

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 259932
Customer:
SHERIFF OFFICE

Invoice Date: 12/02/2022 1:02:48 PM
Last Change:

RECEIPT
Receipt By: WALK-IN

Reg/Drw ID: 0101
By: CSD

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	202210799	BERWICK BORO
	Grantor - SMITH, STARLENE J		12/02/22 1:02:51 PM	
	Grantee - MIDFIRST BANK			
	Consideration -	\$3,929.32		
	Tax Basis -	\$0.00		
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF DEED			
	TOTAL CHARGES	<u>\$71.75</u>		
	PAYMENTS			
	CHECK: 9183 - SHERIFF OFFICE	\$71.75		
	TOTAL PAYMENTS	<u>\$71.75</u>		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
MIDFIRST BANK

vs.

Defendant
ESTATE OF STARLENE J. SMITH AKA
STARLENE JEAN SMITH
ESTATE OF STARLENE J. SMITH AKA
STARLENE JEAN SMITH
ESTATE OF STARLENE J. SMITH AKA
STARLENE JEAN SMITH
KIMBERLY KRESSLER
ESTATE OF STARLENE J. SMITH AKA
STARLENE JEAN SMITH

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
P.O. BOX 165028
COLUMBUS, OH 43216-5028

Sheriff's Sale Date: Wednesday, August 31, 2022
Writ of Execution No. : 2021CV738
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 325 WEST 3RD STREET, BERWICK, PA 18603

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		\$36.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,515.65
Prothonotary, Acknowledge Deed		\$10.00
Sheriff Automation Fund		\$50.00
Sheriff's Deed		\$35.00
Solicitor Services		\$100.00
Transfer Tax Form		\$25.00
Web Posting		\$100.00
Continued or Cancelled Sale	Postponed to: 7/27/2022	\$10.00
Service		\$225.00
Service Mileage		\$24.00
Distribution Form		\$25.00
Copies		\$7.50
Notary Fee		\$20.00
Tax Claim Search		\$5.00
Surcharge		\$72.00
Continued or Cancelled Sale	Postponed to: 8/31/2022	\$10.00
Total Sheriff Costs		\$2,357.65

Municipal Costs

Sewer \$1,422.87

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

Location of the real estate: 325 WEST 3RD STREET, BERWICK, PA 18603

Distribution Costs

Total Municipal Costs \$1,422.87

Recording Fees \$71.75

Total Distribution Costs \$71.75

Grand Total: \$3,852.27

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



MANLEYDEAS.COM

P.O. BOX 165028
COLUMBUS, OH 43216
P 614-220-5611 | F 614-220-5613

September 20, 2022

Columbia County Sheriff
Timothy Chamberlain
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: MidFirst Bank v.
Kimberly J. Kressler, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith,
AKA Starlene Jean Smith, et al.
Property Address: 325 West 3rd Street, Berwick, PA 18603
Docket No. 2021-CV-738; 2022-ED-18
Our File Number: 21-014761

Dear Sir or Madam:

Our office is the attorney on the Writ for the above-referenced sale. Please be advised that we are assigning the bid to **MidFirst Bank, 999 NW Grand Boulevard, Oklahoma City, Oklahoma 73118**. Please issue the Deed to the specified assignee.

Also enclosed are the following:

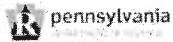
- a check in the amount of \$2579.32, representing the amount due per the cost sheet;
- two (2) original Realty Transfer Tax Affidavits of Value;
- a copy of the legal description for the deed;
- a copy of the Mortgage and Assignment of Mortgage (if applicable);
- a self-addressed, stamped envelope for return of the deed.

Should you have any questions, please feel free to contact me at 614-220-5611 or email Post-Sale-PA@manleydeas.com.

Very truly yours,

MANLEY DEAS KOCHALSKI LLC

Enclosures



(EX) MOD 06-19 (FI)

1830019105

RECORDER'S USE ONLY

State Tax Paid:

Book

Page:

Instrument Number:

Date Recorded:

REV-183

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

REALTY TRANSFER TAX
STATEMENT OF VALUE
COMPLETE EACH SECTION

SECTION I TRANSFER DATA

Date of Acceptance of Document 08/31/2022					
Grantor(s)/Lessor(s) Sheriff of Columbia County		Telephone Number 570-389-5622		Grantee(s)/Lessee(s) MidFirst Bank	
				Telephone Number 1-800-552-3000 ext. 8301	
Mailing Address 35 West Main Street, P.O. Box 380			Mailing Address 999 NW Grand Boulevard		
City Bloomsburg	State PA	Zip Code 17815	City Oklahoma City	State Oklahoma	Zip Code 73118

SECTION II REAL ESTATE LOCATION

Street Address 325 West 3rd Street		City, Township, Borough Borough of Berwick			
County Columbia	School District Berwick Area SD	Tax Parcel Number 04B-04-003-00,000			

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? YES NO

1. Actual Cash Consideration 3,929.32	2. Other Consideration +0.00	3. Total Consideration = 3,929.32
4. County Assessed Value 19,012.00	5. Common Level Ratio Factor X 5.18	6. Computed Value = 98,482.16

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

1a. Amount of Exemption Claimed 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	---	---

2. Check Appropriate Box 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 Manley Deas Kochalski LLC		Telephone Number 614-220-5611	
Mailing Address P. O. Box 165028		City Columbus	State OH
		ZIP Code 43216-5028	

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 *C. B. Syen* Date 9-21-22

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

MidFirst Bank

Plaintiff,

vs.

Kimberly J. Kressler, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith; Pam Smith, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith; Missy Deitrich, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith; Jeff Smith, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith; Unknown Heirs and/or Administrators of the Estate of Starlene J. Smith, AKA Starlene Jean Smith (if any)

Defendants.

CIVIL DIVISION

Docket No.: 2021-CV-738; 2022-ED-18

All that certain lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the northerly side of Third Street, East of Oak Street, at the corner of a 12 foot alley; thence along Third Street in an Easterly direction 39 feet to a corner in line of other land of Antonina Egizi; thence in a northerly direction, parallel with Grant Street, 121 feet 3 inches to the southerly side of another 12 foot alley; thence along said alley in a westerly direction parallel with Third Street, 39 feet to the easterly side of the 12 foot alley first above mentioned; thence along same in a southerly direction parallel with Grant Street, 121 feet 3 inches to the place of beginning.

Parcel No.: 04B-04-003-00,000

Being the same property conveyed to Harry Albert Smith and Starlene Jean Smith, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Antonina Egizi, widow, dated September 20, 1962, recorded September 28, 1962, at Deed Book 215, Page 357, Office of the Recorder of Deeds, Columbia County, Pennsylvania;

INFORMATIONAL NOTE: Harry Albert Smith died March 19, 2014, and pursuant to the

survivorship language in the above-mentioned deed, all his interest passed to Starlene Jean Smith. .

Property known as 325 West 3rd Street, Berwick, PA 18603

Exhibit "A"

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
MIDFIRST BANK

vs.

Defendant
ESTATE OF STARLENE J. SMITH AKA
STARLENE JEAN SMITH
ESTATE OF STARLENE J. SMITH AKA
STARLENE JEAN SMITH
ESTATE OF STARLENE J. SMITH AKA
STARLENE JEAN SMITH
KIMBERLY KRESSLER
ESTATE OF STARLENE J. SMITH AKA
STARLENE JEAN SMITH

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
P.O. BOX 165028
COLUMBUS, OH 43216-5028

Sheriff's Sale Date: Wednesday, August 31, 2022
Writ of Execution No. : 2021CV738
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 325 WEST 3RD STREET, BERWICK, PA 18603

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Location of the real estate: 325 WEST 3RD STREET, BERWICK, PA 18603

Distribution Costs

Total Municipal Costs **\$1,422.87**

Recording Fees **\$71.75**

Total Distribution Costs **\$71.75**

Grand Total: **\$3,852.27**

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

**MANLEY DEAS KOCHALSKI LLC
P.O. BOX 165028
COLUMBUS OH 43216-5028**

Columbia County Sheriff's Office
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Columbia County Sheriff's Office
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815



MANLEYDEAS.COM

P.O. BOX 165028
COLUMBUS, OH 43216
P 614-220-5611 | F 614-220-5613

August 3, 2022

Columbia County Sheriff
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: MidFirst Bank v.
Kimberly J. Kressler, as Believed Heir and/or Administrator of the Estate of
Starlene J. Smith, AKA Starlene Jean Smith, et al.
Property Address: 325 West 3rd Street, Berwick, PA 18603
Docket No. 2021-CV-738; 2022-ED-18
Our File Number: 21-014761

Enclosed please find a copy of an executed Affidavit of Service of Defendant/Owner and Other Parties of Interest Pursuant to Rule 3129.2 regarding the above referenced matter.

If you have any questions or concerns, please do not hesitate to contact our office at 614-220-5611.

Very truly yours,

Manley Deas Kochalski LLC
Enclosure

21-014761_AMR

1. Manley Deas Kochalski, LLC ("MDK") is counsel for Plaintiff in these proceedings.
2. I am employed by MDK as an Attorney. I am over the age of eighteen (18) years and am competent to testify to the matters stated in this affidavit.
3. The information in this affidavit is taken from MDK's business records. I have personal knowledge of MDK's procedures for creating and maintaining these records. They were: (a) made at or near the time of the occurrence of the matters set forth therein by persons with personal knowledge of the information in the business record, or from information transmitted by persons with personal knowledge; (b) kept in the course of MDK's regularly conducted business activities; and (c) created by MDK as a regular practice.
4. Defendant The Estate of Starlene Jean Smith is the record owner of the real property.
5. Pursuant to the Order of the Court dated April 22, 2022, the Process Server of Firefly Legal Inc. posted Plaintiff's Amended Notice of Sheriff's Sale for Defendant Kimberly J. Kressler, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith at the address of the mortgaged premises, being 325 West 3rd Street, Berwick, PA 18603, on or about July 27, 2022. A true and correct copy of said Order of Court and Proof of Posting are marked Exhibit "A", attached hereto and made a part hereof.
6. Pursuant to the Order of the Court dated April 22, 2022, Plaintiff's counsel served defendant Kimberly J. Kressler, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith with Plaintiff's Amended Notice of Sheriff's Sale via Certified Mail, no signature required, at the address(es) of 435 East 3rd Street, Berwick, PA

18603 on or about July 29, 2022. True and correct copies of said Notices and Proofs of Mailing are marked Exhibit "B", attached hereto and made a part hereof.

7. Pursuant to the Order of the Court dated April 22, 2022, Plaintiff's counsel served defendant Kimberly J. Kressler, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith with Plaintiff's Amended Notice of Sheriff's Sale via First Class U.S. Mail, Postage Pre-paid, with a Certificate of Mailing at the address(es) of 435 East 3rd Street, Berwick, PA 18603 on or about July 28, 2022. True and correct copies of said Notices and Proofs of Mailing are marked Exhibit "C", attached hereto and made a part hereof.

8. On or about March 7, 2022, Plaintiff's counsel served all other parties in interest with Plaintiff's Notice of Sheriffs Sale according to Plaintiff's Affidavit Pursuant to rule 3129.1, via First Class U.S. Mail, postage pre-paid, with a Certificate of Mailing. True and correct copies of said Certificates of Mailing are marked Exhibit "D", attached hereto and made a part hereof.

9. Finally, the undersigned deposes and says that the Defendants/Owners and all other Parties of Interest were served with Plaintiff's Notice of Sheriff's Sale of Real Property in accordance with Pa.R.C.P. 3129.2.

FURTHER AFFIANT SAYETH NAUGHT.

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

Dated: _____

8/4/22



Katherine M. Wolf, Esquire (314307)
Scott A. Dietterick, Esquire (55650)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Matthew P. Curry, Esquire (322229)
Alyk L. Oflazian, Esquire (312912)
Cristina L. Connor, Esquire (318389)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-220-5611
Fax: 614-220-5613
Email: KMWolf@manleydeas.com
Attorney for Plaintiff

CERTIFICATION

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



Katherine M. Wolf, Esquire (314307)
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Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Matthew P. Curry, Esquire (322229)
Alyk L. Oflazian, Esquire (312912)
Cristina L. Connor, Esquire (318389)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-220-5611
Fax: 614-220-5613
Email: KMWolf@manleydeas.com
Attorney for Plaintiff

EXHIBIT A

FILED
PROTHONOTARY

2021 OCT 13 A 10:45

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA.

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

MidFirst Bank

Plaintiff,

vs.

Kimberly J. Kressler, as Believed Heir and/or
Administrator of the Estate of Starlene J. Smith,
AKA Starlene Jean Smith; Pam Smith, as
Believed Heir and/or Administrator of the
Estate of Starlene J. Smith, AKA Starlene Jean
Smith; Missy Deitrich, as Believed Heir and/or
Administrator of the Estate of Starlene J. Smith,
AKA Starlene Jean Smith; Jeff Smith, as
Believed Heir and/or Administrator of the
Estate of Starlene J. Smith, AKA Starlene Jean
Smith; Unknown Heirs and/or Administrators
of the Estate of Starlene J. Smith, AKA Starlene
Jean Smith (if any)

Defendants.

CIVIL DIVISION

Docket No.: 2021-CV-738

ORDER OF COURT ON MOTION FOR ALTERNATIVE SERVICE

AND NOW, this 12th day of October, 2021, upon

review of Plaintiff's Motion for Alternate Service, and Defendant's subsequent response, if any, it

is hereby ORDERED, ADJUDGED AND DECREED, pursuant to Pa.R.C.P. No. 430, that

original process (the Complaint)

Plaintiff shall serve the Defendant(s), Missy Deitrich, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith, by the following methods:

1. Posting of the property: 325 West 3rd Street, Berwick, PA 18603
2. Mailing via First Class U.S. Mail, with Certificate of Mailing, postage prepaid to:
 - a. Missy Deitrich, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith, 811 Ridgewood Avenue, Nescopek, PA 18635
 - b. Missy Deitrich, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith, 325 West 3rd Street, Berwick, PA 18603
3. Mailing via Certified U.S. Mail, Return Receipt Requested, but no signature required, postage prepaid to:
 - a. Missy Deitrich, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith, 811 Ridgewood Avenue, Nescopek, PA 18635
 - b. Missy Deitrich, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith, 325 West 3rd Street, Berwick, PA 18603

4. Publication per Pa. R. C. P. 430(b).

Service upon Defendant(s), Missy Deitrich, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith, is deemed complete upon posting and mailing as set forth herein.

Further, IT IS HEREBY ORDERED, the Plaintiff may serve all subsequent notices and pleadings that require personal service in the manner as set forth herein. *per RJe 440.*

BY THE COURT:

[Signature]
Judge

Columbia County Court of Common Pleas

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

MidFirst Bank

Plaintiff(s)

Court No.: 2021-CV-738; 2022-ED-18

VS.

Kimberly J. Kressler, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith; Para Smith, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith; Missy Deitrich, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith; Jeff Smith, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith; Unknown Heirs and/or Administrators of the Estate of Starlene J. Smith, AKA Starlene Jean Smith (if any)
Defendant(s)

AFFIDAVIT OF SPECIAL PROCESS SERVER

I, Abby Casey, being first duly sworn on oath depose and state as follows:

I am over the age of 18, not a party to this action, and an employce or agent of Firefly Legal, Inc., a licensed private detective agency, license number 117.001465.

Type of Process: Amended Notice of Sheriff's Sale of Real Property Pursuant to Pennsylvania Rule of Civil Procedure 3129, and Order of Court

Defendant to be served: Kimberly J. Kressler, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith AKA Starlene Jean Smith

I SERVED/NON-SERVED the within named defendant on: July 27, 2022 @ 2:09 AM/PM

ADDRESS WHERE ATTEMPTED OR SERVED: 325 West 3rd Street
Berwick, PA, 18603

THE DESCRIPTION OF THE PERSON WITH WHOM THE COPY OF THIS PROCESS WAS LEFT IS AS FOLLOWS:

Age _____ Gender M F Race _____ Height _____ Weight _____ Hair _____ Glasses Y N

INDIVIDUAL SERVICE by delivering to the within named defendant a copy of this process personally. The defendant confirmed that she/he resides at the above address.

SUBSTITUTE SERVICE by leaving a copy of this process at his/her usual place of abode with: _____ (Relationship): _____, a family member or person residing therein who is the age of 18 years or upwards confirmed the defendant resides at the above address and informed that person of the contents thereof.

CORPORATE OR GOVERNMENT SERVICE by leaving a copy of this process with _____ (Title) _____, a person authorized to accept service and informed that person of the contents thereof.

POSTED

NON-SERVICE for the reason that after diligent investigation found _____

MILITARY _____

Additional Comments _____

I certify that I am a United States citizen, over the age of 18 and not a party to, nor otherwise interested in the above action.

Subscribed and sworn before me on 07/27/2022

[Signature]
Signature of Process Server

Notary Public Katelynn Harris

Printed Name of Process Server

Commonwealth of Pennsylvania - Notary Seal
Katelynn Harris, Notary Public
Montgomery County
My commission expires February 8, 2025
Commission number 1393463



841043_4096405_0_26_V3

EXHIBIT B



Return address:

MANLEY DEAS KOCHALSKI LLC
PO BOX 165028
COLUMBUS, OH 43216

Recipient address:

KIMBERLY J KRESSLER
435 EAST 3RD STREET
BERWICK PA 18603

USPS CERTIFIED MAIL



9236 0901 7249 2301 9444 74

USPS Tracking Label Number: 9236 0901 7249 2301 9444 74

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	COLUMBUS,OH 43216	07/29/2022 10:16
ORIGIN ACCEPTANCE	COLUMBUS OH DISTRIBUTION CENTER 43216	07/29/2022 20:29
PROCESSED THROUGH USPS FACILITY	COLUMBUS OH DISTRIBUTION CENTER 43218	07/29/2022 21:44
PROCESSED THROUGH USPS FACILITY	LEHIGH VALLEY PA DISTRIBUTION C 18002	07/31/2022 11:41
ARRIVAL AT UNIT	BERWICK,PA 18603	08/01/2022 07:15
OUT FOR DELIVERY	BERWICK,PA 18603	08/01/2022 07:26
NO AUTHORIZED RECIPIENT AVAILABLE	BERWICK,PA 18603	08/01/2022 16:17
DELIVERED LEFT WITH INDIVIDUAL	BERWICK,PA 18603	08/01/2022 16:19

EXHIBIT C



Certificate Of Mailing



This Certificate of Mailing provides evidence that mail has been presented to USPS® for domestic and international mail

From: Katherine M. Wolf, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028

neopost# 07/28/2022
US POSTAGE \$001.75⁰



ZIP 43204
041L12204682

To: Kimberly J. Kressler, as Believed Heir and/or Administrator
of the Estate of Starlene J. Smith, AKA Starlene Jean Smith
435 East 3rd Street

Postmark Here

Berwick, PA 18603
County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065

Return to Service

EXHIBIT D

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for a form may be used for domestic and international mail.

From: Katherine M. Wolf, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028

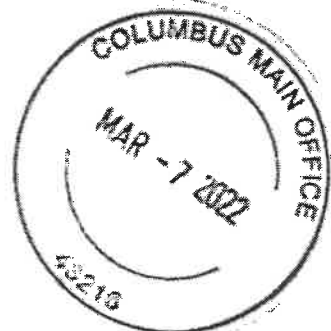
neopost
03/04/2022
US POSTAGE \$001.65⁰



ZIP 43204
041L12204682

To : COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE
P.O. Box 2675
Harrisburg, PA 17105
County of P.Q.: Columbia
PS Form 3817, April 2007 PSN 7530-02-000-9065

Postmark Here



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for a form may be used for domestic and international mail.

From: Katherine M. Wolf, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028

To pay fee, affix stamps or

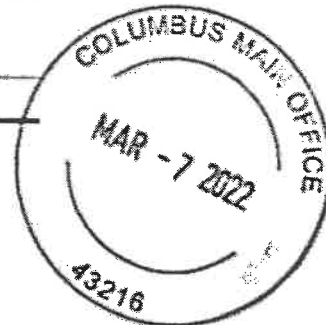
neopost
03/04/2022
US POSTAGE \$001.65⁰



ZIP 43204
041L12204682

To : COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE
11 West Main Street, 2nd Floor
Bloomsburg, PA 17815
County of P.Q.: Columbia
PS Form 3817, April 2007 PSN 7530-02-000-9065

Postmark Here



CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

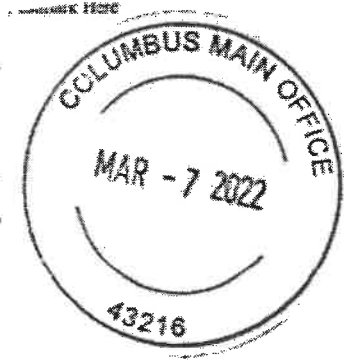
From: Katherine M. Wolf, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028

neopost
03/04/2022
US POSTAGE \$001.65⁰⁰



ZIP 43204
041L12204682

To: PA DEPT. OF REVENUE - INHERITANCE TAX
DIVISION
6th Floor, Strawberry Square
Dept. 280601
Harrisburg, PA 17128-0601
County of P.Q.: Columbia
PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Katherine M. Wolf, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028

neopost
03/04/2022
US POSTAGE \$001.65⁰⁰



ZIP 43204
041L12204682

To: UNKNOWN TENANT OR TENANTS
325 West 3rd Street
Berwick, PA 18603
County of P.Q.: Columbia
PS Form 3817, April 2007 PSN 7530-02-000-9065



CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for may be used for domestic and international mail.

From: Katherine M. Wolf, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028

neopost
03/04/2022
US POSTAGE \$001.65⁰



ZIP 43204
041L12204682

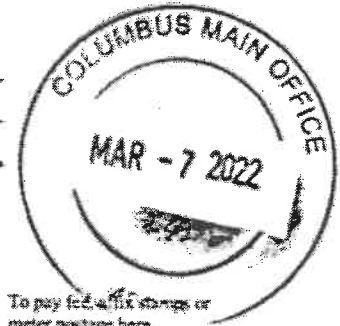
To: THE UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT

Postmark Here

c/o U.S. Attorney for the Middle District
228 Walnut Street, Suite 220
P.O. Box 11754

Harrisburg, PA 17108
County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for may be used for domestic and international mail.

From: Katherine M. Wolf, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028

neopost
03/04/2022
US POSTAGE \$001.65⁰



ZIP 43204
041L12204682

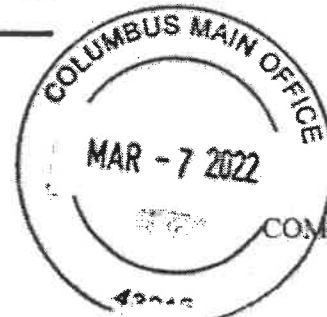
To: THE UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT

Postmark Here

c/o Office of the Attorney General
950 Pennsylvania Avenue Northwest

Washington, District of Columbia 20530
County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065



CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of Mailing

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From: Katherine M. Wolf, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028

neopost
03/04/2022
US POSTAGE \$001.65⁰



ZIP 43204
041L12204682

To: THE UNITED STATES OF AMERICA, SECR
HOUSING AND URBAN DEVELOPMENT
451 7th Street Southwest
Washington, District of Columbia 20410
County of P.Q.: Columbia
PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Katherine M. Wolf, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028

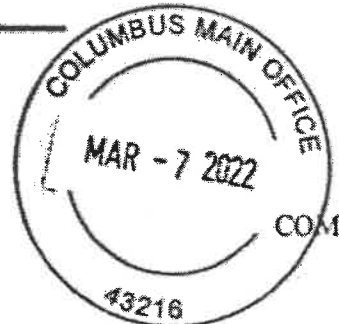
neopost
03/04/2022
US POSTAGE \$001.65⁰



ZIP 43204
041L12204682

To: COLUMBIA COUNTY TAX CLAIM BUREAU
11 West Main Street
Bloomsburg, PA 17815
County of P.Q.: Columbia
PS Form 3817, April 2007 PSN 7530-02-000-9065

Postmark Here



CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS and may be used for domestic and international mail.

From: Katherine M. Wolf, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028

neopost
03/04/2022
US POSTAGE \$001.65⁰



ZIP 43204
041L12204662

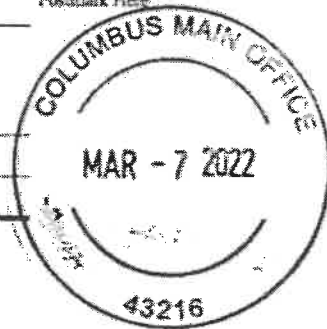
To: COLUMBIA COUNTY TAX CLAIM BUREAU

Postmark Here

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

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065



**PRIORITY CLAIM
 FOR
 SHERIFFS SALE**

Please Print or Type

EXECUTION NUMBER SSMITH (08/31/22)	SECOND EXECUTION NUMBER
DATE OF SALE 08/31/2022	
AMOUNT \$4,627.30	

MR TIMOTHY T CHAMBERLAIN
 SHERIFF OF COLUMBIA COUNTY
 BOX 380

BLOOMSBURG PA 17815

REVENUE ID	CORPORATION TAX
-	\$0.00
EMPLOYER EIN	\$0.00
-	\$0.00
SALES TAX LICENSE NUMBER	\$0.00
-	\$0.00
SOCIAL SECURITY NUMBER	\$0.00
-	\$0.00
INHERITANCE TAX FILE NUMBER	\$4,627.30
1921-0275	-
OTHER TAX NUMBER	\$0.00
-	\$0.00

DEFENDANT

ESTATE OF STARLENE J SMITH AKA STARLENE JEAI SMITH

This statement is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes. This statement is made in accordance with 42 Pa. C.S.A. § 8151 and 72 P.S. § 1402 (Fiscal Code § 1402).

A. For the following taxes a priority in the distribution of the proceeds of the judicial sale should be made in accordance with the applicable provisions of the Tax Reform Code of 1971, 72 P.S. § 7101, et seq. Tax liens were filed with the Prothonotary of Columbia County.

- Sales and Use Tax, 72 P.S. § 7242
- Employer Withholding Tax, 72 P.S. § 7345
- Pennsylvania Personal Income Tax, 72 P.S. § 7345

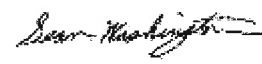

B. A Corporation tax lien is a first lien and is required to be paid out of the proceeds of the judicial sale before any pre-existing judgement, mortgage, or any other claim or lien against the corporation in accordance with 72 P.S. § 1401 (Fiscal Code § 1401).

- Corporation Taxes, 72 P.S. § 1401

STATEMENT OF ACCOUNT

Type of Tax	Settlement or Lien Date	Lien Number or Filing Period	Amount or Balance
Inheritance Tax		DOD	\$4,627.30
TOTAL:			\$4,627.30

I certify that the above Statement of Account is a true and correct statement of all liened taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity.

WITNESS my hand and the seal of the Department of Revenue <u>03</u> day of, August 2022	DIRECTOR, BUREAU OF COMPLIANCE Sean Washington 
	SECRETARY OF REVENUE C. Daniel Hassell 

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

MidFirst Bank
Plaintiff,

vs.

Kimberly J. Kressler, as Believed Heir and/or
Administrator of the Estate of Starlene J. Smith,
AKA Starlene Jean Smith; Pam Smith, as
Believed Heir and/or Administrator of the
Estate of Starlene J. Smith, AKA Starlene Jean
Smith; Missy Deitrich, as Believed Heir and/or
Administrator of the Estate of Starlene J. Smith,
AKA Starlene Jean Smith; Jeff Smith, as
Believed Heir and/or Administrator of the
Estate of Starlene J. Smith, AKA Starlene Jean
Smith; Unknown Heirs and/or Administrators
of the Estate of Starlene J. Smith, AKA Starlene
Jean Smith (if any)
Defendants.

Docket No.: 2021-CV-738; 2022-ED-18

FILED
PROTHONOTARY
2022 JUL 27 A 11:34
CLERK OF COURTS OF
COUNTY OF COLUMBIA, PA

NOTICE OF THE DATE OF CONTINUED SHERIFF SALE

The Sheriff Sale scheduled for July 27, 2022 at 9:00AM in the above captioned matter
has been continued until August 31, 2022 at 9:00AM.

Dated: July 25, 2022

By: 
Katherine M. Wolf, Esquire (314307)
Scott A. Dietterick, Esquire (55650)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Matthew P. Curry, Esquire (322229)
Alyk L. Oflazian, Esquire (312912)
Cristina L. Connor, Esquire (318389)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-220-5611
Fax: 614-220-5613
Email: KMWolf@manleydeas.com
Attorney for Plaintiff

MANLEY DEAS KOCHALSKI LLC
P.O. BOX 165028
COLUMBUS OH 43216-5028

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815



MANLEYDEAS.COM

P.O. BOX 165028
COLUMBUS, OH 43216
P 614-220-5611 | F 614-220-5613

July 25, 2022

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE DEPT.
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: MidFirst Bank v.
Kimberly J. Kressler, as Believed Heir and/or Administrator of the Estate of
Starlene J. Smith, AKA Starlene Jean Smith, et al.
Property Address: 325 West 3rd Street, Berwick, PA 18603
Docket No. 2021-CV-738; 2022-ED-18
Our File Number: 21-014761

Dear Sir/Madam:

Enclosed please find the following:

- an original Certificate of Filing in the above captioned matter.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC
Enclosures

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

MidFirst Bank
Plaintiff,

vs.

Kimberly J. Kressler, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith; Pam Smith, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith; Missy Deitrich, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith; Jeff Smith, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith; Unknown Heirs and/or Administrators of the Estate of Starlene J. Smith, AKA Starlene Jean Smith (if any)
Defendants.

Docket No.: 2021-CV-738; 2022-ED-18

CERTIFICATE OF FILING

On this date, I sent to the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff Sale in the above-captioned matter showing the above referenced foreclosure sale scheduled for July 27, 2022 at 9:00AM in the above captioned matter has been continued until August 31, 2022 at 9:00AM.

Dated: July 25, 2022

By: 
Katherine M. Wolf, Esquire (314307)
Scott A. Dietterick, Esquire (55650)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Matthew P. Curry, Esquire (322229)
Alyk L. Oflazian, Esquire (312912)
Cristina L. Connor, Esquire (318389)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-220-5611
Fax: 614-220-5613
Email: KMWolf@manleydeas.com
Attorney for Plaintiff



MANLEYDEAS.COM

P.O. BOX 165028
COLUMBUS, OH 43216
P 614-220-5611 | F 614-220-5613

July 25, 2022

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE DEPT.
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: MidFirst Bank v.
Kimberly J. Kressler, as Believed Heir and/or Administrator of the Estate of
Starlene J. Smith, AKA Starlene Jean Smith, et al.
Property Address: 325 West 3rd Street, Berwick, PA 18603
Docket No. 2021-CV-738; 2022-ED-18
Our File Number: 21-014761

Dear Sir/Madam:

Please continue the sheriff sale set for July 27, 2022 to August 31, 2022. Please announce this continuance at the July 27, 2022 sheriff sale.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC
Enclosures

SHERIFF'S SALE COST SHEET

21-738

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

DOCKET/RETURN \$15.00
 SERVICE PER DEF. \$ 225.00
 LEVY (PER PARCEL) \$15.00
 MAILING COSTS \$ 36.00
 ADVERTISING SALE BILLS & COPIES \$17.50
 ADVERTISING SALE (NEWSPAPER) \$15.00
 MILEAGE \$ 24.00
 POSTING HANDBILL \$15.00
 CRYING/ADJOURN SALE \$10.00
 SHERIFF'S DEED \$35.00
 TRANSFER TAX FORM \$25.00
 DISTRIBUTION FORM \$25.00
 COPIES \$ 7.50
 NOTARY \$ 20.00
 TOTAL ***** \$ 485.00

WEB POSTING \$150.00
 PRESS ENTERPRISE INC. \$ 1515.65
 SOLICITOR'S SERVICES \$100.00
 TOTAL ***** \$ 1765.65

PROTHONOTARY (NOTARY) \$10.00
 RECORDER OF DEEDS \$ 71.75
 TOTAL ***** \$ 81.75

REAL ESTATE TAXES:
 BORO, TWP & COUNTY 20 \$ _____
 SCHOOL DIST. 20 \$ _____
 DELINQUENT 20 \$ 5.00
 TOTAL ***** \$ 5.00

MUNICIPAL FEES DUE:
 SEWER 20 \$ 1422.87
 WATER 20 \$ _____
 TOTAL ***** \$ 1422.87

SURCHARGE FEE (DSTE) \$ ~~57.00~~ 72.00
 MISC. \$ 5
 TOTAL ***** \$ 20

TOTAL COSTS (OPENING BID) \$ 3832.27



MANLEYDEAS.COM

P.O. BOX 165028
COLUMBUS, OH 43216
P 614-220-5611 | F 614-220-5613

July 20, 2022

Columbia County Sheriff
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: MidFirst Bank v.
Kimberly J. Kressler, as Believed Heir and/or Administrator of the Estate of
Starlene J. Smith, AKA Starlene Jean Smith, et al.
Property Address: 325 West 3rd Street, Berwick, PA 18603
Docket No. 2021-CV-738; 2022-ED-18
Our File Number: 21-014761

Enclosed please find a copy of an executed Affidavit of Service of Defendant/Owner and Other Parties of Interest Pursuant to Rule 3129.2 regarding the above referenced matter.

If you have any questions or concerns, please do not hesitate to contact our office at 614-220-5611.

Very truly yours,

Manley Deas Kochalski LLC
Enclosure

21-014761_AMR

DOC CONTROL:

**Please scan and save
entire package with
exhibits in Casee
before mailing out.**

Thank you



MANLEYDEAS.COM

P.O. BOX 165028
COLUMBUS, OH 43216
P 614-220-5611 | F 614-220-5613

July 20, 2022

Columbia County Court of Common Pleas
Office of the Prothonotary
35 West Main Street
P.O. Box 380
Bloomsburg, PA 17815

Re: MidFirst Bank v.
Kimberly J. Kressler, as Believed Heir and/or Administrator of the Estate of
Starlene J. Smith, AKA Starlene Jean Smith, et al.
Property Address: 325 West 3rd Street, Berwick, PA 18603
Docket No. 2021-CV-738; 2022-ED-18
Our File Number: 21-014761

Dear Sir/Madam:

Enclosed for filing please find the following:

- a original and one (1) copy of an Affidavit of Service of Defendant/Owner and Other Parties of Interest regarding the above referenced matter;
- a self-addressed stamped envelope

Please file the original and return a time-stamped copy which is enclosed in the self-addressed stamped envelope.

If you have any questions or concerns, please do not hesitate to contact our office at 614-220-5611.

Very truly yours,

Manley Deas Kochalski LLC
Enclosure

21-014761_AMR



MANLEYDEAS.COM

P.O. BOX 165028
COLUMBUS, OH 43216
P 614-220-5611 | F 614-220-5613

July 20, 2022

Columbia County Sheriff
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: MidFirst Bank v.
Kimberly J. Kressler, as Believed Heir and/or Administrator of the Estate of
Starlene J. Smith, AKA Starlene Jean Smith, et al.
Property Address: 325 West 3rd Street, Berwick, PA 18603
Docket No. 2021-CV-738; 2022-ED-18
Our File Number: 21-014761

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Very truly yours,

Manley Deas Kochalski LLC
Enclosure

21-014761_AMR

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MIDFIRST BANK

vs.

ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH (et al.)

Case Number

2021CV738

SHERIFF'S RETURN OF SERVICE

03/09/2022 09:41 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SHERIFF SALE BY HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE BRIANA SMITH, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH AT ANYONE, 325 WEE 3RD STREET, BERWICK, PA 18803.


MICHAEL TKACH, DEPUTY

03/09/2022 09:41 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SHERIFF SALE BY HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE BRIANA SMITH, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH AT MISSY DEITRICH, 325 WEST 3RD STREET, BERWICK, PA 18803.


MICHAEL TKACH, DEPUTY

03/09/2022 09:41 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SHERIFF SALE BY HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE BRIANA SMITH, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH AT JEFF SMITH, 234 EAST 3RD STREET, BERWICK, PA 18803.


MICHAEL TKACH, DEPUTY

03/09/2022 10:09 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, STATES HE MADE DILIGENT SEARCH AND INQUIRY FOR THE WITHIN NAMED DEFENDANT TO WIT: KIMBERLY KRESSLER, BUT WAS UNABLE TO LOCATE THE DEFENDANT IN HIS BAILIWICK. THE SHERIFF THEREFORE RETURNS THE WITHIN REQUESTED NOTICE OF SHERIFF SALE AS "NOT SERVED" A 435 E 3RD STREET, BERWICK, PA 18803.


MICHAEL TKACH, DEPUTY

03/09/2022 10:26 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SHERIFF SALE BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH AT PAM SMITH, 505 ASPEN COURT, BERWICK, PA 18803.


MICHAEL TKACH, DEPUTY

EXHIBIT B

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MIDFIRST BANK

vs.
ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH (et al.)

Case Number
2021CV738

SHERIFF'S RETURN OF SERVICE

03/09/2022 09:41 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SHERIFF SALE BY HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE BRIANA SMITH, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH AT ANYONE, 325 WEE 3RD STREET, BERWICK, PA 18803.


MICHAEL TKACH, DEPUTY

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MICHAEL TKACH, DEPUTY

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MICHAEL TKACH, DEPUTY

03/09/2022 10:09 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, STATES HE MADE DILIGENT SEARCH AND INQUIRY FOR THE WITHIN NAMED DEFENDANT TO WIT: KIMBERLY KRESSLER, BUT WAS UNABLE TO LOCATE THE DEFENDANT IN HIS BAILWICK. THE SHERIFF THEREFORE RETURNS THE WITHIN REQUESTED NOTICE OF SHERIFF SALE AS "NOT SERVED" A 435 E 3RD STREET, BERWICK, PA 18803.


MICHAEL TKACH, DEPUTY

03/09/2022 10:28 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SHERIFF SALE BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH AT PAM SMITH, 505 ASPEN COURT, BERWICK, PA 18803.


MICHAEL TKACH, DEPUTY

TX Result Report

P 1
 04/12/2022 14:43
 Serial No. ACT9011005893
 TC: 1973

Addressee	Start Time	Time	Prints	Result	Note
917084785405	04-12 14:25	00:17:46	012/012	OK	ORG

Note TMR:Timer TX, POL:Polling, ORG:Original Size Setting, FME:Frame Erase TX, DPG:Page Separation TX, MIX:Mixd Original TX, CALL:Manual TX, CSRC:CSRC, FWD:Forward, PC:PC-FAX, BND:Double-Sided Binding Direction, SP:Special Original, FCODE:F-code, RTX:Re-TX, RLY:Relay, MBX:Confidential, BUL:Bulletin, IPADR:IP Address Fax, I-FAX:Internet Fax IP-FAX: IP-FAX(SIP)

Result OK: Communication OK, S-OK: Stop Communication, PW-OFF: Power Switch OFF, TEL: RX from TEL, NG: Other Error, Cont: Continue, No Ans: No Answer, Refuse: Receipt Refused, Busy: Busy, M-Full:Memory Full, LOVR:Receiving length Over, POVR:Receiving page Over, FIL:File Error, DC:Decode Error, MDN:MDN Response Error, DSN:DSN Response Error, PRINT:Compulsory Memory Document Print, DEL:Compulsory Memory Document Delete, SEND:Compulsory Memory Document Send.

MIDFIRST BANK
 vs.
 ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH (et al.)

Case Number
 2021CV738

SERVICE EVENT REPORT
 (Served - Adult In Charge)

Category: Civil Action - Notice of Sheriff Sale **Expires:** 04/01/2022
Manner: Posting - Order **Warrant:**
Notes: POST IT

Name: ESTATE OF STARLENE J. SMITH AKA STAR **Mobile:**
Primary Address: ANYONE **Notes:**
 325 WEST 3RD STREET
 BERWICK, PA 18603
Phone:

Date: 03/09/2022 **Category:** Served - Adult In Charge
Notes: DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SHERIFF SALE BY HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVE TO BE BRIANA SMITH, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ESTATE OF STARLEN J. SMITH AKA STARLENE JEAN SMITH AT ANYONE, 325 WEST 3RD STREET, BERWICK, PA 18603.

Time In: **Time Out:** 9:41 AM **Deputy 1:** Michael Tkach
Mileage: 0 **Deputy 2:**
Accepted: BRIANA SMITH
Notes:

SERVICE EVENT REPORT
(Served - Adult In Charge)

Service Details:

Category:	Civil Action - Notice of Sheriff Sale	Expires:	04/01/2022
Manner:	Posting - Order	Warrant:	
Notes:	POST IT		

Serve To:

Name:	ESTATE OF STARLENE J. SMITH AKA STAR	Mobile:	
Primary Address:	ANYONE 325 WEST 3RD STREET BERWICK, PA 18603	Notes:	
Phone:			

Service Event Details:

Date:	03/09/2022	Category:	Served - Adult In Charge
Notes:	DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SHERIFF SALE BY HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE BRIANA SMITH, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH AT ANYONE, 325 WEST 3RD STREET, BERWICK, PA 18603.		

Delivery Details:

Time In:		Time Out:	9:41 AM	Deputy 1:	Michael Tkach
Mileage:	0	Deputy 2:			
Accepted:	BRIANA SMITH				
Notes:					

Anyone

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MIDFIRST BANK
vs.
ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH (et al.)

Case Number
2021CV738

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 18

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

Notes: SALE DATE & TIME: 04/27/2022 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: ESTATE OF STARLENE J. SMITH AKA STAF

Primary Address: ANYONE
325 WEST 3RD STREET *House Empty*
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address: PAM SMITH
505 ASPEN COURT
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Briana Smith

Relation:

Date: 3/19/22 **Time:** 9:46

Deputy: C **Mileage:**

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC **Phone:** 1-614-220-5611

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

ESTATE OF STARLENE J. S 2021CV738 ANYONE, 325 WEST 3RD STREET, BERWICK, PA 18603 NO EXPIRATION

MIDFIRST BANK
vs.
ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH (et al.)

Case Number
2021CV738

SERVICE EVENT REPORT (Served - Adult In Charge)

Service Details:

Category:	Civil Action - Notice of Sheriff Sale	Expires:	04/01/2022
Manner:	Posting - Order	Warrant:	
Notes:	POST IT		

Serve To:

Name:	ESTATE OF STARLENE J. SMITH AKA STAR	Mobile:	
Primary Address:	JEFF SMITH 234 EAST 3RD STREET BERWICK, PA 18603	Notes:	
Phone:			

Service Event Details:

Date:	03/09/2022	Category:	Served - Adult In Charge
Notes:	DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SHERIFF SALE BY HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE BRIANA SMITH, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH AT JEFF SMITH, 234 EAST 3RD STREET, BERWICK, PA 18603.		

Delivery Details:

Time In:		Time Out:	9:41 AM	Deputy 1:	Michael Tkach
Mileage:	0	Deputy 2:			
Accepted:	BRIANA SMITH				
Notes:					

Entered By: Sarah Klingaman Print Date: 04/12/2022 Print Time: 1:55 PM

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Jeff Smith

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MIDFIRST BANK
vs.
ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH (et al.)

Case Number
2021CV738

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	18
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/27/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		570-441-8419

Serve To:

Name:	ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH		
Primary Address:	JEFF SMITH 234 EAST 3RD STREET BERWICK, PA 18603		
Phone:		DOB:	
Alternate Address:	MISSY DEITRICH 423 SHUMAN STREET CATAWISSA, PA 17820		
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Briana Smith		
Relation:	Wife		
Date:	3/1/22	Time:	
Deputy:	6	Mileage:	

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC	Phone: 1-614-220-5611
--	------------------------------

Service Attempts:

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

Service Attempt Notes:

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

ESTATE OF STARLENE J. S 2021CV738 JEFF SMITH, 234 EAST 3RD STREET, BERWICK, PA 18603 NO EXPIRATION

MIDFIRST BANK
vs.
ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH (et al.)

Case Number
2021CV738

SERVICE EVENT REPORT
(Not Served)

Service Details:

Category:	Civil Action - Notice of Sheriff Sale	Expires:	04/01/2022
Manner:	Posting - Order	Warrant:	
Notes:	POST IT		

Serve To:

Name:	KIMBERLY KRESSLER	Mobile:	
Primary Address:	435 E 3RD STREET BERWICK, PA 18603	Notes:	
Phone:			

Service Event Details:

Date:	03/09/2022	Category:	Not Served
Notes:	DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, STATES HE MADE DILIGENT SEARCH AND INQUIRY FOR THE WITHIN NAMED DEFENDANT TO WIT: KIMBERLY KRESSLER, BUT WAS UNABLE TO LOCATE THE DEFENDANT IN HIS BAILIWICK. THE SHERIFF THEREFORE RETURNS THE WITHIN REQUESTED NOTICE OF SHERIFF SALE AS "NOT SERVED" AT 435 E 3RD STREET, BERWICK PA 18603.		

Delivery Details:

Time In:		Time Out:	10:09 AM	Deputy 1:	Michael Tkach
Mileage:	0	Deputy 2:			
Accepted:					
Notes:					

Entered By: Sarah Klingaman Print Date: 04/12/2022 Print Time: 1:56 PM

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MIDFIRST BANK
vs.
ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH (et al.)

Case Number
2021CV738

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	18
Manner:	Adult in Charge	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 04/27/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS <i>Go to from 433 to 437</i>		

Serve To:

Name:	KIMBERLY KRESSLER		
Primary Address:	435 E 3RD STREET BERWICK, PA 18603		
Phone:		DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted <u>Other</u>		
Adult In Charge:	Per Tax Office		
Relation:	Located in Luzerne County		
Date:	3/9/22	Time:	10:09
Deputy:	6	Mileage:	

Attorney / Originator:

Name:	MANLEY DEAS KOCHALSKI LLC	Phone:	1-614-220-5611
-------	---------------------------	--------	----------------

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

KRESSLER, KIMBERLY

2021CV738

435 E 3RD STREET, BERWICK, PA 18603

NO EXPIRATION

MIDFIRST BANK
vs.
ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH (et al.)

Case Number
2021CV738

SERVICE EVENT REPORT
(Served - Personally)

Service Details:

Category:	Civil Action - Notice of Sheriff Sale	Expires:	04/01/2022
Manner:	Posting - Order	Warrant:	
Notes:	POST IT		

Serve To:

Name:	ESTATE OF STARLENE J. SMITH AKA STAR	Mobile:	
Primary Address:	PAM SMITH 505 ASPEN COURT BERWICK, PA 18603	Notes:	
Phone:			

Service Event Details:

Date:	03/09/2022	Category:	Served - Personally
Notes:	DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SHERIFF SALE BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH AT PAM SMITH, 505 ASPEN COURT, BERWICK, PA 18603.		

Delivery Details:

Time In:		Time Out:	10:26 AM	Deputy 1:	Michael Tkach
Mileage:	0	Deputy 2:			
Accepted:					
Notes:					

Entered By: Sarah Klingaman Print Date: 04/12/2022 Print Time: 1:55 PM

Pam Smith

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MIDFIRST BANK
vs.
ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH (et al.)

Case Number
2021CV738

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 18

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

Notes: SALE DATE & TIME: 04/27/2022 AT 9:00 AM
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS
 Rosewood Apt.
 Aspen Courts
 505 ↗

Serve To:

Name: ESTATE OF STARLENE J. SMITH AKA STAI

Primary Address: PAM SMITH
 234 WEST 3RD STREET 505 Aspen Ct.
 BERWICK, PA 18603 Berwick Pa. 18603

Phone: **DOB:**

Alternate Address: ANYONE
 325 WEST 3RD STREET
 BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: Def

Date: 3/9/22 **Time:** 10:26

Deputy: G **Mileage:**

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC **Phone:** 1-614-220-5611

Service Attempts:

Date:	2/18/22	2/22/22	2/24/22			
Time:	13:39	11:51	9:24			
Mileage:	—	—	—			
Deputy:	G	G	G	4	5	4

Service Attempt Notes:

- No answer, L/C.
- || || Card still there. (Card from the 18th)
- || || || || || || || ||
-
-
-

ESTATE OF STARLENE J. S 2021CV738 PAM SMITH, 234 WEST 3RD STREET, BERWICK, PA 18603 NO EXPIRATION

SERVICE EVENT REPORT
(Served - Adult In Charge)

Service Details:

Category:	Civil Action - Notice of Sheriff Sale	Expires:	04/01/2022
Manner:	Posting - Order	Warrant:	
Notes:	POST IT		

Serve To:

Name:	ESTATE OF STARLENE J. SMITH AKA STAR	Mobile:	
Primary Address:	MISSY DEITRICH 325 WEST 3RD STREET BERWICK, PA 18603	Notes:	
Phone:			

Service Event Details:

Date:	03/09/2022	Category:	Served - Adult In Charge
Notes:	DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SHERIFF SALE BY HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE BRIANA SMITH, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH AT MISSY DEITRICH, 325 WEST 3RD STREET, BERWICK, PA 18603.		

Delivery Details:

Time In:		Time Out:	9:41 AM	Deputy 1:	Michael Tkach
Mileage:	0	Deputy 2:			
Accepted:	BRIANA SMITH				
Notes:					

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MIDFIRST BANK
vs.
ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH (et al.)

Case Number
2021CV738

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice Zone: 18
 Manner: < Not Specified > Expires: Warrant:
 Notes: SALE DATE & TIME: 04/27/2022 AT 9:00 AM
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS *unable to locate*

Serve To:

Name: ESTATE OF STARLENE J. SMITH AKA STAF
 Primary Address: MISSY DEITRICH
 423 SHUMAN STREET
 CATAWISSA, PA 17820. *MSD*
 Phone: DOB:
 Alternate Address: JEFF SMITH
 234 EAST 3RD STREET
 BERWICK, PA 18603
 Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
 Adult In Charge:
 Relation:
 Date: 3-1-22 Time: 16:15
 Deputy: 3 Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC Phone: 1-614-220-5611

Service Attempts:

Date:	2/17/22					
Time:	1347					
Mileage:						
Deputy:	4	2	3	4	5	6

Service Attempt Notes:

1. ~~DO NOT LIVE @ ADDRESS~~
2. Post Office has nothing
3. J.net - No records found
- 4.
- 5.
- 6.

ESTATE OF STARLENE J. S 2021CV738 MISSY DEITRICH, 423 SHUMAN STREET, CATAWISSA, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MIDFIRST BANK
vs.
ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH (et al.)

Case Number
2021CV738

SHERIFF'S RETURN OF SERVICE

03/01/2022 09:46 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE BRIANA SMITH HIS WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH AT JEFF SMITH, 234 EAST 3RD STREET, BERWICK, PA 18603.

MICHAEL TKACH, DEPUTY

03/09/2022 09:45 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: OCCUPANT AT 325 WEST 3RD STREET, BERWICK, PA 18603. THE ADDRESS WAS FOUND TO BE VACANT.

MICHAEL TKACH, DEPUTY

03/09/2022 09:46 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE BRIANA SMITH, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH AT ANYONE, 325 WEST 3RD STREET, BERWICK, PA 18603.

MICHAEL TKACH, DEPUTY

03/09/2022 10:26 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH AT PAM SMITH, 505 ASPEN COURT, BERWICK, PA 18603.

MICHAEL TKACH, DEPUTY

03/21/2022 11:34 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 325 WEST 3RD STREET, BERWICK, PA 18603. ✓

MICHAEL TKACH, DEPUTY

04/04/2022 AS DIRECTED BY MANLEY DEAS KOCHALSKI LLC, ATTORNEY FOR THE PLAINTIFF, SHERIFF'S SALE CONTINUED TO 7/27/2022

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

MidFirst Bank
Plaintiff,

vs.

Kimberly J. Kressler, as Believed Heir and/or
Administrator of the Estate of Starlene J. Smith,
AKA Starlene Jean Smith; Pam Smith, as
Believed Heir and/or Administrator of the
Estate of Starlene J. Smith, AKA Starlene Jean
Smith; Missy Deitrich, as Believed Heir and/or
Administrator of the Estate of Starlene J. Smith,
AKA Starlene Jean Smith; Jeff Smith, as
Believed Heir and/or Administrator of the
Estate of Starlene J. Smith, AKA Starlene Jean
Smith; Unknown Heirs and/or Administrators
of the Estate of Starlene J. Smith, AKA Starlene
Jean Smith (if any)
Defendants.

Docket No.: 2021-CV-738; 2022-ED-18

CERTIFICATE OF FILING

On this date, I sent to the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff Sale in the above-captioned matter showing the above referenced foreclosure sale scheduled for April 27, 2022 at 9:00AM in the above captioned matter has been continued until July 22, 2022 at 9:00AM.

Dated: April 4, 2022

By: 
Katherine M. Wolf, Esquire (314307)
Scott A. Dietterick, Esquire (55650)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Matthew P. Curry, Esquire (322229)
Holly N. Wolf, Esquire (322153)
Alyk L. Oflazian, Esquire (312912)
Cristina L. Connor, Esquire (318389)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-220-5611
Fax: 614-220-5613
Email: KMWolf@manleydeas.com
Attorney for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MIDFIRST BANK

vs.

ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH (et al.)

Case Number
2021CV738

SHERIFF'S RETURN OF SERVICE

03/21/2022 11:34 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 325 WEST 3RD STREET, BERWICK, PA 18603.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

March 21, 2022

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2021CV738

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 27, 2022
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, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the northerly side of Third Street, East of Oak Street, at the corner of a 12 foot alley; thence along Third Street in an Easterly direction 39 feet to a corner in line of other land of Antonina Egizi; thence in a northerly direction, parallel with Grant Street, 121 feet 3 inches to the southerly side of another 12 foot alley; thence along said alley in a westerly direction parallel with Third Street, 39 feet to the easterly side of the 12 foot alley first above mentioned; thence along same in a southerly direction parallel with Grant Street, 121 feet 3 inches to the place of beginning.

Parcel No.: 04B-04-003-00,000

Being the same property conveyed to Harry Albert Smith and Starlene Jean Smith, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Antonina Egizi, widow, dated September 20, 1962, recorded September 28, 1962, at Deed Book 215, Page 357, Office of the Recorder of Deeds, Columbia County, Pennsylvania;

INFORMATIONAL NOTE: Harry Albert Smith died March 19, 2014, and pursuant to the survivorship language in the above-mentioned deed, all his interest passed to Starlene Jean Smith.

Property known as 325 West 3rd Street, Berwick, PA 18603

PROPERTY ADDRESS: 325 WEST 3RD STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-04-003-00,000

Seized and taken into execution to be sold as the property of ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH, ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH, ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH, KIMBERLY KRESSLER in suit 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.

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 1-614-220-5611

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

MidFirst Bank

Plaintiff,

vs.

Kimberly J. Kressler, as Believed Heir and/or
Administrator of the Estate of Starlene J.
Smith, AKA Starlene Jean Smith; Pam Smith,
as Believed Heir and/or Administrator of the
Estate of Starlene J. Smith, AKA Starlene Jean
Smith; Missy Deitrich, as Believed Heir and/or
Administrator of the Estate of Starlene J.
Smith, AKA Starlene Jean Smith; Jeff Smith,
as Believed Heir and/or Administrator of the
Estate of Starlene J. Smith, AKA Starlene Jean
Smith; Unknown Heirs and/or Administrators
of the Estate of Starlene J. Smith, AKA
Starlene Jean Smith (if any)

Defendants.

CIVIL DIVISION

Docket No.: 2021-CV-738

2022-ED-18

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

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 (specifically described property below):

SEE EXHIBIT "A" ATTACHED

Amount due \$ 80,144.55

Interest from August 14, 2021 to February 2, 2022 \$ 1,776.27

Interest from February 3, 2022 to date of sale
at the per diem of \$13.39

\$ _____

Total
(Costs to be added)

\$ _____

Dated: 2/11/2022

Barbara N. Selvetti

Prothonotary

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2024

(SEAL)

By: Melissa Trough Clerk

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

MidFirst Bank

Plaintiff,

vs.

Kimberly J. Kressler, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith; Pam Smith, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith; Missy Deitrich, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith; Jeff Smith, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith; Unknown Heirs and/or Administrators of the Estate of Starlene J. Smith, AKA Starlene Jean Smith (if any)

Defendants.

CIVIL DIVISION

Docket No.: 2021-CV-738

2022 - ED - 18

All that certain lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the northerly side of Third Street, East of Oak Street, at the corner of a 12 foot alley; thence along Third Street in an Easterly direction 39 feet to a corner in line of other land of Antonina Egizi; thence in a northerly direction, parallel with Grant Street, 121 feet 3 inches to the southerly side of another 12 foot alley; thence along said alley in a westerly direction parallel with Third Street, 39 feet to the easterly side of the 12 foot alley first above mentioned; thence along same in a southerly direction parallel with Grant Street, 121 feet 3 inches to the place of beginning.

Parcel No.: 04B-04-003-00,000

Being the same property conveyed to Harry Albert Smith and Starlene Jean Smith, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Antonina Egizi, widow, dated

September 20, 1962, recorded September 28, 1962, at Deed Book 215, Page 357, Office of the Recorder of Deeds, Columbia County, Pennsylvania;

INFORMATIONAL NOTE: Harry Albert Smith died March 19, 2014, and pursuant to the survivorship language in the above-mentioned deed, all his interest passed to Starlene Jean Smith. .

Property known as 325 West 3rd Street, Berwick, PA 18603

Exhibit "A"

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

MidFirst Bank
Plaintiff,

vs.

Kimberly J. Kressler, as Believed Heir and/or
Administrator of the Estate of Starlene J.
Smith, AKA Starlene Jean Smith; Pam Smith,
as Believed Heir and/or Administrator of the
Estate of Starlene J. Smith, AKA Starlene Jean
Smith; Missy Deitrich, as Believed Heir and/or
Administrator of the Estate of Starlene J.
Smith, AKA Starlene Jean Smith; Jeff Smith,
as Believed Heir and/or Administrator of the
Estate of Starlene J. Smith, AKA Starlene Jean
Smith; Unknown Heirs and/or Administrators
of the Estate of Starlene J. Smith, AKA
Starlene Jean Smith (if any)
Defendants.

CIVIL DIVISION

Docket No.: 2021-CV-738

2022-ED-18

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

TO: Kimberly J. Kressler, as Believed Heir and/or Administrator of the Estate of Starlene J.
Smith, AKA Starlene Jean Smith
435 East 3rd Street
Berwick, PA 18603

AND

321 West 3rd Street
Berwick, PA 18603

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County
Sheriff's Office, at the Columbia County Sheriff's Office, 35 West Main Street, P.O. Box 380,
Bloomsburg, PA 17815 on April 27, 2022 at 9:00 am prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting
of a statement of the measured boundaries of the property, together with a brief mention of the
buildings and any other major improvements erected on the land.

F2

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

325 West 3rd Street, Berwick, PA 18603

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No. 2021-CV-738

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE:

Kimberly J. Kressler, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith; Pam Smith, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith; Missy Deitrich, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith; Jeff Smith, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith; Unknown Heirs and/or Administrators of the Estate of Starlene J. Smith, AKA Starlene Jean Smith (if any)

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, at the Columbia County Sheriff's Office, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

**Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375**

FAX COVER SHEET

TO	
COMPANY	
FAX NUMBER	15703895625
FROM	Berwick Area Joint Sewer Authority
DATE	2022-03-03 14:54:53 GMT
RE	UPCOMING SHERIFF SALE

COVER MESSAGE



March 3, 2022

Timothy T. Chamberlain
Sheriff of Columbia County
Court House-P.O. BOX 380
Bloomsburg, Pa 17815

MIDFIRST BANK

VS.

**KIMBERLY J. KRESSLER, AS BELIEVED HEIR AND OR ADMINISTRATION
OF THE ESTATE OF STARLENE J. SMITH**

NO: 2021-CV-738

NO: 2022-ED-18

Dear Timothy:

The amount due on the sewer account #100843 for the property located at 325 West 3rd Street, Berwick, Pa through June 30, 2022, is **\$1422.87**.

Please feel free to contact me with any questions that you may have.

Sincerely,

Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

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 02/15/22

Account:

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

Ad ID:	1238782
Description:	Estate of Starlene Smith
Sale	
Run Dates:	04/06/22 to 04/20/22
Class:	2
Agate Lines:	213
Blind Box:	

Total Ad Cost	\$1,515.65			
Amount Paid	\$0.00			
Publication	Start	Stop	Inserts	Cost
Press Enterprise	04/06/22	04/20/22	3	\$1,515.65

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2021CV738

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 27, 2022
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.

It that certain lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the northerly side of Third Street, East of Oak Street, at the corner of a 12 foot alley; thence along Third Street in an Easterly direction 39 feet to a corner in line of other land of Antonina Egizi; thence in a northerly direction, parallel with Grant Street, 121 feet 3 inches to the southerly side of another 12 foot alley; thence along said alley in a westerly direction parallel with Third Street, 39 feet to the easterly side of the 12 foot alley first above mentioned; thence along same in a southerly direction parallel with Grant Street, 121 feet 3 inches to the place of beginning.

Parcel No.: 04B-04-003-00,000
Being the same property conveyed to Harry Albert Smith and Starlene Jean Smith, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Antonina Egizi, widow, dated September 20, 1962, recorded September 28, 1962, at Deed Book 215, Page 357, Office of the Recorder of Deeds, Columbia County, Pennsylvania;

INFORMATIONAL NOTE: Harry Albert Smith died March 19, 2014, and pursuant to the survivorship language in the above-mentioned deed, all his interest passed to Starlene Jean Smith. Property known as 325 West 3rd Street, Berwick, PA 18603
PROPERTY ADDRESS: 325 WEST 3RD STREET, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04B-04-003-00,000

Seized and taken into execution to be sold as the property of ESTATE OF STARLENE J. SMITH A/K/A STARLENE JEAN SMITH, ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH, ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH, KIMBERLY KRESSLER 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 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: MANLEY DEAS KOCHALSKI LLC COLUMBUS, OH 1-614-220-5611
TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, PENNSYLVANIA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MIDFIRST BANK
vs.
ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH (et al.)

Case Number
2021CV738

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	18
Manner:	< Not Specified >	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 04/27/2022 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	325 WEST 3RD STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	
Relation:	
Date:	Time:
Deputy:	Mileage:

Attorney / Originator:

Name:	MANLEY DEAS KOCHALSKI LLC	Phone:	1-614-220-5611
-------	---------------------------	--------	----------------

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

(POSTING)

2021CV738

325 WEST 3RD STREET, BERWICK, PA 18603

NO EXPIRATION

Occup.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MIDFIRST BANK
vs.
ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH (et al.)

Case Number
2021CV738

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 18

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

Notes: SALE DATE & TIME: 04/27/2022 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 325 WEST 3RD STREET BERWICK, PA 18603 *House Empty*

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Briana Smith

Relation:

Date: 3/9/22 **Time:** 9:46

Deputy: *G* **Mileage:**

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC **Phone:** 1-614-220-5611

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANT
2021CV738
325 WEST 3RD STREET, BERWICK, PA 18603
NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MIDFIRST BANK
vs.
ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH (et al.)

Case Number
2021CV738

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/27/2022 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	325 WEST 3RD STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:			
Date:	3/21/22	Time:	11:34
Deputy:	6	Mileage:	

Attorney / Originator:

Name:	MANLEY DEAS KOCHALSKI LLC	Phone:	1-614-220-5611
--------------	---------------------------	---------------	----------------

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

(POSTING)

2021CV738

325 WEST 3RD STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MIDFIRST BANK
vs.
ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH (et al.)

Case Number
2021CV738

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	18
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 04/27/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Domestic Relations Office of Columbia Co
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:	SHELLEY FEITNER		
Relation:	LWELK		
Date:	2/15/22	Time:	1445
Deputy:	H	Mileage:	

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC	Phone: 1-614-220-5611
--	------------------------------

Service Attempts:

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

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2021CV738 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MIDFIRST BANK
vs.
ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH (et al.)

Case Number
2021CV738

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	18
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/27/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

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

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	LYNN DIXON		
Relation:	CLEAR		
Date:	2/15/22	Time:	1243
Deputy:	4	Mileage:	

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC	Phone: 1-614-220-5611
--	------------------------------

Service Attempts:

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

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2021CV738

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.
ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH (et al.)

Case Number
2021CV738

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	18
Manner:	< Not Specified >	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 04/27/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BERWICK SEWER AUTHORITY		
Primary Address:	1108 FREAS AVE BERWICK, PA 18603		
Phone:		DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Kelly Morris		
Relation:	Clerk		
Date:	2/17/22	Time:	14:09
Deputy:	6	Mileage:	

Attorney / Originator:

Name:	MANLEY DEAS KOCHALSKI LLC	Phone:	1-614-220-5611
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Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

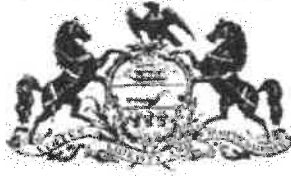
BERWICK SEWER AUTHORITY

2021CV738

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE
(570) 389-5622

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

24 HOUR PHONE
(570) 784-6300

Date:
PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Re: Sheriffs Sale Advertising Dates

MidFirst Bank
VS.
Kimberly J. Kressler, as believed Heir and/or Administrator of Estate of Starlene J. Smith et al

No. 18 of 2022 E.D. and No. 738 of 2021 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week April 6th 2022

2nd Week April 13th 2022

3rd Week April 20th 2022

SALE DATE: April 27th 2022

Feel free to contact me if you have any questions.

Respectfully,

Timothy Chamberlain
Sheriff of Columbia County

04B-04-003-00,000
Berwick Boro

REAL ESTATE OUTLINE

ED # 2022 ED 18

DATE RECEIVED 2-11-2022
DOCKET AND INDEX 2021 CV 738

CHECK FOR PROPER INFO.

WRIT OF EXECUTION X
COPY OF DESCRIPTION X
WHEREABOUTS OF LKA X
NON-MILITARY AFFIDAVIT X
NOTICES OF SHERIFF SALE X
WAIVER OF WATCHMAN X
AFFIDAVIT OF LIENS LIST X
CHECK FOR \$1,350.00 OR _____ X CK# 149339

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

SALE DATE April 27 TIME 9:00

POSTING DATE

ADV. DATES FOR NEWSPAPER
1ST WEEK Apr 6 2022
2ND WEEK Apr 13 2022
3RD WEEK Apr 20 2022

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2021CV738

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 27, 2022
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, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the northerly side of Third Street, East of Oak Street, at the corner of a 12 foot alley; thence along Third Street in an Easterly direction 39 feet to a corner in line of other land of Antonina Egizi; thence in a northerly direction, parallel with Grant Street, 121 feet 3 inches to the southerly side of another 12 foot alley; thence along said alley in a westerly direction parallel with Third Street, 39 feet to the easterly side of the 12 foot alley first above mentioned; thence along same in a southerly direction parallel with Grant Street, 121 feet 3 inches to the place of beginning.

Parcel No.: 04B-04-003-00,000

Being the same property conveyed to Harry Albert Smith and Starlene Jean Smith, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Antonina Egizi, widow, dated September 20, 1962, recorded September 28, 1962, at Deed Book 215, Page 357, Office of the Recorder of Deeds, Columbia County, Pennsylvania;

INFORMATIONAL NOTE: Harry Albert Smith died March 19, 2014, and pursuant to the survivorship language in the above-mentioned deed, all his interest passed to Starlene Jean Smith.

Property known as 325 West 3rd Street, Berwick, PA 18603

PROPERTY ADDRESS: 325 WEST 3RD STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-04-003-00,000

Seized and taken into execution to be sold as the property of ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH, ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH, ESTATE OF STARLENE J. SMITH AKA STARLENE JEAN SMITH, KIMBERLY KRESSLER in suit 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.

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 1-614-220-5611

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

AND
234 West 3rd Street
Berwick, PA 18603

✓ (3) MISSY DEITRICH, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE
ESTATE OF STARLENE J. SMITH, AKA STARLENE JEAN SMITH
325 West 3rd Street
Berwick, PA 18603

AND
811 Ridgewood Avenue
Nescopek, PA 18635

✓ (4) JEFF SMITH, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE
OF STARLENE J. SMITH, AKA STARLENE JEAN SMITH
234 East 3rd Street
Berwick, PA 18603
UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF
STARLENE J. SMITH, AKA STARLENE JEAN SMITH (IF ANY)
325 West 3rd Street
Berwick, PA 18603

2. Name and Address of Defendant(s) in the Judgment:

KIMBERLY J. KRESSLER, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF
THE ESTATE OF STARLENE J. SMITH, AKA STARLENE JEAN SMITH
435 East 3rd Street
Berwick, PA 18603
AND
321 West 3rd Street
Berwick, PA 18603

PAM SMITH, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE
OF STARLENE J. SMITH, AKA STARLENE JEAN SMITH
505 Aspen Court
Berwick, PA 18603
AND
234 West 3rd Street
Berwick, PA 18603

MISSY DEITRICH, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE
ESTATE OF STARLENE J. SMITH, AKA STARLENE JEAN SMITH
325 West 3rd Street
Berwick, PA 18603
AND

811 Ridgewood Avenue
Nescopek, PA 18635

JEFF SMITH, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE
OF STARLENE J. SMITH, AKA STARLENE JEAN SMITH

234 East 3rd Street
Berwick, PA 18603

UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF
STARLENE J. SMITH, AKA STARLENE JEAN SMITH (IF ANY)

325 West 3rd Street
Berwick, PA 18603

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

MIDFIRST BANK
Plaintiff

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

MIDFIRST BANK, A FEDERALLY CHARTERED SAVINGS ASSOCIATION
Plaintiff

SECRETARY OF HOUSING AND URBAN DEVELOPMENT
451 Seventh Street Southwest
Washington, DC 20410

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

COLUMBIA COUNTY TAX CLAIM BUREAU
11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815

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

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF HUMAN SERVICES
P.O. Box 2675
Harrisburg, PA 17105

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:

X COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE
11 West Main Street, 2nd Floor
Bloomsburg, PA 17815

\ UNKNOWN TENANT OR TENANTS
325 West 3rd Street
Berwick, PA 18603

\ PA DEPT. OF REVENUE – INHERITANCE TAX DIVISION
6th Floor, Strawberry Square
Department 280601
Harrisburg, PA 17128

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

Dated: 2/10/22

Meredith H. Wooters
Katherine M. Wolf, Esquire (314307)
Scott A. Dietterick, Esquire (55650)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Matthew P. Curry, Esquire (322229)
Holly N. Wolf, Esquire (322153)
Alyk L. Oflazian, Esquire (312912)
Cristina L. Connor, Esquire (318389)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-220-5611
Fax: 614-220-5613
Email: KMWolf@manleydeas.com
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

MidFirst Bank

Plaintiff,

vs.

Kimberly J. Kressler, as Believed Heir and/or
Administrator of the Estate of Starlene J.
Smith, AKA Starlene Jean Smith; Pam Smith,
as Believed Heir and/or Administrator of the
Estate of Starlene J. Smith, AKA Starlene Jean
Smith; Missy Deitrich, as Believed Heir and/or
Administrator of the Estate of Starlene J.
Smith, AKA Starlene Jean Smith; Jeff Smith,
as Believed Heir and/or Administrator of the
Estate of Starlene J. Smith, AKA Starlene Jean
Smith; Unknown Heirs and/or Administrators
of the Estate of Starlene J. Smith, AKA
Starlene Jean Smith (if any)

Defendants.

CIVIL DIVISION

Docket No.: 2021-CV-738

2022-ED-18

All that certain lot, piece or parcel of land lying and being situate in the Borough of Berwick,
County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the northerly side of Third Street, East of Oak Street, at the corner of a
12 foot alley; thence along Third Street in an Easterly direction 39 feet to a corner in line of other
land of Antonina Egizi; thence in a northerly direction, parallel with Grant Street, 121 feet 3
inches to the southerly side of another 12 foot alley; thence along said alley in a westerly
direction parallel with Third Street, 39 feet to the easterly side of the 12 foot alley first above
mentioned; thence along same in a southerly direction parallel with Grant Street, 121 feet 3
inches to the place of beginning.

Parcel No.: 04B-04-003-00,000

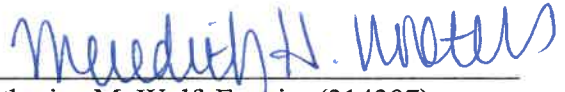
Being the same property conveyed to Harry Albert Smith and Starlene Jean Smith, his wife who
acquired title, as tenants by the entirety, by virtue of a deed from Antonina Egizi, widow, dated

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.
3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

Dated:

2/10/22



Katherine M. Wolf, Esquire (314307)
Scott A. Dieterick, Esquire (55650)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Matthew P. Curry, Esquire (322229)
Holly N. Wolf, Esquire (322153)
Alyk L. Oflazian, Esquire (312912)
Cristina L. Connor, Esquire (318389)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-220-5611
Fax: 614-220-5613
Email: KMWolf@manleydeas.com
Attorney for Plaintiff

VIA Private Process Service, Certified Mail, Private Process Service and Certified Mail

attached) for your files (**PLEASE NOTE: Plaintiff's counsel will serve defendants Notice of Sheriff Sales personally and also serve via certified mail, return receipt requested**);

6. an original Notice of Sheriff's Sale for Unknown Heirs and/or Administrators of the Estate of Starlene J. Smith, AKA Starlene Jean Smith (if any) (with Legal Description attached) for your files (**PLEASE NOTE: Plaintiff's counsel will serve defendants Notice of Sheriff Sales personally and also serve via certified mail, return receipt requested**);
7. One (1) copy of an Affidavit Pursuant to Rule 3129.1;
8. Five (5) copies of a Long Legal Description;
9. One (1) original Affidavit of Last Known Address;
10. ~~One (1) copy of a Waiver of Watchman;~~
11. One (1) copy of an Affidavit of Non-Military Service;
12. One (1) original Sheriff Service Form for posting the property with the Handbill;
13. One (1) self-addressed stamped envelope for return of the Sheriff Service Form to our office;
14. **Check in the amount of \$1,350.00, made payable to the Sheriff of Columbia County, for advanced sale costs.**

Please be advised that Plaintiff's counsel will serve the Notices of Sheriff's Sale personally and/or via certified mail with return receipt requested.

Should you have any questions or need further documentation, please feel free to contact me at 614-220-5611 or at PennsylvaniaSale@manleydeas.com.

Very truly yours,

Manley Deas Kochalski LLC

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO: 2021-CV-738
PLAINTIFF: MidFirst Bank
DEFENDANT(S): Kimberly J. Kressler, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith
Pam Smith, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith
Missy Deitrich, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith
Jeff Smith, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith
Unknown Heirs and/or Administrators of the Estate of Starlene J. Smith, AKA Starlene Jean Smith (if any)

TYPE OF WRIT OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**
SERVE AT: 325 West 3rd Street, Berwick, PA 18603

Sir: Please post the Handbill at the mortgaged premises.

Should you have any questions please contact Christopher Minnich-Weber of our office at 614-947-5683

Date of Service: _____ Time: _____

Served upon (if someone other than defendant): _____

Address (if different than as stated above): _____

Columbia County Sheriff's Office: _____

Name: _____

Title: _____

Date: _____

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:

**Manley Deas Kochalski LLC
Attn: Katherine M. Wolf, Esquire
P. O. Box 165028, Columbus, OH 43216-5028**

Dated: 2/10/22

BY: *Meredith J. Waters*

Katherine M. Wolf (PA ID #314307)
Manley Deas Kochalski LLC
P. O. Box 165028, Columbus, OH 43216-5028
Phone: 614-220-5611; Fax: 614-220-5613

Document Receipt

Trans # 18819 Carrier / service: USPS Server First-Class Mail® 2/14/2022 12:00:00 AM

Ship to:

SECRETARY OF HOUSING AND URBAN
DEVELOPMENT

451 SEVENTH STREET
S.W.

WASHINGTON DC 20410

Tracking #: 71901140006000182284

Doc Ref #: 2022ED18

Postage 5.8600

Document Receipt

Trans # 18818 Carrier / service: USPS Server First-Class Mail® 2/14/2022 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000182277

Doc Ref #: 2022ED18

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans # 18818 Carrier / service: USPS Server First-Class Mail® 2/14/2022 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000182277

Doc Ref #: 2022ED18

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans # 18817 Carrier / service: USPS Server First-Class Mail® 2/14/2022 12:00:00 AM

Ship to:

INHERITANCE TAX OFFICE

COMMON OF PENNSYLVANIA

110 NORTH 8TH STREET

Tracking #: 71901140006000182260

SUITE # 204

Doc Ref #: 2022ED18

Postage 5.8600

PHILADELPHIA PA 19107

Document Receipt

Trans # 18816 Carrier / service: USPS Server First-Class Mail® 2/14/2022 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE
DEPARTMENT 281230

COMMONWEALTH OF PA

Tracking #: 71901140006000182253
Doc Ref #: 2022ED18
Postage 5.8600

HARRISBURG PA 17128

Document Receipt

Trans # 18815 Carrier / service: USPS Server First-Class Mail® 2/14/2022 12:00:00 AM

Ship to:

COMMONWEALTH OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000182246

Doc Ref #: 2022ED18

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans # 18815 Carrier / service: USPS Server First-Class Mail® 2/14/2022 12:00:00 AM

Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000182246

Doc Ref #: 2022ED18

Postage 5.8600

HARRISBURG PA 17105



MANLEYDEAS.COM

P.O. BOX 165028
COLUMBUS, OH 43216
P 614-220-5611 | F 614-220-5613

February 2, 2022

Office of the Sheriff of Columbia County
35 WEST MAIN STREET
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: MidFirst Bank v.
Kimberly J. Kressler, as Believed Heir and/or Administrator of the Estate of
Starlene J. Smith, AKA Starlene Jean Smith, et al.
Property Address: 325 West 3rd Street, Berwick, PA 18603
Docket No. 2021-CV-738
Our File Number: 21-014761

Dear Sir or Madam,

Please find the enclosed file-stamped Writ of Execution documents executed by the Prothonotary along with the below listed documents in advance of the Sale.

1. an original Writ of Execution (with Legal Description attached);
2. an original Notice of Sheriff's Sale for Kimberly J. Kressler, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith (with Legal Description attached) for your files (**PLEASE NOTE: Plaintiff's counsel will serve defendants Notice of Sheriff Sales personally and also serve via certified mail, return receipt requested**);
3. an original Notice of Sheriff's Sale for Pam Smith, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith (with Legal Description attached) for your files (**PLEASE NOTE: Plaintiff's counsel will serve defendants Notice of Sheriff Sales personally and also serve via certified mail, return receipt requested**);
4. an original Notice of Sheriff's Sale for Missy Deitrich, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith (with Legal Description attached) for your files (**PLEASE NOTE: Plaintiff's counsel will serve defendants Notice of Sheriff Sales personally and also serve via certified mail, return receipt requested**);
5. an original Notice of Sheriff's Sale for Jeff Smith, as Believed Heir and/or Administrator of the Estate of Starlene J. Smith, AKA Starlene Jean Smith (with Legal Description

Manley Deas Kochalski LLC

Pennsylvania Operations, PO Box 165028
Columbus, OH 43216-5028
(614) 220-5611

FIRST MERCHANTS BANK
Columbus, OH 43214
25-280/440

149339

Pay **One Thousand Three hundred Fifty dollars and 00 cents*******

DATE	AMOUNT
2/10/2022	\$1350.00

to the Order of :

Columbia County Sheriff
35 W. Main Street
PO Box 380
Bloomsburg, PA, 17815

21-014761, 2021-CV-738

⑆ 149339⑆ ⑆ 074900657⑆ 900104536E⑆