

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 264367	Invoice Date: 07/26/2023 3:45:52 PM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF'S OFFICE	Last Change:	Receipt By: MAIL	By: DM

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	202305498	BERWICK BORO
	Grantor - ANDERSON, LISA M		07/26/23 3:45:55 PM	
	Grantee - MIDFIRST BANK			
	Consideration -	\$3,863.28		
	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'S DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 9282 - SHERIFF'S OFFICE	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

MIDFIRST BANK

VS LISA ANDERSON

NO. 8-2023 ED

NO. 1197-2021 JD

DATE/TIME OF SALE: JUNE 7, 2023 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ 3787.53

POUNDAGE - 2% OF BID \$ 75.75

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3863.28

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Lisa W. Kelley

TOTAL DUE: \$ 3863.28

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1863.28

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
MIDFIRST BANK

vs.

Defendant
LISA M ANDERSON

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

Sheriff's Sale Date: Wednesday, June 7, 2023
Writ of Execution No. : 2021CV1197
Advance Sheriff Costs: \$2,000.00

Location of the real estate: 1023 SPRING GARDEN AVENUE, 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	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,536.80
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
Service	\$135.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$40.00
Continued or Cancelled Sale	\$10.00

Postponed to: 6/7/2023

Total Sheriff Costs \$2,242.30

Municipal Costs

Sewer \$1,473.48

Total Municipal Costs \$1,473.48

Distribution Costs

Recording Fees \$71.75

Total Distribution Costs \$71.75

Grand Total: \$3,787.53

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

KML LAW GROUP, P.C.

Suite 5000 The Lits Building
701 Market Street
Philadelphia, PA 19106
www.kmllawgroup.com

06/15/2023

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

RE: MIDFIRST BANK vs. LISA M. ANDERSON
Sale Book/Writ No.: /
Docket Number: / 2023-ED-8
Sale Date: Wednesday, June 7, 2023
Property Address: 1023 Spring Garden Avenue Berwick, PA 18603

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the above-captioned matter.

Please deed the property to:

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

If funds are required to settle with the Sheriff and they are not enclosed, please email the cost sheet to our post sale department at postsale@kmllawgroup.com or fax to: 267-515-5649. Please notify our office when the deed is recorded.

KML LAW GROUP, P.C.
Post Sale Department
Phone: 215-627-1322
Fax: 267-515-5649
postsale@kmllawgroup.com

Enclosed: (if applicable)

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

KML Check Number _____

Settlement Amount(s) \$ _____

Loan Type FHA 441-9235505-703

KML # 217783

REV-183
 Bureau of Individual Taxes
 Harrisburg, Pa 17128-0603
 PO Box 280603

**REALTY TRANSFER
 TAX STATEMENT
 OF VALUE**

State Tax Paid: _____
 Book: _____ Page: _____
 Instrument Number: _____
 Date Recorded: _____

COMPLETE EACH SECTION

SECTION I TRANSFER DATA

Date of Acceptance of Document		06/15/2023			
Grantor(s)/Lessor(s)		Telephone Number		Grantee(s)/Lessee(s)	
SHERIFF OF COLUMBIA COUNTY		570-389-5622		MIDFIRST BANK	
Mailing Address		Mailing Address			
PO Box 380		999 N.W. Grand Boulevard Suite 100			
City		State	ZIP Code	City	
Bloomsburg		PA	17815	Oklahoma City	
		State	ZIP Code		
		OK	73118-6116		

SECTION II REAL ESTATE LOCATION

Street Address		City, Township, Borough	
1023 Spring Garden Avenue		Berwick,	
County		School District	Tax Parcel Number
Columbia		BERWICK AREA	04C,02-063-00,000

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? YES NO

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$2,001.00	+ 0.00	=\$2,001.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Computed Value
\$17,935	X5.78	=\$103,664.30

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

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
\$103,664.30	100%	100%

2. Fill in the Appropriate Oval Below for Exemption Claimed.
- Will or intestate succession. _____
(Name of Decedent) (Estate File Number)
 - Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
 - Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
 - Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
 - Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation.
(If condemnation or in lieu of condemnation, attach copy of resolution.)
 - Transfer from mortgagor to a holder of 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		Telephone Number	
KML Law Group, P.C.		(215) 627-1322	
Mailing Address		City	State ZIP Code
701 Market Street, Suite 5000. The Lits Building		Philadelphia	PA 19106

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

Signature of Correspondent or Responsible Party: Peter Borusick Date: 06/15/2023

KML LAW GROUP, P.C.

Suite 5000 – The Lits Building
701 Market Street
Philadelphia, PA 19106-1532
www.kmlawgroup.com

June 15, 2023

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

RE: LISA M. ANDERSON
1023 Spring Garden Avenue Berwick, PA 18603
Sale Date: June 07, 2023
Docket #: / 2023-ED-8
KML Case #: 217783FC

To The Sheriff:

Enclosed please find a check representing payment for Sheriff Costs for the above-referenced sale. If you require anything further from our office, please contact me directly at postsale@kmlawgroup.com.

Thank you in advance for your time and attention to this matter.

Sincerely,

KML LAW GROUP, P.C.
Post Sale Department
(Direct Phone) 215-627-1322
postsale@kmlawgroup.com

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

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

vs.

LISA M. ANDERSON
Mortgagor(s) and Record Owner(s)
1023 Spring Garden Avenue, Berwick, PA 18603

Defendant(s)

**FILED
PROTHONOTARY
2023 MAY -8 AM 9:51
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA**

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. / 2023-ED-8

SALE NO.

2021 - CV - 1197

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for April 26, 2023 at 9:00 AM in the above matter has been continued until **June 07, 2023 at 9:00 AM.**

Date: 5/1/2023

Respectfully submitted,

By: *Danielle M. DiLeva*

KML LAW GROUP, P.C.

___ Michael McKeever Pa. ID 56129

___ Lisa Lee Pa. ID 78020

___ Kristina G. Murtha ID 61858

___ Brian C. Nicholas Pa. ID 317240

___ Caitlin Donnelly Pa. ID 311403

___ Rebecca A. Solarz Pa. ID 315936

___ Nicholas J. Zabala Pa. ID 320737

___ Maria D. Miksich Pa. ID 319383

___ J. Eric Kishbaugh Pa. ID 33078

___ Stephanie A. Walczak Pa. ID 320431

Danielle M. DiLeva Pa. ID 328955

Attorneys for Plaintiff



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

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

vs.

LISA M. ANDERSON
Mortgagor(s) and Record Owner(s)
1023 Spring Garden Avenue, Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. / 2023-ED-8

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

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

By:



- _____ KML LAW GROUP, P.C.
 - _____ Michael McKeever Pa. ID 56129
 - _____ Lisa Lee Pa. ID 78020
 - _____ Kristina G. Murtha ID 61858
 - _____ Brian C. Nicholas Pa. ID 317240
 - _____ Caitlin Donnelly Pa. ID 311403
 - _____ Rebecca A. Solarz Pa. ID 315936
 - _____ Nicholas J. Zabala Pa. ID 320737
 - _____ Maria D. Miksich Pa. ID 319383
 - _____ J. Eric Kishbaugh Pa. ID 33078
 - _____ Stephanie A. Walczak Pa. ID 320431
 - Danielle M. DiLeva Pa. ID 328955
- Attorneys for Plaintiff

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

MIDFIRST BANK

Plaintiff

vs.

LISA M. ANDERSON
Mortgagor(s) and Record Owner(s)

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. / 2023-ED-8

SALE NO.

CERTIFICATE OF FILING AND SERVICE

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

LISA M. ANDERSON, Defendant
1023 Spring Garden Avenue, Berwick, PA 18603

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

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

Date: 5/2/2023

KML Law Group, P.C.
Natalie Rowan

____ Kody Moreira
____ Andrijka Keller
Legal Assistant

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

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

vs.

LISA M. ANDERSON
Mortgagor(s) and Record Owner(s)
1023 Spring Garden Avenue, Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. / 2023-ED-8


SALE NO.

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for April 26, 2023 at 9:00 AM in the above matter has been continued until **June 07, 2023 at 9:00 AM.**

Date: 5/1/2023

Respectfully submitted,

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Kristina G. Murtha ID 61858

Brian C. Nicholas Pa. ID 317240

Caitlin Donnelly Pa. ID 311403

Rebecca A. Solarz Pa. ID 315936

Nicholas J. Zabala Pa. ID 320737

Maria D. Miksich Pa. ID 319383

J. Eric Kishbaugh Pa. ID 33078

Stephanie A. Walczak Pa. ID 320431

 Danielle M. DiLeva Pa. ID 328955

Attorneys for Plaintiff

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

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

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

April 25, 2023

SHERIFF OF COLUMBIA COUNTY
FAX: 570-389-5625

RE: MIDFIRST BANK
vs.
LISA M. ANDERSON
No. / 2023-ED-8
KML File#: 217783FC

Property Address: 1023 Spring Garden Avenue, Berwick, PA 18603
Sheriff's Sale Date: April 26, 2023
Sale No.

To the Sheriff:

Kindly postpone the above-captioned Sheriff's Sale scheduled for April 26, 2023 to June 07, 2023. Thank you for your cooperation in this matter.

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

cc:
LISA M. ANDERSON - 1023 Spring Garden Avenue, Berwick, PA 18603

Bankruptcy Information: Chapter, Case Number #, Filing Date:

8-2320
1197-21

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>135.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>42.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL *****	\$ <u>390.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1536.80</u>
SOLICITOR'S SERVICES	\$100.00
TOTAL *****	\$ <u>1786.80</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>71.75</u>
TOTAL *****	\$ <u>81.75</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>5.00</u>
TOTAL *****	\$ <u>5.00</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>1473.48</u>
WATER 20	\$ _____
TOTAL *****	\$ <u>1473.48</u>

SURCHARGE FEE (DSTE)	\$ <u>40.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>0</u>

TOTAL COSTS (OPENING BID) \$ 3777.53

KML LAW GROUP, P.C.

ATTORNEYS AT LAW

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

April 17, 2023

Prothonotary of Columbia County
PO Box 380
Bloomsburg, PA 17815

RE: Certificate of Service Pursuant to Pa.R.C.P. 3129.2(c)(2)
No. / 2023-ED-8
KML File#: 217783FC

To the Prothonotary:

Kindly file of record the enclosed Certificate of Service Pursuant to Rule 3129.

Should you need anything else, please contact us and we will provide the same immediately.

Thank you for your cooperation in this matter.

KML Law Group, P.C.,

Winter Dunn
Legal Assistant

For questions, please contact:

Cheryl Dilchus
Direct (215) 825-6349
cdilchus@kmlawgroup.com

KML LAW GROUP, P.C.

ATTORNEYS AT LAW

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

April 17, 2023

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: No. / 2023-ED-8
LISA M. ANDERSON
KML File#: 217783FC

To the Real Estate Division:

Please be advised the property in the above case may be sold on April 26, 2023. Service of the Notice of Sale has been completed in accordance with Rule 3129.

Should you need anything else, please contact us and we will provide the same immediately.

Thank you for your cooperation in this matter.

KML Law Group, P.C.,

Winter Dunn
Legal Assistant

For questions, please contact:

Cheryl Dilchus
Direct (215) 825-6349
cdilchus@kmlawgroup.com

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

MIDFIRST BANK

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

Plaintiff

vs.

LISA M. ANDERSON

Mortgagor(s) and Record Owner(s)
1023 Spring Garden Avenue
Berwick, PA 18603

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No.: / 2023-ED-8

**DOCUMENT: AFFIDAVIT PURSUANT
TO RULE 3129.1**

**FILED ON BEHALF OF:
MIDFIRST BANK**

ATTORNEY FOR PLAINTIFF:

KML Law Group, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106
(215) 627-1322
Firm State I.D. #23-217969
3129@kmlawgroup.com

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

217783FC
Sale Date: 04/26/2023
\$77,623.06

MIDFIRST BANK

Plaintiff

vs.

LISA M. ANDERSON

Mortgagor(s) and Record Owner(s)

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. / 2023-ED-8

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

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

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

IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

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

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

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

DATED: 04/17/2023

KML Law Group, P.C.



Winter Dunn
Legal Assistant

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MIDFIRST BANK
vs.
LISA M ANDERSON

Case Number
2021CV1197

SHERIFF'S RETURN OF SERVICE

02/13/2023 12:13 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE SCOTT OHL HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR LISA M ANDERSON AT, 1023 SPRING GARDEN AVENUE, BERWICK, PA 18603.

MICHAEL TKACH, DEPUTY

SO ANSWERS,



TIMOTHY T. CHAMBERLAIN, SHERIFF

April 03, 2023

NOTARY

Affirmed and subscribed to before me this

3RD day of APRIL, 2023

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

(c) CountySuite Sheriff, Teleosoft, Inc.



1518135

Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
45	830864	2378311428	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	\$0.840	\$0.54
50	830863	2378311433	CREDIT ACCEPTANCE CORPORATION c/o The Law Offices of Frederic I. Weinberg & Associates, P.C. Frederic I. Weinberg, Esq. 375 E. Elm Street, Suite 210 Conshohocken, PA 19428	\$0.840	\$0.54
51	830865	2378311434	Head of Household 1023 Spring Garden Avenue Berwick, PA 18603	\$0.840	\$0.54
52	830868	2378311435	PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY 651 Boas Street Harrisburg, PA 17121	\$0.840	\$0.54
53	830869	2378311436	TENANTS/OCCUPANTS 1023 Spring Garden Avenue Berwick, PA 18603	\$0.840	\$0.54
55	830861	2378311438	BERWICK AREA JOINT SEWER AUTHORITY 1108 Freas Avenue Berwick, PA 18603	\$0.840	\$0.54

KML Law Group, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
3129@kmlawgroup.com

ATTORNEY FOR PLAINTIFF

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

Plaintiff

vs.

LISA M. ANDERSON
Mortgagor(s) and Record Owner(s)
1023 Spring Garden Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. / 2023-ED-8

AFFIDAVIT PURSUANT TO RULE 3129

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

1023 Spring Garden Avenue
Berwick, PA 18603

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

LISA M. ANDERSON
1023 Spring Garden Avenue
Berwick, PA 18603

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

LISA M. ANDERSON
1023 Spring Garden Avenue
Berwick, PA 18603

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

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

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

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

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

CREDIT ACCEPTANCE CORPORATION
c/o The Law Offices of Frederic I. Weinberg & Associates, P.C. Frederic I. Weinberg, Esq.
375 E. Elm Street, Suite 210
Conshohocken, PA 19428

BERWICK AREA JOINT SEWER AUTHORITY
1108 Freas Avenue
Berwick, PA 18603

BERWICK AREA JOINT SEWER AUTHORITY
c/o Anthony J. McDonald, Esquire
106 W. Front Street
Berwick, PA 18603

4. Name and address of the last recorded holder of every mortgage of record:
5. Name and address of every other person who has or may have any record interest in or record lien on the Property and whose interest may be affected by the sale:
6. Name and address of every other person of whom the plaintiff has knowledge who has or may have any record interest in the Property which may be affected by the sale.
7. Name and address of every other person of whom the plaintiff has knowledge who does or may have an interest in the Property which may be affected by the sale.

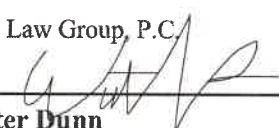
TENANTS/OCCUPANTS
1023 Spring Garden Avenue
Berwick, PA 18603

Head of Household
1023 Spring Garden Avenue
Berwick, PA 18603

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

DATED: 04/17/2023

KML Law Group, P.C.



Winter Dunn
Legal Assistant

For inquiries, please contact:

Cheryl Dilchus
Direct (215) 825-6349
cdilchus@kmlawgroup.com

For proof of mailing, email: PostSale@kmlawgroup.com

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

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

vs.

LISA M. ANDERSON
Mortgagor(s) and Record Owner(s)
1023 Spring Garden Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. / 2023-ED-8

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

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

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Kristina G. Murtha ID 61858

Brian C. Nicholas Pa. ID 317240

Caitlin Donnelly Pa. ID 311403

Rebecca A. Solarz Pa. ID 315936

Nicholas J. Zabala Pa. ID 320737

Maria D. Miksich Pa. ID 319383

J. Eric Kishbaugh Pa. ID 33078

Stephanie A. Walczak Pa. ID 320431

 Danielle M. DiLeva Pa. ID 328955

Attorneys for Plaintiff

KML LAW GROUP, P.C.

ATTORNEYS AT LAW

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

April 17, 2023

Prothonotary of Columbia County
PO Box 380
Bloomsburg, PA 17815

RE: Certificate of Service Pursuant to Pa.R.C.P. 3129.2(c)(2)
No. / 2023-ED-8
KML File#: 217783FC

To the Prothonotary:

Kindly file of record the enclosed Certificate of Service Pursuant to Rule 3129.

Should you need anything else, please contact us and we will provide the same immediately.

Thank you for your cooperation in this matter.

KML Law Group, P.C.,

Winter Dunn
Legal Assistant

For questions, please contact:

Cheryl Dilchus
Direct (215) 825-6349
cdilchus@kmlawgroup.com

KML LAW GROUP, P.C.

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

April 17, 2023

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: No. / 2023-ED-8
LISA M. ANDERSON
KML File#: 217783FC

To the Real Estate Division:

Please be advised the property in the above case may be sold on April 26, 2023. Service of the Notice of Sale has been completed in accordance with Rule 3129.

Should you need anything else, please contact us and we will provide the same immediately.

Thank you for your cooperation in this matter.

KML Law Group, P.C.,

Winter Dunn
Legal Assistant

For questions, please contact:

Cheryl Dilchus
Direct (215) 825-6349
cdilchus@kmlgroup.com

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

MIDFIRST BANK

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

Plaintiff

vs.

LISA M. ANDERSON

Mortgagor(s) and Record Owner(s)
1023 Spring Garden Avenue
Berwick, PA 18603

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No.: / 2023-ED-8

**DOCUMENT: AFFIDAVIT PURSUANT
TO RULE 3129.1**

**FILED ON BEHALF OF:
MIDFIRST BANK**

ATTORNEY FOR PLAINTIFF:

KML Law Group, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106
(215) 627-1322
Firm State I.D. #23-217969
3129@kmlawgroup.com

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

217783FC
Sale Date: 04/26/2023
\$77,623.06

MIDFIRST BANK

Plaintiff

vs.

LISA M. ANDERSON

Mortgagor(s) and Record Owner(s)

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. / 2023-ED-8

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

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

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

IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.


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

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

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

DATED: 04/17/2023

KML Law Group, P.C.



Winter Dunn
Legal Assistant

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MIDFIRST BANK
vs.
LISA M ANDERSON

Case Number
2021CV1197

SHERIFF'S RETURN OF SERVICE

02/13/2023 12:13 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE SCOTT OHL HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR LISA M ANDERSON AT, 1023 SPRING GARDEN AVENUE, BERWICK, PA 18603.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

April 03, 2023

NOTARY

Affirmed and subscribed to before me this

3RD day of APRIL, 2023

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

(c) CountySuite Sheriff, Teleosoft, Inc.

KML Law Group, PC
701 Market St, Suite 5000
Philadelphia, PA 19106

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
March 21, 2023



1518135

Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
45	830864	2378311428	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	\$0.840	\$0.54
50	830863	2378311433	CREDIT ACCEPTANCE CORPORATION c/o The Law Offices of Frederic I. Weinberg & Associates, P.C. Frederic I. Weinberg, Esq. 375 E. Elm Street, Suite 210 Conshohocken, PA 19428	\$0.840	\$0.54
51	830865	2378311434	Head of Household 1023 Spring Garden Avenue Berwick, PA 18603	\$0.840	\$0.54
52	830868	2378311435	PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY 651 Boas Street Harrisburg, PA 17121	\$0.840	\$0.54
53	830869	2378311436	TENANTS/OCCUPANTS 1023 Spring Garden Avenue Berwick, PA 18603	\$0.840	\$0.54
55	830861	2378311438	BERWICK AREA JOINT SEWER AUTHORITY 1108 Freas Avenue Berwick, PA 18603	\$0.840	\$0.54

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

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

Plaintiff

vs.

LISA M. ANDERSON
Mortgagor(s) and Record Owner(s)
1023 Spring Garden Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. / 2023-ED-8

AFFIDAVIT PURSUANT TO RULE 3129

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

1023 Spring Garden Avenue
Berwick, PA 18603

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

LISA M. ANDERSON
1023 Spring Garden Avenue
Berwick, PA 18603

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

LISA M. ANDERSON
1023 Spring Garden Avenue
Berwick, PA 18603

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

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

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

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

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

CREDIT ACCEPTANCE CORPORATION
c/o The Law Offices of Frederic I. Weinberg & Associates, P.C. Frederic I. Weinberg, Esq.
375 E. Elm Street, Suite 210
Conshohocken, PA 19428

BERWICK AREA JOINT SEWER AUTHORITY
1108 Freas Avenue
Berwick, PA 18603

BERWICK AREA JOINT SEWER AUTHORITY
c/o Anthony J. McDonald, Esquire
106 W. Front Street
Berwick, PA 18603

4. Name and address of the last recorded holder of every mortgage of record:
5. Name and address of every other person who has or may have any record interest in or record lien on the Property and whose interest may be affected by the sale:
6. Name and address of every other person of whom the plaintiff has knowledge who has or may have any record interest in the Property which may be affected by the sale.
7. Name and address of every other person of whom the plaintiff has knowledge who does or may have an interest in the Property which may be affected by the sale.


TENANTS/OCCUPANTS
1023 Spring Garden Avenue
Berwick, PA 18603

Head of Household
1023 Spring Garden Avenue
Berwick, PA 18603

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

DATED: 04/17/2023

KML Law Group, P.C.



Winter Dunn
Legal Assistant

For inquiries, please contact:

Cheryl Dilchus
Direct (215) 825-6349
cdilchus@kmlawgroup.com

For proof of mailing, email: PostSale@kmlawgroup.com

KML LAW GROUP, P.C.

ATTORNEYS AT LAW

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

April 17, 2023

Prothonotary of Columbia County
PO Box 380
Bloomsburg, PA 17815

RE: Certificate of Service Pursuant to Pa.R.C.P. 3129.2(c)(2)
No. / 2023-ED-8
KML File#: 217783FC

To the Prothonotary:

Kindly file of record the enclosed Certificate of Service Pursuant to Rule 3129.

Should you need anything else, please contact us and we will provide the same immediately.

Thank you for your cooperation in this matter.

KML Law Group, P.C.,

Winter Dunn
Legal Assistant

For questions, please contact:

Cheryl Dilchus
Direct (215) 825-6349
cdilchus@kmlawgroup.com

KML LAW GROUP, P.C.

ATTORNEYS AT LAW

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

April 17, 2023

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: No. / 2023-ED-8
LISA M. ANDERSON
KML File#: 217783FC

To the Real Estate Division:

Please be advised the property in the above case may be sold on April 26, 2023. Service of the Notice of Sale has been completed in accordance with Rule 3129.

Should you need anything else, please contact us and we will provide the same immediately.

Thank you for your cooperation in this matter.

KML Law Group, P.C.,

Winter Dunn
Legal Assistant

For questions, please contact:

Cheryl Dilchus
Direct (215) 825-6349
cdilchus@kmlawgroup.com

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

MIDFIRST BANK

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

Plaintiff

vs.

LISA M. ANDERSON

Mortgagor(s) and Record Owner(s)
1023 Spring Garden Avenue
Berwick, PA 18603

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No.: / 2023-ED-8

**DOCUMENT: AFFIDAVIT PURSUANT
TO RULE 3129.1**

**FILED ON BEHALF OF:
MIDFIRST BANK**

ATTORNEY FOR PLAINTIFF:

KML Law Group, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106
(215) 627-1322
Firm State I.D. #23-217969
3129@kmlawgroup.com

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

217783FC
Sale Date: 04/26/2023
\$77,623.06

MIDFIRST BANK

Plaintiff

vs.

LISA M. ANDERSON

Mortgagor(s) and Record Owner(s)

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. / 2023-ED-8

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

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

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

IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

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

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

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

DATED: 04/17/2023

KML Law Group, P.C.



Winter Dunn
Legal Assistant

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MIDFIRST BANK
vs.
LISA M ANDERSON

Case Number
2021CV1197

SHERIFF'S RETURN OF SERVICE

02/13/2023 12:13 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE SCOTT OHL HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR LISA M ANDERSON AT, 1023 SPRING GARDEN AVENUE, BERWICK, PA 18603.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

April 03, 2023

NOTARY

Affirmed and subscribed to before me this

3RD day of APRIL, 2023

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

(c) CountySuite Sheriff, Teleosoft, Inc.



1518135

Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
45	830864	2378311428	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	\$0.840	\$0.54
50	830863	2378311433	CREDIT ACCEPTANCE CORPORATION c/o The Law Offices of Frederic I. Weinberg & Associates, P.C. Frederic I. Weinberg, Esq. 375 E. Elm Street, Suite 210 Conshohocken, PA 19428	\$0.840	\$0.54
51	830865	2378311434	Head of Household 1023 Spring Garden Avenue Berwick, PA 18603	\$0.840	\$0.54
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53	830869	2378311436	TENANTS/OCCUPANTS 1023 Spring Garden Avenue Berwick, PA 18603	\$0.840	\$0.54
55	830861	2378311438	BERWICK AREA JOINT SEWER AUTHORITY 1108 Freas Avenue Berwick, PA 18603	\$0.840	\$0.54

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

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

Plaintiff

vs.

LISA M. ANDERSON
Mortgagor(s) and Record Owner(s)
1023 Spring Garden Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. / 2023-ED-8

AFFIDAVIT PURSUANT TO RULE 3129

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

1023 Spring Garden Avenue
Berwick, PA 18603

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

LISA M. ANDERSON
1023 Spring Garden Avenue
Berwick, PA 18603

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

LISA M. ANDERSON
1023 Spring Garden Avenue
Berwick, PA 18603

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

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

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

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

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

CREDIT ACCEPTANCE CORPORATION
c/o The Law Offices of Frederic I. Weinberg & Associates, P.C. Frederic I. Weinberg, Esq.
375 E. Elm Street, Suite 210
Conshohocken, PA 19428

BERWICK AREA JOINT SEWER AUTHORITY
1108 Freas Avenue
Berwick, PA 18603

BERWICK AREA JOINT SEWER AUTHORITY
c/o Anthony J. McDonald, Esquire
106 W. Front Street
Berwick, PA 18603

4. Name and address of the last recorded holder of every mortgage of record:
5. Name and address of every other person who has or may have any record interest in or record lien on the Property and whose interest may be affected by the sale:
6. Name and address of every other person of whom the plaintiff has knowledge who has or may have any record interest in the Property which may be affected by the sale.
7. Name and address of every other person of whom the plaintiff has knowledge who does or may have an interest in the Property which may be affected by the sale.


TENANTS/OCCUPANTS
1023 Spring Garden Avenue
Berwick, PA 18603

Head of Household
1023 Spring Garden Avenue
Berwick, PA 18603

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

DATED: 04/17/2023

KML Law Group, P.C.



Winter Dunn
Legal Assistant

For inquiries, please contact:

Cheryl Dilchus
Direct (215) 825-6349
cdilchus@kmlawgroup.com

For proof of mailing, email: PostSale@kmlawgroup.com

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

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

vs.

LISA M. ANDERSON
Mortgagor(s) and Record Owner(s)
1023 Spring Garden Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. / 2023-ED-8

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

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

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Kristina G. Murtha ID 61858

Brian C. Nicholas Pa. ID 317240

Caitlin Donnelly Pa. ID 311403

Rebecca A. Solarz Pa. ID 315936

Nicholas J. Zabala Pa. ID 320737

Maria D. Miksich Pa. ID 319383

J. Eric Kishbaugh Pa. ID 33078

Stephanie A. Walczak Pa. ID 320431

Danielle M. DiLeva Pa. ID 328955
Attorneys for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MIDFIRST BANK
vs.
LISA M ANDERSON

Case Number
2021CV1197

SHERIFF'S RETURN OF SERVICE

03/23/2023 08:50 AM - DEPUTY KRISTIE ROSPENDOWSKI, 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 1023 SPRING GARDEN AVENUE, BERWICK, PA 18603


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

March 23, 2023

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

NOTARY

Affirmed and subscribed to before me this

23RD day of MARCH, 2023



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

STATE OF PENNSYLVANIA }
COUNTY OF COLUMBIA } SS

Sarah Kile being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice, published on dates listed below, and that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Enforcement)
No. 2021 CV1197

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 26, 2023
8:00 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.

Situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at the Southwesterly corner of lot now or late of George Ludwig on the Northwesterly side of Spring Garden Avenue thence North 70 degrees 20 minutes West, along Spring Garden Avenue, a distance of 43 feet, thence along land now or late of Bruce C. Darr and Jeanette M. Darr, his Wife, North 20 degrees East, a distance of 90 feet, thence South 70 degrees 20 minutes East a distance of 43 feet to lot now or late of George Ludwig; thence along said lot South 20 degrees West a distance of 90 feet to the place of beginning.

Being the Southerly Half of the Fourth lot West of an alley which alley runs along the Westerly line of land of St. Paul's Evangelical Church, according to draft of "Martha L. Farns lots, Orange Street, Borough of Berwick-Boyd Tract, Registered Engineer, October 23, 1931".

BEING KNOWN AS: 1023 SPRING GARDEN AVENUE, BERWICK, PA 18603

PROPERTY ID NUMBER: 04C.02-063-00.000

BEING THE SAME PREMISES WHICH HEATH A. CRANE AND AMY CRANE, FORMERLY KNOWN AS AMY ALTEN, HIS WIFE AND EUGENE B. ALTEN AND CYNTHIA L. ALTEN, HIS WIFE BY DEED DATED 3/11/2005 AND RECORDED 3/19/2005 IN THE OFFICE OF THE RECORDER OF DEEDS DEED INSTRUMENT NUMBER 200502644, GRANTED AND CONVEYED UNTO LISA M. ANDERSON.

PROPERTY ADDRESS: 1023 SPRING GARDEN AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C.02-063-00.000

Seized and taken into execution to be sold as the property of **LISA M. ANDERSON** 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 evidence written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
KNILL LAW GROUP, P.C.
PHILADELPHIA, PA 1-215-826-6346

TIMOTHY CHAMBERLAIN, Sheriff
Columbia County, Pennsylvania

Ad Text: Lisa Anderson Sale

Date(s) Published: 4/5/2023, 4/12/2023, 4/19/2023

Sarah Kile

Sworn and subscribed to before me
this 19 day of April 2023.

Shawn H. Stair (Shawn H. Stair)

(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Shawn H. Stair, Notary Public
Columbia County
My commission expires August 12, 2025
Commission number 1404114
Member, Pennsylvania Association of Notaries

And now, _____, 20____, I hereby certify that the advertising and publication charges amounting to \$ _____ for publishing the foregoing notice and the fee for this affidavit have been paid in full.

TIM CHAMBERLAIN - COLUM COUNTY SHER
PO BOX 380
BLOOMSBURG PA 17815

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MIDFIRST BANK
vs.
ANDERSON, LISA M

Case Number
2021CV1197

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/26/2023 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	1023 SPRING GARDEN AVENUE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:			
Date:	3/23/23	Time:	0850
Deputy:	L	Mileage:	

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

(POSTING)

2021CV1197

1023 SPRING GARDEN AVENUE, BERWICK, PA 18603 NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2021CV1197

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 26, 2023
AT 9:00 O'CLOCK A.M.

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

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Being the Southerly Half of the Fourth lot West of an alley which alley runs along the Westerly line of land of St. Paul's Evangelical Church, according to draft of "Martha L. Ferris lots, Orange Street, Borough of Berwick- Boyd Trescott, Registered Engineer, October 23, 1931".

BEING KNOWN AS: 1023 SPRING GARDEN AVENUE, BERWICK, PA 18603

PROPERTY ID NUMBER: 04C,02--063-00,000

BEING THE SAME PREIWSSES WHICH HEATH A. CRANE AND AMY CRANE, FORMEERLY KNOWN AS AMY AUTEN, HIS WIFE A EUGENE B. AUTEN AND CYNTHIA L. AUTEN, HIS WIFE BY DEED DATED 3/11/2005 AND RECORDED 3/18/2005 IN THE OFFIC OF THE RECORDER OF DEEDS DEED INSTRUMENT NUMBER: 200502644, GRANTED AND CONVEYED UNTO LISA M. ANDERSON.

PROPERTY ADDRESS: 1023 SPRING GARDEN AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C,02--063-00,000

Seized and taken into execution to be sold as the property of LISA M ANDERSON 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 conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ MIDFIRST BANK		COURT NUMBER 2021- CV-1197
DEFENDANT/S/ LISA M. ANDERSON		TYPE OF WRIT OR COMPLAINT NOTICE OF SALE

SERVE  AT	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE LISA M. ANDERSON</td> </tr> <tr> <td style="padding: 5px;">ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 1023 Spring Garden Avenue, Berwick, PA 18603</td> </tr> </table>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE LISA M. ANDERSON	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 1023 Spring Garden Avenue, Berwick, PA 18603
NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE LISA M. ANDERSON			
ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 1023 Spring Garden Avenue, Berwick, PA 18603			

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: <p style="text-align: center;">*** PLEASE POST NOTICE OF SALE PER THE ATTACHED COURT ORDER ***</p>
--

SIGNATURE OF ATTORNEY <p style="text-align: center;"><i>Michael T. McKeever</i></p>	Telephone Number 215-627-1322 Service Department 215-825-6345	DATE February 20, 2023
--	---	---------------------------

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

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

MIDFIRST BANK

Plaintiff

vs.

LISA M. ANDERSON

Defendant(s)

No. 2021- CV-1197

ORDER

AND NOW, this 18th day of February 2022, upon consideration of the Plaintiff's Motion for Substituted Service under Pa.R.C. P. 430(a) and it appearing to the Court that Plaintiff's good faith efforts to ascertain the present whereabouts of Defendant, Lisa M. Anderson have been unsuccessful, it is hereby

ORDERED and **DECREED** that the Plaintiff's Motion is **GRANTED**, and the Sheriff and/or Plaintiff is directed to Serve the Complaint in Mortgage Foreclosure upon Defendant, Lisa M. Anderson by posting a copy of the same upon the subject property, located at 1023 Spring Garden Avenue, Berwick, PA 18603, and Plaintiff is directed to serve the Complaint by certified and regular mail to 1023 Spring Garden Avenue, Berwick, PA 18603, and by publication per Pa RCP 430(b)(1).

BY THE COURT:

1st Mary E Norton J.

Distribution List:

KML LAW GROUP, P.C. - Suite 5000, 701 Market Street, Philadelphia, PA 19106-1532
LISA M. ANDERSON - 1023 Spring Garden Avenue, Berwick, PA 18603

FILED
PROTHONOTARY
2022 FEB 23 A 8 15
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

KML Law Group, P.C.

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

MIDFIRST BANK

Plaintiff

vs.

LISA M. ANDERSON

Mortgagor(s) and Record Owner(s)

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2021- CV-1197

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: LISA M. ANDERSON
1023 Spring Garden Avenue
Berwick, PA 18603

Your house at 1023 Spring Garden Avenue, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on Wednesday, April 26, 2023, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$77,623.06 obtained by MIDFIRST BANK against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to MIDFIRST BANK, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call our office at 215-825-6329 or 1-866-413-2311 or email homeretention@kmlawgroup.com (KML File Number 217783FC). Para informacion en español puede comunicarse con Home Retention al 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

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

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

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

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

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

REAL ESTATE TAX CERTIFICATION

Date: 02/14/2023

Fee: \$5.00

Cert. NO: 43421

ANDERSON LISA M
1023 SPRING GARDEN AVE
BERWICK PA 18603

District: BERWICK BORO
Deed: 20050 -2644
Location: 1023 SPRING GARDEN AV
Parcel Id:04C-02 -063-00,000

Assessment: 17,935
Balances as of 02/14/2023

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

NO TAX CLAIM TAXES DUE

By: Columbia County Sheriff Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MIDFIRST BANK
vs.
LISA M ANDERSON

Case Number
2021CV1197

SHERIFF'S RETURN OF SERVICE

02/13/2023 12:13 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE SCOTT OHL HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR LISA M ANDERSON AT SERVE TENANT, 1023 SPRING GARDEN AVENUE, BERWICK, PA 18603.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

February 14, 2023

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

NOTARY

Affirmed and subscribed to before me this

14TH day of FEBRUARY, 2023

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MIDFIRST BANK
vs.
ANDERSON, LISA M

Case Number
2021CV1197

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	8
Manner:	Personal	Expires:	
Notes:	SALE DATE & TIME: 04/26/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	LISA M ANDERSON
Primary Address:	1023 SPRING GARDEN AVENUE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> Posted · Other
Adult In Charge:	Scott Oni
Relation:	Husband
Date:	2/13/23
Time:	12:13
Deputy:	5
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:	2/10/23					
Time:	15:39					
Mileage:	—					
Deputy:	5	2	3	4	5	6

Service Attempt Notes:

1. No answer, L/C.
- 2.
- 3.
- 4.
- 5.
- 6.

ANDERSON, LISA M

2021CV1197

SERVE TENANT, 1023 SPRING GARDEN AVENUE, BERWICK, NO EXPIRATION



February 16, 2023

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

MIDFIRST BANK

VS.

LISA M. ANDERSON

NO: 2021-CV-1197

NO: 2023-ED-8

Dear Timothy:

The amount due on the sewer account #112613 for the property located at 1023 Spring Garden Avenue, Berwick, Pa through June 30, 2023, is **\$1473.48**. This amount includes fees to satisfy a lien.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Morris", is positioned above the typed name.

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

KML Law Group, P.C.

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

MIDFIRST BANK

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

Plaintiff

vs.

LISA M. ANDERSON

Mortgagor(s) and Record Owner(s)
1023 Spring Garden Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2021- CV-1197

2023-ED-8

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TO: ANDERSON, LISA M.
LISA M. ANDERSON
1023 Spring Garden Avenue
Berwick, PA 18603

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

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

2022-2023 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District
Berwick Borough

Bill Date: 7/1/2022

Bill #: 102

Make Check Payable To: The Berwick Area School District

The Berwick Area School District
 Connie C. Gingher, Tax Collector
 1615 Lincoln Avenue
 Berwick, PA 18603

Telephone: 570-752-7442

Taxes are due and payment is requested from:

ANDERSON LISA M
 1023 SPRING GARDEN AVE
 BERWICK, PA 18603-3506

If paying in December: Only official bank checks or certified checks will be accepted.

TAXPAYER COPY

Parcel #: 04C02 06300000

Property Location and Description:
 1023 SPRING GARDEN AVE
 088

Assessment:
 L= 2,496
 B= 15,439
 T= 17,935

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	48.910	877.20
HOMESTEAD EXCLUSION	NA	NA
EASEMENT EXCLUSION	NA	NA

AMOUNTS DUE

If Paid By 8/31/2022	2% Discount Amount	859.66
If Paid By 10/31/2022	Face Amount	877.20
If Paid After 10/31/2022	10% Penalty Amount	964.92

Connie C. Gingher

Last Day to Pay: 12/31/2022

For a receipt, return the entire bill with payment and a self-addressed stamped envelope.

Midland Mortgage

859.66

CK-1 100328204

8/31

Tax Notice 2022 County & Municipality
BERWICK BORO

MAKE CHECKS PAYABLE TO:

BERWICK BOROUGH
 TAX COLLECTOR
 1615 LINCOLN AVENUE
 BERWICK PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
 CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS
 NO PERSONAL CHECKS AFTER DEC. 1, 2022

PHONE: 570-752-7442

FOR: COLUMBIA County		DATE	BILL NO.		
		03/01/2022	2470		
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	17,935	12.135	213.29	217.64	239.40
SINKING		1	17.58	17.94	19.73
FIRE		1.25	21.97	22.42	23.54
LIGHT		1.25	21.97	22.42	23.54
BORO RE		18.1	318.13	324.62	340.85
The discount & penalty have been calculated for your convenience			592.94	605.04	647.06
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

Connie C. Gingher

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

ANDERSON LISA M
 1023 SPRING GARDEN AVE
 BERWICK PA 18603

If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

CNTY TWP
 Discount 2% 2%
 Penalty 10% 5%
 PARCEL: 04C-02 -063-00,000
 1023 SPRING GARDEN AVE
 .0888 Acres Land
 Buildings
 Total Assessment

592.94
#60322817

This tax returned to courthouse on: **January 1, 2023**

FILE COPY

43022

Tax Notice 2023 County & Municipality
BERWICK BORO

MAKE CHECKS PAYABLE TO:

BERWICK BOROUGH
 TAX COLLECTOR
 1615 LINCOLN AVENUE
 BERWICK PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
 CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS
 NO PERSONAL CHECKS AFTER DEC. 1, 2023

PHONE: 570-752-7442

FOR: COLUMBIA County		DATE	BILL NO.		
		03/01/2023	2466		
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	17,935	12.135	213.29	217.64	239.40
SINKING		1	17.58	17.94	19.73
FIRE		1.25	21.97	22.42	23.54
LIGHT		1.25	21.97	22.42	23.54
BORO RE		18.1	318.13	324.62	340.85
The discount & penalty have been calculated for your convenience			592.94	605.04	647.06
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

ANDERSON LISA M
 1023 SPRING GARDEN AVE
 BERWICK PA 18603

If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

CNTY TWP
 Discount 2% 2%
 Penalty 10% 5%
 PARCEL: 04C-02 -063-00,000
 1023 SPRING GARDEN AVE
 .0888 Acres Land
 Buildings
 Total Assessment

This tax returned to courthouse on: **January 1, 2024**

FILE COPY

DUE

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MIDFIRST BANK
vs.
ANDERSON, LISA M

Case Number
2021CV1197

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	8
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/26/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	ANTHONY MCDONALD, ESQ.
Primary Address:	106 WEST FRONT STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	106 MARKET STREET BERWICK, PA 18603
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Ginny Skokoski		
Relation:	Estate Paralegal		
Date:	2/10/23	Time:	15:08
Deputy:	5	Mileage:	

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

MCDONALD, ANTHONY 2021CV1197 106 WEST FRONT STREET, BERWICK, PA 18603 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MIDFIRST BANK
vs.
ANDERSON, LISA M

Case Number
2021CV1197

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	8
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/26/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	OCCUPANT
Primary Address:	1023 SPRING GARDEN AVENUE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other
Adult In Charge:	
Relation:	Posted
Date:	2/10/23
Time:	14:56
Deputy:	5
Mileage:	

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

OCCUPANT
2021CV1197
1023 SPRING GARDEN AVENUE, BERWICK, PA 18603
NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MIDFIRST BANK
vs.
ANDERSON, LISA M

Case Number
2021CV1197

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	8
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/26/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

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:	Receptionist		
Date:	2/10/23	Time:	14:41
Deputy:	5	Mileage:	

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

BERWICK SEWER AUTHORITY

2021CV1197

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MIDFIRST BANK
vs.
ANDERSON, LISA M

Case Number
2021CV1197

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice	Zone: 8	
Manner: < Not Specified >	Expires:	Warrant:
Notes: SALE DATE & TIME: 04/26/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name: Connie C. Gingher
Primary Address: 1615 Lincoln Avenue Berwick, PA 18603
Phone: 570-752-7442 DOB:
Alternate Address:
Phone:

Final Service:

Served: <u>Personally</u> · Adult In Charge · Posted · Other
Adult In Charge:
Relation: Def
Date: 2/10/23 Time: 14:34
Deputy: 5 Mileage:

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

GINGHER, CONNIE C.

2021CV1197

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MIDFIRST BANK
vs.
ANDERSON, LISA M

Case Number
2021CV1197

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	8
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/26/2023 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 · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Whitney Switzer		
Relation:	Secretary		
Date:	2-10-23	Time:	1619
Deputy:	6	Mileage:	

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2021CV1197 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MIDFIRST BANK
vs.
ANDERSON, LISA M

Case Number
2021CV1197

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	8
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/26/2023 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 · Adult In Charge · Posted · Other		
Adult In Charge:	Deb Hower		
Relation:	Clerk		
Date:	2-10-23	Time:	1617
Deputy:	6	Mileage:	

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2021CV1197

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

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 02/09/23

Account:

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

Ad ID: 1263080
Description: Lisa Anderson Sale
Run Dates: 04/05/23 to 04/19/23
Class: 2
Agate Lines: 216
Blind Box:

Total Ad Cost \$1,536.80
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	04/05/23	04/19/23	3	\$1,536.80

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2021CV1197

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 26, 2023
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.

Situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at the Southwesterly corner of lot now or late of George Ludwig on the Northerly side of Spring Garden Avenue; thence North 70 degrees 20 minutes West along Spring Garden Avenue, a distance of 43 feet; thence along land now or late of Bruce C. Dent and Jeanette M. Dent, his Wife, North 20 degrees East, a distance of 90 feet; thence South 70 degrees 20 minutes East a distance of 43 feet to lot now or late of George Ludwig; thence along said lot South 20 degrees West a distance of 90 feet to the place of beginning.

Being the Southerly Half of the Fourth lot West of an alley which alley runs along the Westerly line of land of St. Paul's Evangelical Church, according to draft of "Martha L. Ferris lots, Orange Street, Borough of Berwick-Boyd Trescott, Registered Engineer, October 23, 1931".

BEING KNOWN AS: 1023 SPRING GARDEN AVENUE, BERWICK, PA 18603

PROPERTY ID NUMBER: 04C,02-063-00,000

BEING THE SAME PREMISES WHICH HEATH A. CRANE AND AMY CRANE, FORMERLY KNOWN AS AMY AJTEN, HIS WIFE AND EUGENE B. AJTEN AND CYNTHIA L. AJTEN, HIS WIFE BY DEED DATED 3/11/2005 AND RECORDED 3/18/2005 IN THE OFFICE OF THE RECORDER OF DEEDS DEED INSTRUMENT NUMBER: 200502644, GRANTED AND CONVEYED UNTO LISA M. ANDERSON.

PROPERTY ADDRESS: 1023 SPRING GARDEN AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C,02-063-00,000

Seized and taken into execution to be sold as the property of LISA M. ANDERSON 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:
KML LAW GROUP P.C.
PHILADELPHIA, PA 1-215-825-6345

TIMOTHY CHAMBERLAIN, Sheriff
Columbia County, Pennsylvania

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

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

vs.

LISA M. ANDERSON
1023 Spring Garden Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2021- CV-1197

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

2023-ED-8

WRIT OF EXECUTION

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

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 1023 Spring Garden Avenue, Berwick, PA 18603

AMOUNT DUE \$77,623.06

Interest From 02/03/2023
to the Date of Sheriff's Sale
at per diem rate of \$6.0158

(Costs to be added)

Dated: 2/7/2023

Barbara N. Selvetti
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy Melissa Traugh

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

MIDFIRST BANK

Plaintiff

vs.

LISA M. ANDERSON

Defendant(s)

NO. 2021- CV-1197

VERIFICATION OF NON-MILITARY SERVICE UNDER THE SERVICEMEMBERS CIVIL RELIEF ACT AS AMENDED

1. The undersigned attorney with KML Law Group, P.C., as the representative for the Plaintiff in the above entitled matter, does hereby state to the best of his/her information and belief, as follows:

2. That an inquiry has been made with the Defense Manpower Data Center ("DMDC") website operated by the United States Department of Defense (<https://scra.dmdc.osd.mil/>) for the following individual(s):

LISA M. ANDERSON

3. The DMDC search results, a copy of which is attached, states that based on the information provided, the DMDC does not possess any information indicating that the individual is on active duty or has been on active duty within the last 367 days.

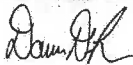
4. An inquiry cannot be made for the following individuals because Plaintiff does not have the social security number for them:

NONE

The undersigned understands that the statements herein are made subject to penalties of 18 Pa. C.S.A. 4904 relating to unsworn falsification to authorities.

Date 2/3/2023

By:



KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Kristina G. Murtha ID 61858

Brian C. Nicholas Pa. ID 317240

Caitlin M. Donnelly Pa. ID 311403

Danielle M. DiLeva Pa. ID 328955

J. Eric Kishbaugh Pa. ID 33078

Stephanie A. Walczak Pa. ID 320431

Geraldine Linn Pa. ID 83351

Michael P. Farrington Pa. ID 329636

Attorneys for Plaintiff

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE
(570) 389-5622

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

24 HOUR PHONE
(570) 784-6300

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: February 9, 2023

Re: Sheriffs Sale Advertising Dates

Midfirst Bank

VS.
Lisa M. Anderson

No. 8 of 2023 E.D. and No. 1197 of 2021 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week April 5th 2023

2nd Week April 12th 2023

3rd Week April 19th 2023

SALE DATE: **April 26th 2023 @ 9:00 a.m**

Feel free to contact me if you have any questions. Sarah 570-389-5622.

Respectfully,

Timothy Chamberlain
Sheriff of Columbia County

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

**FILED
PROTHONOTARY**

2023 FEB -7 PM 12: 12

**CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA**

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

Plaintiff

vs.

LISA M. ANDERSON
Mortgagor(s) and Record Owner(s)
1023 Spring Garden Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2021- CV-1197

2023 - ED - 8

AFFIDAVIT PURSUANT TO RULE 3129

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

1023 Spring Garden Avenue
Berwick, PA 18603

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

LISA M. ANDERSON
1023 Spring Garden Avenue
Berwick, PA 18603

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

LISA M. ANDERSON
1023 Spring Garden Avenue
Berwick, PA 18603

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

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

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

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

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

CREDIT ACCEPTANCE CORPORATION ✓
c/o The Law Offices of Frederic I. Weinberg & Associates, P.C. Frederic I. Weinberg, Esq.
375 E. Elm Street, Suite 210
Conshohocken, PA 19428

BERWICK AREA JOINT SEWER AUTHORITY ✓
1108 Freas Avenue
Berwick, PA 18603

BERWICK AREA JOINT SEWER AUTHORITY ✓
c/o Anthony J. McDonald, Esquire
106 W. Front Street
Berwick, PA 18603

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

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


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

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

TENANTS/OCCUPANTS ✓
1023 Spring Garden Avenue
Berwick, PA 18603

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

Date: 2/3/2023

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Caitlin M. Donnelly Pa. ID 311403

Brian C. Nicholas Pa. ID 317240

Kia N. House Pa. ID 321503

J. Eric Kishbaugh Pa. ID 33078

Stephanie A. Walczak Pa. ID 320431

Geraldine Linn Pa. ID 83351

Michael P. Farrington Pa. ID 329636

Danielle M. DiLeva Pa. ID 328955
Attorneys for Plaintiff

The following described property:

Situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at the Southwesterly corner of lot now or late of George Ludwig on the Northerly side of Spring Garden Avenue; thence North 70 degrees 20 minutes West, along Spring Garden Avenue, a distance of 43 feet; thence along land now or late of Bruce C. Dent and Jeanette M. Dent, his Wife, North 20 degrees East, a distance of 90 feet; thence South 70 degrees 20 minutes East a distance of 43 feet to lot now or late of George Ludwig; thence along said lot South 20 degrees West a distance of 90 feet to the place of beginning.

Being the Southerly Half of the Fourth lot West of an alley which alley runs along the Westerly line of land of St. Paul's Evangelical Church, according to draft of "Martha L. Ferris lots, Orange Street, Borough of Berwick- Boyd Trescott, Registered Engineer, October 23, 1931".

BEING KNOWN AS: 1023 SPRING GARDEN AVENUE, BERWICK, PA 18603

PROPERTY ID NUMBER: 04C,02--063-00,000

BEING THE SAME PREMISES WHICH HEATH A. CRANE AND AMY CRANE, FORMEERLY KNOWN AS AMY AUTEN, HIS WIFE AND EUGENE B. AUTEN AND CYNTHIA L. AUTEN, HIS WIFE BY DEED DATED 3/11/2005 AND RECORDED 3/18/2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER : 200502644, GRANTED AND CONVEYED UNTO LISA M. ANDERSON.

REAL ESTATE OUTLINE

ED # 2023ED8

DATE RECEIVED 2-7-2023
DOCKET AND INDEX 2021 CV 1197

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR <u>2,000.00</u>	<u>X</u>	CK# <u>964775</u>

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

SALE DATE April 26th TIME 9:00
 POSTING DATE _____
 ADV. DATES FOR NEWSPAPER 1ST WEEK _____
 2ND WEEK _____
 3RD WEEK _____

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

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

vs.

LISA M. ANDERSON
Mortgagor(s) and Record Owner(s)
1023 Spring Garden Avenue
Berwick, PA 18603
Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2021- CV-1197

2023-ED-8

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

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

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Caitlin M. Donnelly Pa. ID 311403

Brian C. Nicholas Pa. ID 317240

Kia N. House Pa. ID 321503

J. Eric Kishbaugh Pa. ID 33078

Stephanie A. Walczak Pa. ID 320431

Geraldine Linn Pa. ID 83351

Michael P. Farrington Pa. ID 329636

Danielle M. DiLeva Pa. ID 328955

Attorneys for Plaintiff

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

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

Plaintiff

vs.

LISA M. ANDERSON
Mortgagor(s) and Record Owner(s)
1023 Spring Garden Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

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No. 2021- CV-1197

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

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

By:



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

____ Michael McKeever Pa. ID 56129

____ Lisa Lee Pa. ID 78020

____ Caitlin M. Donnelly Pa. ID 311403

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____ Michael P. Farrington Pa. ID 329636

Danielle M. DiLeva Pa. ID 328955

Attorneys for Plaintiff

SHORT DESCRIPTION

DOCKET # 2021- CV-1197

ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA.

IMPROVEMENTS CONSIST OF A RESIDENTIAL DWELLING.

BEING PREMISES: 1023 SPRING GARDEN AVENUE, BERWICK, PA 18603

SOLD AS THE PROPERTY OF LISA M. ANDERSON

TAX PARCEL #04C,02--063-00,000

ATTORNEY: KML LAW GROUP, P.C.

Document Receipt

Trans # 19359 Carrier / service: USPS Server First-Class Mail® 2/9/2023 12:00:00 AM

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LAW OFFICE OF FREDERIC WEINBERG

375 E. ELM STREET
SUITE 210

CONSHOCKEN PA 19428

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651 BOAS STREET

HARRISBURG PA 17121

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OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

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HARRISBURG PA 17105

Document Receipt

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DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

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COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000187678

Doc Ref #: 2023ED8

Postage 5.8600

HARRISBURG PA 17105

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

2/7/23
KML LAW GROUP, P.C.

SUITE 5000

701 Main Street
(215) 627-1322 info@kmlawgroup.com

PAY TO THE ORDER OF Sheriff of Columbia County

Two Thousand And 00/100

Sheriff of Columbia County
Sheriff's Office PO Box 380
Bloomsburg, PA 17815

Memo ANDERSON; 217783FC

3-7380/2360

964775

February 03, 2023

\$ 2000.00

Dollars

Mortgage Cash Account Void After 180 Days



⑆964775⑆ ⑆2360⑆ 8000082795⑆

