓</u>	CK# <u>990891</u>

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

SALE DATE Oct 22, 25 TIME 0900

POSTING DATE \_\_\_\_\_

ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	_____
2 <sup>ND</sup> WEEK	_____
3 <sup>RD</sup> WEEK	_____

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

**M&T BANK**  
One Fountain Plaza  
Buffalo, NY 14203

Plaintiff  
vs.

**ANDREW WERST Solely in His Capacity as Heir of  
LANCE E. WERST A/K/A LANCE F. WERST,  
Deceased**  
**JEFFREY WERST Solely in His Capacity as Heir of  
LANCE E. WERST A/K/A LANCE F. WERST,  
Deceased**  
**MABEL WERST Solely in Her Capacity as Heir of  
LANCE E. WERST A/K/A LANCE F. WERST,  
Deceased**  
**The Unknown Heirs of LANCE E WERST A/K/A  
LANCE F WERST, Deceased**  
Mortgagor(s) and Record Owner(s)  
730 Ridge Road  
Shickshinny, PA 18655

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2024-CV-575

2025-ED-70

**AFFIDAVIT PURSUANT TO RULE 3129**

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

730 Ridge Road  
Shickshinny, PA 18655

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

ANDREW WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased  
560 Hemlock Road  
Tamaqua, PA 18252

ANDREW WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased  
730 Ridge Road  
Shickshinny, PA 18655

JEFFREY WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased  
730 Ridge Road  
Shickshinny, PA 18655

MABEL WERST Solely in Her Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased  
560 Hemlock Road  
Tamaqua, PA 18252

MABEL WERST Solely in Her Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased  
560 Hemlock Road  
Tamaqua, PA 18252

The Unknown Heirs of LANCE E WERST A/K/A LANCE F WERST, Deceased  
730 Ridge Road  
Shickshinny, PA 18655

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

ANDREW WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased  
560 Hemlock Road  
Tamaqua, PA 18252

ANDREW WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased  
730 Ridge Road  
Shickshinny, PA 18655

JEFFREY WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased  
730 Ridge Road  
Shickshinny, PA 18655

MABEL WERST Solely in Her Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased  
560 Hemlock Road  
Tamaqua, PA 18252

MABEL WERST Solely in Her Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased  
560 Hemlock Road  
Tamaqua, PA 18252

The Unknown Heirs of LANCE E WERST A/K/A LANCE F WERST, Deceased  
730 Ridge Road  
Shickshinny, PA 18655

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

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

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

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

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

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

MANUFACTURERS AND TRADERS TRUST COMPANY  
P.O. Box 767  
Buffalo, NY 14240

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

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

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

TENANTS/OCCUPANTS  
730 Ridge Road  
Shickshinny, PA 18655

INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH  
1000 Liberty Avenue, Room 701A  
Pittsburgh, PA 15222

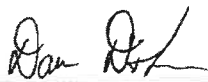
DEPARTMENT OF PUBLIC WELFARE  
ESTATE RECOVERY PROGRAM  
P.O. Box 8486, Willow Oak Building  
Harrisburg, PA 17105-8486

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE INHERITANCE TAX DIVISION  
1131 Strawberry Square  
6th Floor  
Harrisburg, PA 17128

Kizilova, Yevgenika  
71 Sunset Lake Rd  
Shickshinny, PA 18655

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

Date: 8/21/2025

By:   
\_\_\_\_\_

KML LAW GROUP, P.C.

\_\_\_\_ Michael McKeever Pa. ID 56129  
\_\_\_\_ Caitlin M. Donnelly Pa. ID 311403  
\_\_\_\_ J. Eric Kishbaugh Pa. ID 33078  
\_\_\_\_ Stephanie A. Walczak Pa. ID 320431  
\_\_\_\_ Geraldine M. Linn Pa. ID 83351  
 Danielle DiLeva Pa. ID 328955  
\_\_\_\_ Sean M. Duffy Pa. ID 311495  
\_\_\_\_ Frank J. Keenan, Pa ID 72278  
\_\_\_\_ Jill P. Jenkins Pa. ID 306588  
\_\_\_\_ Matthew K. Fissel Pa. ID 314567

Attorneys for Plaintiff

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

M&T BANK  
One Fountain Plaza  
Buffalo, NY 14203

Plaintiff

vs.

ANDREW WERST Solely in His Capacity as Heir of  
LANCE E. WERST A/K/A LANCE F. WERST,  
Deceased  
JEFFREY WERST Solely in His Capacity as Heir of  
LANCE E. WERST A/K/A LANCE F. WERST,  
Deceased  
MABEL WERST Solely in Her Capacity as Heir of  
LANCE E. WERST A/K/A LANCE F. WERST,  
Deceased  
The Unknown Heirs of LANCE E WERST A/K/A  
LANCE F WERST, Deceased  
730 Ridge Road  
Shickshinny, PA 18655

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

NO. 2024-CV-575

2025-ED-70

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

**WRIT OF EXECUTION**

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

COMMONWEALTH OF PENNSYLVANIA:  
COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

**PREMISES: 730 Ridge Road, Shickshinny, PA 18655**

AMOUNT DUE \$25,998.31

Interest From 05/24/2024  
to the Date of Sheriff's Sale  
at per diem rate of \$4.27

(Costs to be added)

Dated: 8/22/2025

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

My Com. Ex. 1st Monday of 2028  
Deputy Melissa Traugh

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

**M&T BANK**  
One Fountain Plaza  
Buffalo, NY 14203

Plaintiff

vs.

**ANDREW WERST Solely in His Capacity as Heir of LANCE  
E. WERST A/K/A LANCE F. WERST, Deceased  
JEFFREY WERST Solely in His Capacity as Heir of LANCE  
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WERST, Deceased**  
Mortgagor(s) and Record Owner(s)  
730 Ridge Road  
Shickshinny, PA 18655

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2024-CV-575

2025-ED-70

**CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

Plaintiff, by counsel, hereby certifies that it has complied with the provisions of Act 91 of 1983 and/or the real property in question is not subject to the Act.

By: 

KML LAW GROUP, P.C.

\_\_\_ Michael McKeever Pa. ID 56129  
\_\_\_ Caitlin M. Donnelly Pa. ID 311403  
\_\_\_ J. Eric Kishbaugh Pa. ID 33078  
\_\_\_ Stephanie A. Walczak Pa. ID 320431  
\_\_\_ Geraldine M. Linn Pa. ID 83351  
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\_\_\_ Sean M. Duffy Pa. ID 311495  
\_\_\_ Frank J. Keenan, Pa ID 72278  
\_\_\_ Jill P. Jenkins Pa. ID 306588  
\_\_\_ Matthew K. Fissel Pa. ID 314567

Attorneys for Plaintiff

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

**M&T BANK**  
One Fountain Plaza  
Buffalo, NY 14203

Plaintiff

vs.

**ANDREW WERST Solely in His Capacity as Heir of LANCE  
E. WERST A/K/A LANCE F. WERST, Deceased  
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730 Ridge Road  
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Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2024-CV-575

2025-ED-70

**WAIVER OF WATCHMAN/WAIVER OF INSURANCE**

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

By: 

KML LAW GROUP, P.C.

\_\_\_\_ Michael McKeever Pa. ID 56129  
\_\_\_\_ Caitlin M. Donnelly Pa. ID 311403  
\_\_\_\_ J. Eric Kishbaugh Pa. ID 33078  
\_\_\_\_ Stephanie A. Walczak Pa. ID 320431  
\_\_\_\_ Geraldine M. Linn Pa. ID 83351  
 Danielle DiLeva Pa. ID 328955  
\_\_\_\_ Sean M. Duffy Pa. ID 311495  
\_\_\_\_ Frank J. Keenan, Pa ID 72278  
\_\_\_\_ Jill P. Jenkins Pa. ID 306588  
\_\_\_\_ Matthew K. Fissel Pa. ID 314567

Attorneys for Plaintiff

SHORT DESCRIPTION

DOCKET # 2024-CV-575

ALL THAT CERTAIN lot of land situate in , County of Columbia and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 730 Ridge Road, Shickshinny, PA 18655 730 Ridge Road, Shickshinny, PA 18655

SOLD as the property of ANDREW WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased, JEFFREY WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased, MABEL WERST Solely in Her Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased and The Unknown Heirs of LANCE E WERST A/K/A LANCE F WERST, Deceased

TAX PARCEL #151500700

ATTORNEY: KML Law Group, P.C.

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN THE TOWNSHIP OF FISHINGCREEK, COLUMBIA COUNTY, PENNSYLVANIA, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN CORNER ON LANDS NOW OR FORMERLY OF WILLIAM HOWARD HESS JR. AND ADA M. HESS, HIS WIFE, AND LANDS NOW OR FORMERLY OF CLEO A.

LEMOREAUX; THENCE ALONG SAID HESS LANDS, NORTH ELEVEN DEGREES TWENTY-SIX MINUTES EAST 288.3 FEET TO A STAKE IN LINE OF LAND NOW OR FORMERLY OF FRANK L. SCOTT AND NANCY J. SCOTT, HIS WIFE;

THENCE ALONG SAID SCOTT LANDS, SOUTH SIXTY-NINE DEGREES ELEVEN MINUTES EAST, 145.7 FEET TO AN OLD IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF DONALD F. HESS AND MELBA HESS, HIS WIFE;

THENCE ALONG SAID DONALD F. HESS LANDS, AND ALONG OTHER LANDS NOW OR FORMERLY OF CLEO A. LAMOREAUX, SOUTH ZERO DEGREES TWENTY-THREE MINUTES EAST, 176.6 FEET TO AN IRON PIN;

THENCE BY SAID LAMOREAUX LANDS, SOUTH SEVENTY-FOUR DEGREES FIFTEEN MINUTES WEST 199.5 FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF THE SAID WILLIAM HOWARD HESS, JR., ET UX, THE PLACE OF BEGINNING.

CONTAINING 0.86 ACRES AND BEING DESIGNATED AS TRACT "B" ON MINOR SUBDIVISION PLAN OF CLEO A. LAMOREAUX AS PREPARED BY JAMES H. PATTON, R.S., NOVEMBER, 1975.

ALL THAT LOT OF LAND SITUATE IN FISHINGCREEK TOWNSHIP, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE IN THE PUBLIC ROAD LEADING FROM JONESTOWN TO BERWICK;

THENCE NORTH SEVENTY-SIX DEGREES EIGHT MINUTES EAST 249 FEET TO A STONE IN CORNER OF LINE OF LAND OF HARRY YAPLE;

THENCE ALONG SAID YAPLE LAND NORTH TEN DEGREES TWELVE MINUTES WEST 288.3 FEET TO A STONE CORNER;

THENCE CONTINUING ALONG SAID YAPLE LAND NORTH SEVENTY DEGREES TWENTY-FIVE MINUTES WEST 161.8 FEET TO A STONE IN THE PUBLIC ROAD AFORESAID;

THENCE IN SAID PUBLIC ROAD SOUTH NINETEEN DEGREES THIRTY-FIVE MINUTES WEST, 421.6 FEET TO A STONE CORNER, THE PLACE OF BEGINNING.

CONTAINING ONE AND ONE HALF ACRES, BE THE SAME MORE OR LESS. A DWELLING HOUSE, GARAGE AND ADDITIONAL IMPROVEMENTS ARE ERECTED THEREON.

BEING KNOWN AS: 730 RIDGE ROAD, SHICKSHINNY, PA 18655

PROPERTY ID NUMBER: 151500700

BEING THE SAME PREMISES WHICH WILLIAM H. HESS, JR. AND ALICE HESS BY DEED DATED 7/13/1987 AND RECORDED 7/14/1987 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 392 AT PAGE 632, GRANTED AND CONVEYED UNTO LANCE E. WERST.

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

**M&T BANK**  
One Fountain Plaza  
Buffalo, NY 14203

Plaintiff

vs.

**ANDREW WERST Solely in His Capacity as Heir of LANCE  
E. WERST A/K/A LANCE F. WERST, Deceased  
JEFFREY WERST Solely in His Capacity as Heir of LANCE  
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MABEL WERST Solely in Her Capacity as Heir of LANCE  
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Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2024-CV-575

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

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

By: 

KML LAW GROUP, P.C.

\_\_\_ Michael McKeever Pa. ID 56129  
\_\_\_ Caitlin M. Donnelly Pa. ID 311403  
\_\_\_ J. Eric Kishbaugh Pa. ID 33078  
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\_\_\_ Jill P. Jenkins Pa. ID 306588  
\_\_\_ Matthew K. Fissel Pa. ID 314567

Attorneys for Plaintiff

# COLUMBIA COUNTY SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE INSTRUCTIONS</b>			
PLAINTIFF/S/ <b>M&amp;T BANK</b>		COURT NUMBER <b>2024-CV-575</b>	
DEFENDANT/S/ <b>ANDREW WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased, JEFFREY WERST Solely in His Capacity as Heir of LANCE E.</b>		TYPE OF WRIT OR COMPLAINT <b>NOTICE OF SALE/HANDBILL</b>	
<div style="text-align: center;"> <b>SERVE</b>  </div>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE <b>ANDREW WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased. JEFFREY WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F.</b>		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) <b>730 Ridge Road, Shickshinny, PA 18655</b> <b>()</b>		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:  <h2 style="margin: 0;">PLEASE POST HANDBILL</h2>			
SIGNATURE OF ATTORNEY/ORIGINATOR <b>KML LAW GROUP, P.C.</b>		TELEPHONE NUMBER <b>(215) 627-1322</b>	DATE <b>August 21, 2025</b>
ADDRESS OF ATTORNEY  <b>KML LAW GROUP, P.C. Suite 5000, 701 Market Street Philadelphia, PA 19106</b>			

**KML LAW GROUP, P.C.**

Suite 5000  
701 Market Street  
Philadelphia, PA 19106  
[www.kmllawgroup.com](http://www.kmllawgroup.com)  
(215) 627-1322  
Fax (215) 627-7734

August 21, 2025

RE: Docket # 2024-CV-575

**ATTENTION: Columbia County Sheriff**

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

*ANDREW WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased,  
JEFFREY WERST Solely in His Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased, MABEL  
WERST Solely in Her Capacity as Heir of LANCE E. WERST A/K/A LANCE F. WERST, Deceased and The Unknown  
Heirs of LANCE E WERST A/K/A LANCE F WERST, Deceased*

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

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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Dept of Public Welfare  
PO Box 8486  
Harrisburg, PA 17105



9590 9402 9501 5069 5789 39 70

2. Article Number (Transfer from service label)

9589 0710 5270 3181 3388 00

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

*Dawn H. Smejda*  
 Agent  
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

**DAULTON SMEIDA**  
**AUG 29 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.

1. Article Addressed to:

IPS  
Tech Support Group  
600 Arch St Rm 3059  
Philadelphia, PA 19106



9590 9402 9501 5069 5789 22 70

2. Article Number (Transfer from service label)

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

*[Signature]*  
 Agent  
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

**[Signature]**  
**AUG 29 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
- Insured Mail (over \$500)
- 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.

1. Article Addressed to:

COMMONWEALTH OF PA  
DEPT OF REVENUE  
DEPARTMENT 281230  
HARRISBURG, PA 17128



9590 9402 9501 5069 5789 08 70

2. Article Number (Transfer from service label)

9589 0710 5270 3181 3381 43

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

*Wiki Novak*  
 Agent  
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

**WIKI NOVAKES**  
**AUG 29 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

Article Number (Transfer from service label) 9589 0720 5270 3181 3381 98

9590 9402 9501 5069 5789 53 76

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

Article Addressed to:  
 PH Dept of Lab  
 651 Boas Street  
 Harrisburg, PA 17101

1. Complete items 1, 2, and 3.  
 2. Print your name and address on the reverse so that we can return the card to you.  
 3. Attach this card to the back of the mailpiece, or on the front if space permits.

ENDER: COMPLETE THIS SECTION

A. Signature \_\_\_\_\_  
 Agent  
 Addressee

B. Received by (Printed Name) \_\_\_\_\_  
 C. Date of Delivery AUG 29 2025

D. Is delivery address different from item 1?  Yes  No

COMPLETE THIS SECTION ON DELIVERY

Article Number (Transfer from service label) 9589 0720 5270 3181 3381 29

9590 9402 9501 5069 5788 92 70

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

Article Addressed to:  
 OFFICE OF F.A.I.R.  
 DEPT OF PUBLIC WELFARE  
 PO BOX 8016  
 HARRISBURG, PA 17105

1. Complete items 1, 2, and 3.  
 2. Print your name and address on the reverse so that we can return the card to you.  
 3. Attach this card to the back of the mailpiece, or on the front if space permits.

ENDER: COMPLETE THIS SECTION

A. Signature \_\_\_\_\_  
 Agent  
 Addressee

B. Received by (Printed Name) \_\_\_\_\_  
 C. Date of Delivery AUG 29 2025

D. Is delivery address different from item 1?  Yes  No

COMPLETE THIS SECTION ON DELIVERY

Article Number (Transfer from service label) 9589 0720 5270 3181 3381 36

9590 9402 9501 5069 5789 15 70

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

Article Addressed to:  
 US SMALL BUS ADMIN  
 900 MARKET STREET 5TH FLR  
 PHILADELPHIA, PA 19107  
 Mail Box 321

1. Complete items 1, 2, and 3.  
 2. Print your name and address on the reverse so that we can return the card to you.  
 3. Attach this card to the back of the mailpiece, or on the front if space permits.

ENDER: COMPLETE THIS SECTION

A. Signature \_\_\_\_\_  
 Agent  
 Addressee

B. Received by (Printed Name) \_\_\_\_\_  
 C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  No

COMPLETE THIS SECTION ON DELIVERY

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

Article Number (Transfer from service label) 9590 9402 9501 5069 5789 77

9589 0720 5270 3181 3381 74

70

600 Liberty Ave. Pm 7018  
Harrisburg, PA 17105

Internal Revenue Service  
AUG 29 2020

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

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

B. Received by (Printed Name) \_\_\_\_\_  
 C. Date of Delivery \_\_\_\_\_

A. Signature \_\_\_\_\_  
 Agent  
 Addressee

COMPLETE THIS SECTION ON DELIVERY

ENDER: COMPLETE THIS SECTION

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 3. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

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

Article Number (Transfer from service label) 9590 9402 9501 5069 5789 60 70

9589 0720 5270 3181 3381 81

70

PO Box 2675  
Harrisburg, PA 17105

Dept of Public Welfare

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

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

B. Received by (Printed Name) \_\_\_\_\_  
 C. Date of Delivery \_\_\_\_\_

A. Signature \_\_\_\_\_  
 Agent  
 Addressee

COMPLETE THIS SECTION ON DELIVERY

ENDER: COMPLETE THIS SECTION

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 3. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

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

Article Number (Transfer from service label) 9590 9402 9501 5069 5789 84

9589 0720 5270 3181 3381 67

76

1131 Strawberry St. Gm 118  
Harrisburg, PA 17108

Commonwealth of PA

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

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

B. Received by (Printed Name) \_\_\_\_\_  
 C. Date of Delivery \_\_\_\_\_

A. Signature \_\_\_\_\_  
 Agent  
 Addressee

COMPLETE THIS SECTION ON DELIVERY

ENDER: COMPLETE THIS SECTION

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Article Addressed to: