

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



MIDFIRST BANK  
vs.  
BRENDA STROHL

Case Number  
2019CV1338

PROPERTY ADDRESS  
116 HETLerville ROAD, NESCOPECK, PA 18635

## REAL ESTATE SALE REQUEST LEDGER

| <u>DATE</u>           | <u>CATEGORY</u>                 | <u>MEMO</u> | <u>CHK #</u> | <u>DEBIT</u>      | <u>CREDIT</u>     |
|-----------------------|---------------------------------|-------------|--------------|-------------------|-------------------|
| 02/03/2020            | Advance Fee                     | Advance Fee | 937327       | \$0.00            | \$1,350.00        |
| 02/03/2020            | Advertising Sale (Newspaper)    |             |              | \$15.00           | \$0.00            |
| 02/03/2020            | Advertising Sale Bills & Copies |             |              | \$17.50           | \$0.00            |
| 02/03/2020            | Crying Sale                     |             |              | \$10.00           | \$0.00            |
| 02/03/2020            | Docketing                       |             |              | \$15.00           | \$0.00            |
| 02/03/2020            | Levy                            |             |              | \$15.00           | \$0.00            |
| 02/03/2020            | Mailing Costs                   |             |              | \$42.00           | \$0.00            |
| 02/03/2020            | Posting Handbill                |             |              | \$15.00           | \$0.00            |
| 02/03/2020            | Sheriff Automation Fund         |             |              | \$50.00           | \$0.00            |
| 02/03/2020            | Web Posting                     |             |              | \$100.00          | \$0.00            |
| 04/01/2020            | Service                         |             |              | \$180.00          | \$0.00            |
| 04/01/2020            | Service Mileage                 |             |              | \$16.00           | \$0.00            |
| 04/01/2020            | Surcharge                       |             |              | \$130.00          | \$0.00            |
| 04/01/2020            | Tax Claim Search                |             |              | \$5.00            | \$0.00            |
| 04/01/2020            | Copies                          |             |              | \$6.00            | \$0.00            |
| 04/01/2020            | Notary Fee                      |             |              | \$10.00           | \$0.00            |
| 04/01/2020            | Refund                          |             |              | \$723.50          | \$0.00            |
|                       |                                 |             |              | <b>\$1,350.00</b> | <b>\$1,350.00</b> |
| <b>TOTAL BALANCE:</b> |                                 |             |              | <b>\$0.00</b>     |                   |

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

ATTORNEYS AT LAW

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

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

April 1, 2020

SHERIFF OF COLUMBIA COUNTY  
FAX: 570-389-5625

RE: MIDFIRST BANK  
vs.  
BRENDA L. STROHL  
No. 2019-CIVIL-1338  
KML File#: 198097FC

**Property Address: 116 Hetlerville Road, Nescopeck, PA 18635**  
**Sheriff's Sale Date: April 29, 2020**  
**Sale No.**

To the Sheriff:

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

The Defendants are provided a copy of this letter to provide them with proof that we have notified the Sheriff that the sale scheduled for April 29, 2020 has been stayed and cancelled.

By: **KML LAW GROUP, P.C.**  
Sheriff's Sale Department  
Tara Busa – Supervisor  
(215) 825-6379  
PASALES@KMLLAWGROUP.COM

Attorney Contact: Kevin G. McDonald, Esquire, (215) 825-6311, kmcdonald@kmlawgroup.com

cc:  
BRENDA L. STROHL - 132 East First Street, Mifflinville, PA 18631

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 02/13/2020

Fee: \$5.00

Cert. NO: 36507

STROHL CLYDE A & BRENDA L  
116 HETLERVILLE ROAD  
NESCOPECK PA 18635

District: MIFFLIN TWP  
Deed: 20130 -3406  
Location: 116 HETLERVILLE RD  
Parcel Id:23 -06 -011-04,000

Assessment: 40,160  
Balances as of 02/13/2020

| YEAR | TAX TYPE | TAX AMOUNT | PENALTY | DISCOUNT | PAID | BALANCE |
|------|----------|------------|---------|----------|------|---------|
|------|----------|------------|---------|----------|------|---------|

NO TAX CLAIM TAXES DUE

By: **COLUMBIA COUNTY SHERIFF**

Per: \_\_\_\_\_

**COLUMBIA COUNTY**

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

**TAX CERTIFICATION**

**2020 - REAL ESTATE**

As of Date: 02/13/2020 09:58:29 AM

Owner: STROHL CLYDE A & BRENDA L  
116 HETLERVILLE ROAD  
NESCOPECK PA 18635

Municipality: MIFFLIN TWP  
Parcel #: 23 -06 -011-04,000  
Property Desc:

| <u>Bill #</u>  |   | <u>Discount:</u> |                 | <u>Face:</u>    |                 | <u>Penalty:</u> |                 |
|----------------|---|------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
|                |   | <u>Amount</u>    | <u>Due Date</u> | <u>Amount</u>   | <u>Due Date</u> | <u>Amount</u>   | <u>Due Date</u> |
| 024846         | G | \$448.08         | 04/30/2020      | \$457.22        | 06/30/2020      | \$502.94        | 08/31/2020      |
|                |   |                  | <b>Payment</b>  |                 |                 |                 |                 |
| 024846         | S | \$39.36          | 04/30/2020      | \$40.16         | 06/30/2020      | \$44.18         | 08/31/2020      |
|                |   |                  | <b>Payment</b>  |                 |                 |                 |                 |
| 024846         | R | \$184.97         | 04/30/2020      | \$188.75        | 06/30/2020      | \$198.19        | 08/31/2020      |
|                |   |                  | <b>Payment</b>  |                 |                 |                 |                 |
| <b>Totals:</b> |   | <b>\$672.41</b>  |                 | <b>\$686.13</b> |                 | <b>\$745.31</b> |                 |

|                            |               |
|----------------------------|---------------|
| <b>Total Paid To Date:</b> | <b>\$0.00</b> |
|----------------------------|---------------|

*SRE*

Signature

*2-13-20*

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.  
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.  
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

# 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 02/04/20

Account:

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

Ad ID: **1190649**  
Description: **STROHL SALE**  
Run Dates: **04/08/20 to 04/22/20**  
Class: **2**  
Agate Lines: **234**  
Blind Box:

**Total Ad Cost \$1,523.30**  
**Amount Paid \$0.00**

| Publication      | Start    | Stop     | Inserts | Cost       |
|------------------|----------|----------|---------|------------|
| Press Enterprise | 04/08/20 | 04/22/20 | 3       | \$1,523.30 |

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2019CV1338

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, APRIL 29, 2020**  
**AT 9:00 O'CLOCK A.M.**

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

All that certain piece or parcel of land situate in the Township of Mifflin, County of Columbia, and state of Pennsylvania, bounded and described as follows:

Beginning at a point on the Easterly side of land now or late of Fred Aten and at a point on the Southerly side of Bob Hoagland, said point being at intersecting lines of property owned by said individuals; thence along line now or late of Bob Hoagland North 87 degrees East 160 feet to the Westerly side of the right-of-way of Legislative Route No. 19023 leading from Hetlerville to Mifflinville; thence along the right of way of said highway South 19 degrees 19 minutes West 178.4 feet to an iron pin corner; thence continuing along said right of way South 11 degrees 29 minutes West a distance of 145.3 feet to an iron pin corner in lien of other land now or late of Peter Diehl, Jr., et ux; thence North 78 degrees 19 minutes West along land now or late of Peter Diehl, Jr., et ux, a distance of 98.23 feet to an iron pin corner on the line of Fred Aten, now or late; thence along line of Fred Aten, now or late, North 5 degrees East 282.0 feet to an iron pin corner, the place of beginning.

Containing 0.906 acres in accordance to a survey prepared by L. Lebo, R.E., dated July 28, 1972.

BEING KNOWN AS: 116 HETLERVILLE ROAD, NESCOPECK, PA 18635  
PROPERTY ID NUMBER: 23-06-011-04-000  
BEING THE SAME PREMISES WHICH CLYDE A. STROHL A/K/A CLYDE A. STROHL JR. AND BRENDA L. STROHL, HIS WIFE BY DEED DATED 4/2/2013 AND RECORDED 4/12/2013 THE OFFICE OF THE RECORDER OF DEEDS IN DEED AS INSTRUMENT # 201303406, GRANTED AND CONVEYED UNTO CLYDE A. STROHL (DECEASED) AND BRENDA L. STROHL, HIS WIFE.

PROPERTY ADDRESS: 116 HETLERVILLE ROAD, NESCOPECK, PA 18635

UPI / TAX PARCEL NUMBER: 23-06-011-04-000

Seized and taken into execution to be sold as the property of BRENDA STROHL in suite of MIDFIRST 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.

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff  
KML LAW GROUP, P.C.  
PHILADELPHIA, PA

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

MIDFIRST BANK  
999 N.W. Grand Boulevard  
Suite 100  
Oklahoma City, OK 73118-6116  
Plaintiff

vs.

BRENDA L. STROHL  
116 Hetlerville Road  
Nescopeck, PA 18635

Defendant(s)

ATTORNEY  
COPY

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

NO. 2019-CIVIL-1338

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

2020 - ED - 6

**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: 116 Hetlerville Road, Nescopeck, PA 18635**

AMOUNT DUE \$145,574.68

Interest From 01/23/2020  
to the Date of Sheriff's Sale  
*at per diem rate of \$12.6213*

(Costs to be added)

Dated: 1/27/2020

Barbara M. Silvestri  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy Rosalie Antonello

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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

PRESS ENTERPRISE  
Lackawanna Avenue  
Bloomsburg, PA 17815

Date: 2-3-2020

Re: Sheriff's Sale Advertising Dates

No. 6 of 2020 E.D. and No. 1338 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1<sup>st</sup> Week April 8

2<sup>nd</sup> Week April 15

3<sup>rd</sup> Week April 22

SALE DATE: April 29, 2020

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

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STROHL, HIS WIFE BY DEED DATED 4/2/2013 AND RECORDED 4/12/2013 THE OFFICE OF THE RECORDER OF DEEDS IN DEED AS INSTRUMENT # 201303406, GRANTED AND CONVEYED UNTO CLYDE A. STROHL. (DECEASED) AND BRENDA L. STROHL, HIS WIFE.

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Attorney for the Plaintiff:  
KML LAW GROUP, P.C.  
PHILADELPHIA, PA

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



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

MIDFIRST BANK  
999 N.W. Grand Boulevard  
Suite 100  
Oklahoma City, OK 73118-6116

Plaintiff

vs.

BRENDA L. STROHL  
116 Hetlerville Road  
Nescopeck, PA 18635

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

NO. 2019-CIVIL-1338

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

2020 - E D - 6

**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: 116 Hetlerville Road, Nescopeck, PA 18635**

|            |                     |
|------------|---------------------|
| AMOUNT DUE | <u>\$145,574.68</u> |
|------------|---------------------|

|   |       |
|---|-------|
| Interest From 01/23/2020<br>to the Date of Sheriff's Sale<br><i>at per diem rate of \$12.6213</i> | _____ |
|---|-------|

(Costs to be added) \_\_\_\_\_

Dated: 1/27/2020

Barbara M. Silvette  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy

Rosalia Antonello

Proth & Clerk of Sex Courts

1/27/2020

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

FILED  
NOTARARY

**MIDFIRST BANK**  
999 N.W. Grand Boulevard  
Suite 100  
Oklahoma City, OK 73118-6116  
Plaintiff  
vs.  
**BRENDA L. STROHL**  
Mortgagor(s) and Record Owner(s)  
116 Hetlerville Road  
Nescopeck, PA 18635  
Defendant(s)

2020 JAN 27 A. 11:55  
CLERK OF COURT  
COUNTY OF COLUMBIA

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CIVIL-1338

2020-ED-6

**AFFIDAVIT PURSUANT TO RULE 3129**

MIDFIRST 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:

116 Hetlerville Road  
Nescopeck, PA 18635

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

BRENDA L. STROHL  
132 East First Street  
Mifflinville, PA 18631

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

BRENDA L. STROHL  
132 East First Street  
Mifflinville, PA 18631

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

NORTHWEST CONSUMER DISCOUNT CO  
314 Market Street  
Sunbury, PA 17801

NORTHWEST CONSUMER DISCOUNT CO  
Po Box 743  
Sunbury, PA 17801

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

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


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

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

TENANTS/OCCUPANTS  
116 Hetlerville Road  
Nescopeck, PA 18635

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: 1/23/2020

By:   
\_\_\_\_\_  
**KML LAW GROUP, P.C.**  
\_\_\_\_ Michael McKeever Pa. ID 56129  
\_\_\_\_ Lisa Lee Pa. ID 78020  
\_\_\_\_ David Fein Pa. ID 82628  
\_\_\_\_ Jill P. Jenkins Pa. ID 306588  
\_\_\_\_ Alyk L. Ofazian Pa. ID 312912  
\_\_\_\_ Matthew K. Fissel Pa. ID 314567  
\_\_\_\_ Rebecca A. Solarz Pa. ID 315936  
\_\_\_\_ Nora C. Viggiano Pa. ID 320864  
\_\_\_\_ Kevin G. McDonald Pa. ID 203783  
 Brooke R. Waisbord Pa. ID 326432  
**Attorneys for Plaintiff**

# 23-06-011-04,000 Mifflin Twp.

REAL ESTATE OUTLINE

ED # 2020 ED4

DATE RECEIVED 1-27-2020  
DOCKET AND INDEX 2019 CV 1338

CHECK FOR PROPER INFO.

|                                   |           |                   |
|-----------------------------------|-----------|-------------------|
| WRIT OF EXECUTION                 | <u>X</u>  |                   |
| COPY OF DESCRIPTION               | <u>X</u>  |                   |
| WHEREABOUTS OF LKA                | <u>X</u>  |                   |
| NON-MILITARY AFFIDAVIT            | <u>  </u> |                   |
| NOTICES OF SHERIFF SALE           | <u>X</u>  |                   |
| WAIVER OF WATCHMAN                | <u>X</u>  |                   |
| AFFIDAVIT OF LIENS LIST           | <u>X</u>  |                   |
| CHECK FOR \$1,350.00 OR <u>  </u> | <u>X</u>  | CK# <u>937327</u> |

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

SALE DATE April 29<sup>th</sup> TIME 9:00  
POSTING DATE  
ADV. DATES FOR NEWSPAPER

|                      |                 |
|----------------------|-----------------|
| 1 <sup>ST</sup> WEEK | <u>April 8</u>  |
| 2 <sup>ND</sup> WEEK | <u>April 15</u> |
| 3 <sup>RD</sup> WEEK | <u>April 22</u> |

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

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

FILED  
NOTARIAL

**MIDFIRST BANK**

999 N.W. Grand Boulevard  
Suite 100  
Oklahoma City, OK 73118-6116

Plaintiff

vs.

**BRENDA L. STROHL**

Mortgagor(s) and Record Owner(s)  
116 Hetlerville Road  
Nescopeck, PA 18635

Defendant(s)

2020 JAN 27 AM 11:55

CLERK OF COURT  
COUNTY OF COLUMBIA

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CIVIL-1338

2020-ED-6

**AFFIDAVIT PURSUANT TO RULE 3129**

MIDFIRST 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:

116 Hetlerville Road  
Nescopeck, PA 18635

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

BRENDA L. STROHL  
132 East First Street  
Mifflinville, PA 18631

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

BRENDA L. STROHL  
132 East First Street  
Mifflinville, PA 18631

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

NORTHWEST CONSUMER DISCOUNT CO  
314 Market Street  
Sunbury, PA 17801

NORTHWEST CONSUMER DISCOUNT CO  
Po Box 743  
Sunbury, PA 17801

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

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


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

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

TENANTS/OCCUPANTS  
116 Hetlerville Road  
Nescopeck, PA 18635

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: 1/23/2020

By:   
\_\_\_\_\_  
**KML LAW GROUP, P.C.**  
\_\_\_\_\_  
Michael McKeever Pa. ID 56129  
\_\_\_\_\_  
Lisa Lee Pa. ID 78020  
\_\_\_\_\_  
David Fein Pa. ID 82628  
\_\_\_\_\_  
Jill P. Jenkins Pa. ID 306588  
\_\_\_\_\_  
Alyk L. Oflazian Pa. ID 312912  
\_\_\_\_\_  
Matthew K. Fissel Pa. ID 314567  
\_\_\_\_\_  
Rebecca A. Solarz Pa. ID 315936  
\_\_\_\_\_  
Nora C. Viggiano Pa. ID 320864  
\_\_\_\_\_  
Kevin G. McDonald Pa. ID 203783  
 Brooke R. Waisbord Pa. ID 326432  
**Attorneys for Plaintiff**

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

**MIDFIRST BANK**  
999 N.W. Grand Boulevard  
Suite 100  
Oklahoma City, OK 73118-6116

Plaintiff

vs.

**BRENDA L. STROHL**  
Mortgagor(s) and Record Owner(s)  
116 Hetlerville Road  
Nescopeck, PA 18635

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CIVIL-1338

2020-ED-16

**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

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

**Attorneys for Plaintiff**



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

**MIDFIRST BANK**  
999 N.W. Grand Boulevard  
Suite 100  
Oklahoma City, OK 73118-6116

Plaintiff

vs.

**BRENDA L. STROHL**  
Mortgagor(s) and Record Owner(s)  
116 Hetlerville Road  
Nescopeck, PA 18635

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CIVIL-1338

2020-ED-6

**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

\_\_\_\_ Lisa Lee Pa. ID 78020

\_\_\_\_ David Fein Pa. ID 82628

\_\_\_\_ Jill P. Jenkins Pa. ID 306588

\_\_\_\_ Alyk L. Oflazian Pa. ID 312912

\_\_\_\_ Matthew K. Fissel Pa. ID 314567

\_\_\_\_ Rebecca A. Solarz Pa. ID 315936

\_\_\_\_ Nora C. Viggiano Pa. ID 320864

\_\_\_\_ Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

SHORT DESCRIPTION

DOCKET # 2019-CIVIL-1338

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 116 Hetlerville Road, Nescopeck, PA 18635

SOLD as the property of BRENDA L. STROHL

TAX PARCEL #23- 06-011-04,000

ATTORNEY: KML Law Group, P.C.

All that certain piece or parcel of land situate in the Township of Mifflin, County of Columbia, and state of Pennsylvania, bounded and described as follows:

Beginning at a point on the Easterly side of land now or late of Fred Aten and at a point on the Southerly side of Bob Hoagland, said point being at intersecting lines of property owned by said individuals; thence along lien now or late of Bob Hoagland North 87 degrees East 160 feet to the Westerly side of the right-of-way of Legislative Route No. 19023 leading from Hetlerville to Mifflinville: thence along the right of way of said highway South 19 degrees 19 minutes West 178.4 feet to an iron pin corner, thence continuing along said right of way South 11 degrees 29 minutes West a distance of 145.3 feet to an iron pin corner in lien of other land now or late of Peter Diehl, Jr., et ux; thence North 78 degrees 19 minutes West along land now or late of Peter Diehl, Jr., et ux, a distance of 98.23 feet to an iron pin corner on the line of Fred Aten, now or late; thence along line of Fred Aten, now or late, North 5 degrees East 282.0 feet to an iron pin corner, the place of beginning.

Containing 0.906 acres in accordance to a survey prepared by L. Lebo, R.E., dated July 28, 1972.

BEING KNOWN AS: 116 HETLERVILLE ROAD, NESCOPECK, PA 18635

PROPERTY ID NUMBER: 23-06-011-04,000

BEING THE SAME PREMISES WHICH CLYDE A. STROHL A/K/A CLYDE A. STROHL, JR., AND BRENDA L. STROHL, HIS WIFE BY DEED DATED 4/2/2013 AND RECORDED 4/12/2013 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED AS INSTRUMENT # 201303406, GRANTED AND CONVEYED UNTO CLYDE A. STROHL (DECEASED) AND BRENDA L. STROHL, HIS WIFE.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



MIDFIRST BANK  
vs.  
STROHL, BRENDA

Case Number  
2019CV1338

## SERVICE COVER SHEET

**Service Details:**

|                  |  |                 |   |
|------------------|--|-----------------|---|
| <b>Category:</b> | Real Estate Sale - Posting - Sale Bill                         | <b>Zone:</b>    | C |
| <b>Manner:</b>   | < Not Specified >  | <b>Expires:</b> |   |
| <b>Notes:</b>    | SALE DATE & TIME: 04/29/2020 AT 9:00 AM<br>SHERIFF'S SALE BILL |                 |   |

**Serve To:**

|                           |   |
|---------------------------|---|
| <b>Name:</b>              | (POSTING)                                   |
| <b>Primary Address:</b>   | 116 HETLERVILLE ROAD<br>NESCOPECK, PA 18635 |
| <b>Phone:</b>             | <b>DOB:</b>                                 |
| <b>Alternate Address:</b> |   |
| <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> |
|----------------------------------|---------------|

**Service Attempts:**

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

**Service Attempt Notes:**

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

(POSTING)

2019CV1338

116 HETLERVILLE ROAD, NESCOPECK, PA 18635

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



MIDFIRST BANK  
vs.  
STROHL, BRENDA

Case Number  
2019CV1338

## SERVICE COVER SHEET

**Service Details:**

|                  |   |                 |   |
|------------------|---|-----------------|---|
| <b>Category:</b> | Real Estate Sale - Sale Notice  | <b>Zone:</b>    | 6 |
| <b>Manner:</b>   | < Not Specified >   | <b>Expires:</b> |   |
| <b>Notes:</b>    | SALE DATE & TIME: 04/29/2020 AT 9:00 AM<br>PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS |                 |   |

**Serve To:**

|                           |   |             |  |
|---------------------------|---|-------------|--|
| <b>Name:</b>              | Central Columbia SD                           |             |  |
| <b>Primary Address:</b>   | 4777 Old Berwick Road<br>Bloomsburg, PA 17815 |             |  |
| <b>Phone:</b>             | 570-784-2850                                  | <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> | HEATHER KISBAUGH                                     |                 |      |
| <b>Relation:</b>        | CLERK  |                 |      |
| <b>Date:</b>            | 2/10/20  | <b>Time:</b>    | 1027 |
| <b>Deputy:</b>          | 4  | <b>Mileage:</b> |      |

**Attorney / Originator:**

|                                  |               |
|----------------------------------|---------------|
| <b>Name:</b> KML LAW GROUP, P.C. | <b>Phone:</b> |
|----------------------------------|---------------|

**Service Attempts:**

|                 |   |   |   |   |   |
|-----------------|---|---|---|---|---|
| <b>Date:</b>    |   |   |   |   |   |
| <b>Time:</b>    |   |   |   |   |   |
| <b>Mileage:</b> |   |   |   |   |   |
| <b>Deputy:</b>  | 1 | 1 | 3 | 1 | 5 |

**Service Attempt Notes:**

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

CENTRAL COLUMBIA SD 2019CV1338 4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



MIDFIRST BANK  
vs.  
STROHL, BRENDA

Case Number  
2019CV1338

## SERVICE COVER SHEET

**Service Details:**

|                  |   |                 |   |
|------------------|---|-----------------|---|
| <b>Category:</b> | Real Estate Sale - Sale Notice  | <b>Zone:</b>    | 6 |
| <b>Manner:</b>   | < Not Specified >   | <b>Expires:</b> |   |
| <b>Notes:</b>    | SALE DATE & TIME: 04/29/2020 AT 9:00 AM<br>PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS |                 |   |

**Serve To:**

|                           |   |
|---------------------------|---|
| <b>Name:</b>              | BRENDA STROHL   |
| <b>Primary Address:</b>   | <del>116 HETLERVILLE ROAD<br/>NESCOPECK, PA 18635</del> <i>vacant</i> |
| <b>Phone:</b>             | <i>OR -</i> <b>DOB:</b>   |
| <b>Alternate Address:</b> | 132 EAST FIRST STREET<br>MIFFLINVILLE, PA 18631                       |
| <b>Phone:</b>             |   |

**Final Service:**

|                         |  |                 |       |
|-------------------------|--|-----------------|-------|
| <b>Served:</b>          | Personally · <u>Adult In Charge</u> · Posted · Other |                 |       |
| <b>Adult In Charge:</b> | Tyler Spaid  |                 |       |
| <b>Relation:</b>        | Works for his dad                                    |                 |       |
| <b>Date:</b>            | 2/12/20  | <b>Time:</b>    | 12:09 |
| <b>Deputy:</b>          | C  | <b>Mileage:</b> |       |

**Attorney / Originator:**

|                                  |               |
|----------------------------------|---------------|
| <b>Name:</b> KML LAW GROUP, P.C. | <b>Phone:</b> |
|----------------------------------|---------------|

**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. \_\_\_\_\_

STROHL, BRENDA

2019CV1338

116 HETLERVILLE ROAD, NESCOPECK, PA 18635

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



MIDFIRST BANK  
vs.  
STROHL, BRENDA

Case Number  
2019CV1338

## SERVICE COVER SHEET

**Service Details:**

|                  |   |                 |   |
|------------------|---|-----------------|---|
| <b>Category:</b> | Real Estate Sale - Sale Notice  | <b>Zone:</b>    | 6 |
| <b>Manner:</b>   | < Not Specified >   | <b>Expires:</b> |   |
| <b>Notes:</b>    | SALE DATE & TIME: 04/29/2020 AT 9:00 AM<br>PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS |                 |   |

**Serve To:**

|                           |   |             |  |
|---------------------------|---|-------------|--|
| <b>Name:</b>              | OCCUPANT                                    |             |  |
| <b>Primary Address:</b>   | 116 HETLERVILLE ROAD<br>NESCOPECK, PA 18635 |             |  |
| <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>        | Posted   |                 |       |
| <b>Date:</b>            | 2/12/20  | <b>Time:</b>    | 11:56 |
| <b>Deputy:</b>          | 6  | <b>Mileage:</b> |       |

**Attorney / Originator:**

|                                  |               |
|----------------------------------|---------------|
| <b>Name:</b> KML LAW GROUP, P.C. | <b>Phone:</b> |
|----------------------------------|---------------|

**Service Attempts:**

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

**Service Attempt Notes:**

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

OCCUPANT

2019CV1338

116 HETLERVILLE ROAD, NESCOPECK, PA 18635

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



MIDFIRST BANK  
vs.  
STROHL, BRENDA

Case Number  
2019CV1338

## SERVICE COVER SHEET

### Service Details:

|           |   |          |   |
|-----------|---|----------|---|
| Category: | Real Estate Sale - Sale Notice  | Zone:    | 6 |
| Manner:   | < Not Specified >   | Expires: |   |
| Warrant:  |   |          |   |
| Notes:    | SALE DATE & TIME: 04/29/2020 AT 9:00 AM<br>PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS |          |   |

### Serve To:

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

### Final Service:

|                  |   |          |       |
|------------------|---|----------|-------|
| Served:          | Personally Adult In Charge - Posted - Other |          |       |
| Adult In Charge: | Debbie Miller                               |          |       |
| Relation:        | Clerk                                       |          |       |
| Date:            | 02/07/2020                                  | Time:    | 14:22 |
| Deputy:          | #2  | Mileage: |       |

### Attorney / Originator:

|       |                     |        |  |
|-------|---------------------|--------|--|
| Name: | KML LAW GROUP, P.C. | Phone: |  |
|-------|---------------------|--------|--|

### Service Attempts:

|          |   |   |   |   |   |
|----------|---|---|---|---|---|
| Date:    |   |   |   |   |   |
| Time:    |   |   |   |   |   |
| Mileage: |   |   |   |   |   |
| Deputy:  | 1 | 2 | 2 | 4 | 5 |

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

COLUMBIA COUNTY TAX C

2019CV1338

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



MIDFIRST BANK  
vs.  
STROHL, BRENDA

Case Number  
2019CV1338

## SERVICE COVER SHEET

**Service Details:**

|                  |   |                 |   |
|------------------|---|-----------------|---|
| <b>Category:</b> | Real Estate Sale - Sale Notice  | <b>Zone:</b>    | L |
| <b>Manner:</b>   | < Not Specified >   | <b>Expires:</b> |   |
| <b>Notes:</b>    | SALE DATE & TIME: 04/29/2020 AT 9:00 AM<br>PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS |                 |   |

**Serve To:**

|                           |  |             |  |
|---------------------------|--|-------------|--|
| <b>Name:</b>              | Domestic Relations Office of Columbia Co                 |             |  |
| <b>Primary Address:</b>   | 11 WEST MAIN STREET<br>2ND FLOOR<br>Bloomsburg, PA 17815 |             |  |
| <b>Phone:</b>             |  | <b>DOB:</b> |  |
| <b>Alternate Address:</b> |  |             |  |
| <b>Phone:</b>             |  |             |  |

**Final Service:**

|                         |   |                 |       |
|-------------------------|---|-----------------|-------|
| <b>Served:</b>          | Personally Adult In Charge Posted Other |                 |       |
| <b>Adult In Charge:</b> | Shelley Feitner                         |                 |       |
| <b>Relation:</b>        | Clerk                                   |                 |       |
| <b>Date:</b>            | 04/07/2020                              | <b>Time:</b>    | 14:25 |
| <b>Deputy:</b>          | #2                                      | <b>Mileage:</b> |       |

**Attorney / Originator:**

|                                  |               |
|----------------------------------|---------------|
| <b>Name:</b> KML LAW GROUP, P.C. | <b>Phone:</b> |
|----------------------------------|---------------|

**Service Attempts:**

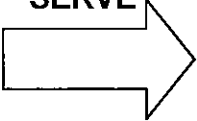
|                 |   |   |   |   |   |   |
|-----------------|---|---|---|---|---|---|
| <b>Date:</b>    |   |   |   |   |   |   |
| <b>Time:</b>    |   |   |   |   |   |   |
| <b>Mileage:</b> |   |   |   |   |   |   |
| <b>Deputy:</b>  | 1 | 2 | 3 | 4 | 5 | 6 |

**Service Attempt Notes:**

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

DOMESTIC RELATIONS OF 2019CV1338 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

# COLUMBIA COUNTY SHERIFF'S DEPARTMENT

|  |  |   |                          |
|--|--|---|--------------------------|
| <b>SHERIFF SERVICE INSTRUCTIONS</b>  |  |   |                          |
| PLAINTIFF/S/<br>MIDFIRST BANK  |  | COURT NUMBER<br>2019-CIVIL-1338                             |                          |
| DEFENDANT/S/<br>BRENDA L. STROHL   |  | TYPE OF <u>WRIT</u> OR COMPLAINT<br>NOTICE OF SALE/HANDBILL |                          |
| <b>SERVE</b><br>                     | NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE<br>BRENDA L. STROHL   |   |                          |
|  | ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)<br><b>116 Heflerville Road, Nescopeck, PA 18635</b><br>(Township of Mifflin) |   |                          |
| SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:<br><br><b>PLEASE POST HANDBILL</b> |  |   |                          |
| SIGNATURE OF ATTORNEY/ORIGINATOR<br>KML LAW GROUP, P.C.  |  | TELEPHONE NUMBER<br>(215) 627-1322                          | DATE<br>January 23, 2020 |
| ADDRESS OF ATTORNEY<br><br>KML LAW GROUP, P.C.<br>Suite 5000, 701 Market Street<br>Philadelphia, PA 19106            |  |   |                          |

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

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

January 23, 2020

RE: Docket # 2019-CIVIL-1338

**ATTENTION: Columbia County Sheriff**

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

***BRENDA L. STROHL***

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

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

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

**MIDFIRST BANK**  
999 N.W. Grand Boulevard  
Suite 100  
Oklahoma City, OK 73118-6116  
Plaintiff

vs.

**BRENDA L. STROHL**  
Mortgagor(s) and Record Owner(s)  
116 Hetlerville Road  
Nescopeck, PA 18635

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CIVIL-1338

**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

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

**Attorneys for Plaintiff**

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



71901140006000171387

NORTHWEST CONSUMER DISCOUNT CO  
314 MARKET STREET

SUNBURY PA 17801

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Document Receipt

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NORTHWEST CONSUMER DISCOUNT  
CO

314 MARKET STREET

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SUNBURY PA 17801

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DEPARTMENT OF REVENUE  
DEPARTMENT 281230

COMMONWEALTH OF PA

Tracking #: 71901140006000171363  
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Postage 5.6000

HARRISBURG PA 17128

Document Receipt

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TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000171370

Doc Ref #: 2020ED6

Postage 5.6000

PHILADELPHIA PA 19106



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DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000171363

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DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

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HARRISBURG PA 17128

Document Receipt

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Trans # 17593 Carrier / service: USPS Server First-Class Mail® 2/4/2020 12:00:00 AM

Ship to:

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF PUBLIC WELFARE

BUREAU OF CHILD SUPPORT  
ENFORCEMENT  
P.O. BOX 2675  
ATTN: DAN RICHARD  
HARRISBURG PA 17105

Tracking #: 71901140006000171356

Doc Ref #: 2020ED6

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Document Receipt

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Trans # 17592 Carrier / service: USPS Server First-Class Mail® 2/4/2020 12:00:00 AM

Ship to:

COMMONWEALTH OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000171349

Doc Ref #: 2020ED6

Postage 5.6000

HARRISBURG PA 17105

**KML LAW GROUP, P.C.**  
SUITE 6000  
701 MARKET ST. PHILADELPHIA, PA 19106  
(215) 627-1322 info@kmlawgroup.com

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

One Thousand Three Hundred And Fifty And 00/100  
Sheriff's Office P.O. Box 380  
Bloomsburg, PA 17815

MEMO  
STROHL, 198097FC

**FIRSTRUST BANK**  
800.220.BANK / firstrust.com  
3-7380/2360

937327

January 24, 2020

\$

1350.00

DOLLARS

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS

*[Signature]*  
AUTHORIZED SIGNATURE

⑆00937327⑆ ⑆23607380⑆ ⑆8000082795⑆

Security features. Details on back.