

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



MIDFIRST BANK  
vs.  
ISIAH MATTHEW MURPHY (et al.)

Case Number  
2025CV1167

**PROPERTY ADDRESS**

541 EAST 9TH STREET, BERWICK, PA 18603

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
03/10/2026	Advance Fee	Advance Fee	167253	\$0.00	\$2,000.00
03/10/2026	Advertising Sale (Newspaper)			\$15.00	\$0.00
03/10/2026	Advertising Sale Bills & Copies			\$17.50	\$0.00
03/10/2026	Crying Sale			\$10.00	\$0.00
03/10/2026	Docketing			\$15.00	\$0.00
03/10/2026	Levy			\$15.00	\$0.00
03/10/2026	Mailing Costs			\$30.00	\$0.00
03/10/2026	Posting Handbill			\$15.00	\$0.00
03/10/2026	Sheriff Automation Fund			\$50.00	\$0.00
03/10/2026	Web Posting			\$100.00	\$0.00
03/17/2026	Service			\$210.00	\$0.00
03/17/2026	Service Mileage			\$24.00	\$0.00
03/17/2026	Copies			\$7.00	\$0.00
03/17/2026	Notary Fee			\$15.00	\$0.00
03/17/2026	Tax Claim Search			\$15.00	\$0.00
03/17/2026	Surcharge			\$60.00	\$0.00
03/17/2026	Refund	(PAID 03/17/2026)	9772	\$1,401.50	\$0.00
				<b>\$2,000.00</b>	<b>\$2,000.00</b>
<b>TOTAL BALANCE:</b>				<b>\$0.00</b>	



MDKLEGAL.COM

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

March 17, 2026

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

Re: MidFirst Bank v.  
Isiah Murphy, AKA Isiah Matthew Murphy, et al.  
Property Address: 541 East 9th Street, Berwick, PA 18603  
Docket No. 2025-CV-1167; 2026-ED-25  
Our File Number: 25-022526

Dear Sir/Madam:

Please consider this correspondence a formal request to stay the Sheriff's sale scheduled for May 20, 2026.

Thank you for your assistance.

Very truly yours,

MDK Legal  
Enclosures

25-022526\_DBS1

# 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 03/12/2026

Account: 3994  
Name: TIM CHAMBERLAIN  
Company: TIM CHAMBERLAIN - COLUM COUNTY SHER  
Address: PO BOX 380  
BLOOMSBURG, PA 17815  
Telephone: (570)389-5622

Ad ID: 429030  
Description: Murphy Sale CV1167  
Run Dates: 04/29/2026 - 05/13/2026  
Class: 0002  
Orig User: sshotwel  
Words: 752  
Lines: 88  
Agate Lines: 267  
Depth: 9.83  
Blind Box:

**Total Ad Cost \$1,896.35**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	04/29/2026	05/13/2026	3	1,896.35

**SHERIFF'S SALE**

**By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025CV1167**

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property to public sale at [www.bid4assets.com/ColumbiaPASheriffSales](http://www.bid4assets.com/ColumbiaPASheriffSales).

**WEDNESDAY, MAY 20, 2026  
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.

The Land referred to herein below is situated in the County of Columbia, State of PA, and is described as follows:

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

Beginning at an iron pipe on the northerly side of Ninth Street, being the southeasterly corner of land now or about to be conveyed, also being located South 64 degrees 10 minutes west 167.50 feet from the westerly right of way line of Fowler Avenue; thence running along the northerly right of way line of Ninth Street South 64 degrees 10 minutes 00 seconds West 98.08 feet to a drill hole in the concrete base of a fence post, being the southeasterly corner of land now or late of Peter M. Borick; thence continuing along lands now or late of Peter M. Blorick North 4 degrees 47 minutes 33 seconds East 92.20 feet to a steel pin; thence by the same North 64 degrees 10 minutes 00 seconds East 51.05 feet to a steel pin; thence by land now or late of Frances G. Harfrnan Estate South 25 degrees 38 seconds East 79.33 feet to the place of beginning. Containing 5,915.20 square feet.

Survey by Charles B. Webb, Registered Professional Engineer and Registered Surveyor, August 24, 1983.

Parcel No.: 04A09 17400000

Being the same property conveyed to Mildred E. Mabus and Isiah Matthew Murphy who acquired title, with rights of survivorship, by virtue of a deed from Mildred E. Mabus, dated December 28, 2021, recorded March 8, 2022, as Instrument Number 202202312, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

25-022526 DBSI Long Fom Legal INFORMATIONAL NOTE: Mildred E. Mabus died on December 18, 2022, and pursuant to the survivorship language in the above-mentioned deed, all her interests passed to Isiah Matthew Murphy.

Property known as 541 East 9th Street, Berwick, PA 18603

PROPERTY ADDRESS: 541 EAST 9TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A09 174 000 00

**Seized and taken into execution to be sold as the property of ISIAH MATTHEW MURPHY in suit of MIDFIRST BANK.**

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

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

TIMOTHY CHAMBERLAIN,  
Sheriff  
COLUMBIA COUNTY,  
Pennsylvania

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



MIDFIRST BANK  
vs.  
MURPHY, ISIAH MATTHEW (et al.)

Case Number  
2025CV1167

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	25
<b>Manner:</b>	Adult in Charge	<b>Expires:</b>	06/03/2026
<b>Warrant:</b>			
<b>Notes:</b>	SALE DATE & TIME: 05/20/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

**Serve To:**

<b>Name:</b>	BERWICK SEWER AUTHORITY		
<b>Primary Address:</b>	1108 FREAS AVE BERWICK, PA 18603		
<b>Phone:</b>	570-752-8477	<b>DOB:</b>	
<b>Alternate Address:</b>			
<b>Phone:</b>			

**Final Service:**

<b>Served:</b>	Personally · <u>Adult In Charge</u> · Posted · Other		
<b>Adult In Charge:</b>	Kelly Morris		
<b>Relation:</b>	Secretary		
<b>Date:</b>	3-12-26	<b>Time:</b>	11:11
<b>Deputy:</b>	3	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b>	MANLEY DEAS KOCHALSKI LLC	<b>Phone:</b>	1-614-220-5611
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**Service Attempts:**

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

**Service Attempt Notes:**

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5. \_\_\_\_\_
6. \_\_\_\_\_

BERWICK SEWER AUTHOF

2025CV1167

1108 FREAS AVE, BERWICK, PA 18603

EXP: 06/03/2026

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Michael A. Beyer  
Chief Deputy

MIDFIRST BANK  
vs.  
MURPHY, ISIAH MATTHEW (et al.)

Case Number  
2025CV1167

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	25
<b>Manner:</b>	Adult in Charge	<b>Expires:</b>	06/03/2026
<b>Notes:</b>	SALE DATE & TIME: 05/20/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
<b>Warrant:</b>			

**Serve To:**

<b>Name:</b>	BERWICK AREA SCHOOL DISTRICT / FOR
<b>Primary Address:</b>	500 LINE STREET BERWICK, PA 18603
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

**Final Service:**

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Linda Herrie		
<b>Relation:</b>	Secretary		
<b>Date:</b>	3-12-26	<b>Time:</b>	10:02
<b>Deputy:</b>	3	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> MANLEY DEAS KOCHALSKI LLC	<b>Phone:</b> 1-614-220-5611
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**Service Attempts:**

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

**Service Attempt Notes:**

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5. \_\_\_\_\_
6. \_\_\_\_\_

BERWICK AREA SCHOOL I

2025CV1167

500 LINE STREET, BERWICK, PA 18603

EXP: 06/03/2026

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Michael A. Beyer  
Chief Deputy

MIDFIRST BANK  
vs.  
MURPHY, ISIAH MATTHEW

Case Number  
2025CV1167

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b> Real Estate Sale - Sale Notice	<b>Zone:</b> 25
<b>Manner:</b> Adult in Charge	<b>Expires:</b> 06/03/2026
<b>Notes:</b> SALE DATE & TIME: 05/20/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS	

**Serve To:**

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

**Final Service:**

<b>Served:</b> <u>Personally</u> · Adult In Charge · Posted · Other	
<b>Adult In Charge:</b>	
<b>Relation:</b>	
<b>Date:</b> 3-12-26	<b>Time:</b> 09:56
<b>Deputy:</b> 3	<b>Mileage:</b>

**Attorney / Originator:**

<b>Name:</b> MANLEY DEAS KOCHALSKI LLC	<b>Phone:</b> 1-614-220-5611
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**Service Attempts:**

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

**Service Attempt Notes:**

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

GINGHER, CONNIE C.

2025CV1167

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 06/03/2026

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Michael A. Beyer  
Chief Deputy

MIDFIRST BANK  
vs.  
MURPHY, ISIAH MATTHEW (et al.)

Case Number  
2025CV1167

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	25
Manner:	< Not Specified >	Expires:	06/03/2026
Warrant:			
Notes:	SALE DATE & TIME: 05/20/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

Name:	JANE DOE NAME UNKNOWN, THE UNKNO
Primary Address:	541 EAST 9TH STREET BERWICK, PA
Phone:	DOB:
Alternate Address:	
Phone:	

### Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Jeff Mophy		
Relation:	Tenant		
Date:	3-12-26	Time:	10:08
Deputy:	3	Mileage:	

### Attorney / Originator:

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

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

### Service Attempt Notes:

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- 

JANE DOE NAME UNKNOWN

2025CV1167

541 EAST 9TH STREET, BERWICK, PA

EXP: 06/03/2026

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Michael A. Beyer  
Chief Deputy

MIDFIRST BANK  
vs.  
MURPHY, ISIAH MATTHEW (et al.)

Case Number  
2025CV1167

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	25
<b>Manner:</b>	Adult in Charge	<b>Expires:</b>	06/03/2026
<b>Warrant:</b>			
<b>Notes:</b>	SALE DATE & TIME: 05/20/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

**Serve To:**

<b>Name:</b>	CATHY MURPHY
<b>Primary Address:</b>	541 EAST 9TH STREET BERWICK, PA 18603
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

**Final Service:**

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Jeff Murphy		
<b>Relation:</b>	Husband		
<b>Date:</b>	3-12-26	<b>Time:</b>	10:08
<b>Deputy:</b>	3	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> MANLEY DEAS KOCHALSKI LLC	<b>Phone:</b> 1-614-220-5611
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**Service Attempts:**

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

**Service Attempt Notes:**

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MURPHY, CATHY

2025CV1167

541 EAST 9TH STREET, BERWICK, PA 18603

EXP: 06/03/2026

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Michael A. Beyer  
Chief Deputy

MIDFIRST BANK  
vs.  
MURPHY, ISIAH MATTHEW

Case Number  
2025CV1167

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	25		
Manner:	Adult in Charge	Expires:	06/03/2026	Warrant:	
Notes:	SALE DATE & TIME: 05/20/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS				

### Serve To:

Name:	ISIAH MATTHEW MURPHY
Primary Address:	541 EAS 9TH STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

### Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Jeff Murphy		
Relation:	Father		
Date:	3-12-26	Time:	10:08
Deputy:	3	Mileage:	

### Attorney / Originator:

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

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

### Service Attempt Notes:

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MURPHY, ISIAH MATTHEW

2025CV1167

541 EAS 9TH STREET, BERWICK, PA 18603

EXP: 06/03/2026

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Michael A. Beyer  
Chief Deputy

MIDFIRST BANK  
vs.  
MURPHY, ISIAH MATTHEW (et al.)

Case Number  
2025CV1167

## SERVICE COVER SHEET

OCCUPANT

2025CV1167

541 EAST 9TH STREET, BERWICK, PA 18603

EXP: 06/03/2026

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	25
<b>Manner:</b>	Adult in Charge	<b>Expires:</b>	06/03/2026
<b>Notes:</b>	SALE DATE & TIME: 05/20/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  <div style="text-align: center; margin-top: 10px;"><i>Mabus</i></div>		
<b>Warrant:</b>			

**Serve To:**

<b>Name:</b>	OCCUPANT
<b>Primary Address:</b>	541 EAST 9TH STREET BERWICK, PA 18603
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

**Final Service:**

<b>Served:</b>	Personally · <u>Adult In Charge</u> · Posted · Other		
<b>Adult In Charge:</b>	Jeff Murphy		
<b>Relation:</b>	Father of D of		
<b>Date:</b>	3-12-24	<b>Time:</b>	10:08
<b>Deputy:</b>	3	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b>	MANLEY DEAS KOCHALSKI LLC	<b>Phone:</b>	1-614-220-5611
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**Service Attempts:**

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

**Service Attempt Notes:**

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4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

MidFirst Bank

Plaintiff,

vs.

Isiah Murphy, AKA Isiah Matthew Murphy;  
Cathy Murphy

Defendants.

CIVIL DIVISION

Docket No.: 2025-CV-1167

2026-ED-25

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

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

SEE EXHIBIT "A" ATTACHED

Amount due	\$ <u>73,725.83</u>
Interest from September 4, 2025 to March 4, 2026	\$ <u>2,666.77</u>
Interest from March 5, 2026 to date of sale at the per diem of \$12.53	\$ _____
Total (Costs to be added)	\$ _____

Dated: 3/5/2026

Stephanie Stroup

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

(SEAL)

By: Melissa Trough  
Clerk

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



MIDFIRST BANK  
vs.  
MURPHY, ISIAH MATTHEW

Case Number  
2025CV1167

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Posting - Sale Bill	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	06/03/2026
<b>Notes:</b>	SALE DATE & TIME: 05/20/2026 AT 9:00 AM SHERIFF'S SALE BILL		
<b>Warrant:</b>			

**Serve To:**

<b>Name:</b>	(POSTING)
<b>Primary Address:</b>	541 EAST 9TH STREET BERWICK, PA 18603
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

**Final Service:**

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

**Attorney / Originator:**

<b>Name:</b> MANLEY DEAS KOCHALSKI LLC	<b>Phone:</b> 1-614-220-5611
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**Service Attempts:**

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

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
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5. \_\_\_\_\_
6. \_\_\_\_\_

(POSTING)

2025CV1167

541 EAST 9TH STREET, BERWICK, PA 18603

EXP: 06/03/2026

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: March 11th 2026

Re: Sheriffs Sale Advertising Dates

MIDFIRST BANK

VS.

Isiah Murphy and Cathy Murphy

No. 1167 of 2025 J.D. and No. 25 of 2026 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1<sup>st</sup> Week      April 29TH 2026

2<sup>nd</sup> Week      May 6<sup>th</sup> 2026

3<sup>rd</sup> Week      May 13<sup>th</sup> 2026

SALE DATE:    **May 20<sup>th</sup> 2026 @ 9:00 a.m**

**I will expose the following described property at public sale at [www.bid4assets.com/ColumbiaPASheriffSales](http://www.bid4assets.com/ColumbiaPASheriffSales)**

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

Respectfully,

Timothy Chamberlain  
Sheriff of Columbia County

REAL ESTATE OUTLINE

ED # 2026 ED 25

DATE RECEIVED 3-5-2026  
DOCKET AND INDEX 2025 CV 1167

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 \$ <del>1,350.00</del> OR <u>2,000.<sup>00</sup></u>	<u>X</u>	CK# <u>167253</u>

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

SALE DATE May 20<sup>th</sup> TIME 9:00am  
 POSTING DATE \_\_\_\_\_  
 ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	<u>Apr. 29</u>
2 <sup>ND</sup> WEEK	<u>may 6</u>
3 <sup>RD</sup> WEEK	<u>May 13</u>

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

MidFirst Bank

Plaintiff,

vs.

Isiah Murphy, AKA Isiah Matthew Murphy;  
Cathy Murphy

Defendants.

CIVIL DIVISION

Docket No.: 2025-CV-1167

2026-ED-25

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

TO: Cathy Murphy  
541 East 9th Street  
Berwick, PA 18603

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (Real Estate) will be offered for public auction online at <https://www.bid4assets.com/ColumbiaPASheriffSales> on May 20 2026 at 9:00 am prevailing local time.

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

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

The LOCATION of your property to be sold is:

**541 East 9th Street, Berwick, PA 18603**

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

No. 2025-CV-1167

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

**Isiah Murphy, AKA Isiah Matthew Murphy; Cathy Murphy**

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

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

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

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

**Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
P.O. Box 186  
Harrisburg, PA 17108**

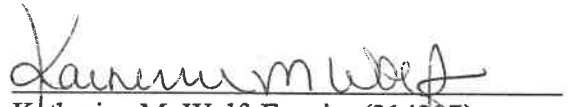
**(800) 692-7375**

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.
3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

Dated: 3/4/26



Katherine M. Wolf, Esquire (314307)  
Meredith H. Wooters, Esquire (307207)  
Kimberly J. Hong, Esquire (74950)  
Michael E. Carleton, Esquire (203009)  
Cristina L. Connor, Esquire (318389)  
Ed E. Qaqish, Esquire (309463)  
MDK Legal  
P. O. Box 165028  
Columbus, OH 43216-5028  
Telephone: 614-220-5611  
Fax: 614-220-5613  
Email: KMWolf@mdklegal.com  
Attorney for Plaintiff

**VIA Private Process Service and Certified Mail**



- ✓ ISIAH MURPHY, AKA ISIAH MATTHEW MURPHY  
541 East 9th Street  
Berwick, PA 18603
3. Name and Address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- MIDFIRST BANK  
*Plaintiff*
4. Name and address of the last record holder of every mortgage of record:
- MIDFIRST BANK  
*Plaintiff*
5. Name and Address of every other person who has any record lien on the property:
- ✓ COLUMBIA COUNTY TAX CLAIM BUREAU  
11 West Main Street  
Main Street County Annex  
Bloomsburg, PA 17815
6. Name and Address of every other person who has any record interest in the property and whose interest may be affected by the sale:
- X COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF HUMAN SERVICES  
P.O. Box 2675  
Harrisburg, PA 17105
7. Name and Address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:
- ✓ COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE  
11 West Main Street, 2nd Floor  
Bloomsburg, PA 17815
- JANE DOE NAME UNKNOWN, THE UNKNOWN SPOUSE OF ISIAH MURPHY,  
AKA ISIAH MATTHEW MURPHY (IF ANY)  
541 East 9th Street  
Berwick, PA 18603
- ✓ UNKNOWN TENANT OR TENANTS  
541 East 9th Street  
Berwick, PA 18603

PA DEPT. OF REVENUE – INHERITANCE TAX DIVISION  
6<sup>th</sup> Floor, Strawberry Square  
Department 280601  
Harrisburg, PA 17128

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

Dated: 3/4/26

  
Katherine M. Wolf, Esquire (314307)  
Meredith H. Wooters, Esquire (307207)  
Kimberly J. Hong, Esquire (74950)  
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MDK Legal  
P. O. Box 165028  
Columbus, OH 43216-5028  
Telephone: 614-220-5611  
Fax: 614-220-5613  
Email: [KMWolf@mdklegal.com](mailto:KMWolf@mdklegal.com)  
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

MidFirst Bank

Plaintiff,

vs.

Isiah Murphy, AKA Isiah Matthew Murphy;  
Cathy Murphy

Defendants.

CIVIL DIVISION

Docket No.: 2025-CV-1167

2026-ED-25

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OF REAL PROPERTY PURSUANT TO  
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

TO: Cathy Murphy  
541 East 9th Street  
Berwick, PA 18603

TAKE NOTICE:

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

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

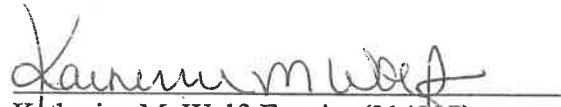
The LOCATION of your property to be sold is:

**541 East 9th Street, Berwick, PA 18603**

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

2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.
3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

Dated: 3/4/26



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Telephone: 614-220-5611  
Fax: 614-220-5613  
Email: [KMWolf@mdklegal.com](mailto:KMWolf@mdklegal.com)  
Attorney for Plaintiff

**VIA Private Process Service and Certified Mail**

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025CV1167

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property to public sale at [www.bid4assets.com/ColumbiaPASheriffSales](http://www.bid4assets.com/ColumbiaPASheriffSales).

**WEDNESDAY, MAY 20, 2026**  
**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.

The Land referred to herein below is situated in the County of Columbia, State of PA, and is described as follows:

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

Beginning at an iron pipe on the northerly side of Ninth Street, being the southeasterly corner of land now or about to be conveyed, also being located South 64 degrees 10 minutes west 167.50 feet from the westerly right of way line of Fowler Avenue; thence running along the northerly right of way line of Ninth Street South 64 degrees 10 minutes 00 seconds West 98.08 feet to a drill hole in the concrete base of a fence post; being the southeasterly corner of land now or late of Peter M. Borick; thence continuing along lands now or late of Peter M. Blorick North 4 degrees 47 minutes 33 seconds East 92.20 feet to a steel pin; thence by the same North 64 degrees 10 minutes 00 seconds East 51.05 feet to a steel pin; thence by land now or late of Frances G. Harfrnan Estate South 25 degrees 38 seconds East 79.33 feet to the place of beginning. Containing 5,915.20 square feet.

Survey by Charles B. Webb, Registered Professional Engineer and Registered Surveyor, August 24, 1983.

Parcel No.: 04A09 17400000

Being the same property conveyed to Mildred E. Mabus and Isiah Matthew Murphy who acquired title, with rights of survivorship, by virtue of a deed from Mildred E. Mabus, dated December 28, 2021, recorded March 8, 2022, as Instrument Number 202202312, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

25-022526 DBSI Long Form Legal INFORMATIONAL NOTE: Mildred E. Mabus died on December 18, 2022, and pursuant to the survivorship language in the above-mentioned deed, all her interests passed to Isiah Matthew Murphy.

Property known as 541 East 9th Street, Berwick, PA 18603

PROPERTY ADDRESS: 541 EAST 9TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A09 174 000 00

**Seized and taken into execution to be sold as the property of ISIAH MATTHEW MURPHY in suit of MIDFIRST BANK.**

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

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

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

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

MidFirst Bank

Plaintiff,

vs.

Isiah Murphy, AKA Isiah Matthew Murphy;  
Cathy Murphy

Defendants.

CIVIL DIVISION

Docket No.: 2025-CV-1167

2026-ED-25

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Parcel No.: 04A09 17400000

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INFORMATIONAL NOTE: Mildred E. Mabus died on December 18, 2022, and pursuant to the survivorship language in the above-mentioned deed, all her interests passed to Isiah Matthew Murphy.

Property known as 541 East 9th Street, Berwick, PA 18603

**Exhibit "A"**

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

MidFirst Bank

Plaintiff,

vs.

Isiah Murphy, AKA Isiah Matthew Murphy;  
Cathy Murphy

Defendants.

CIVIL DIVISION

Docket No.: 2025-CV-1167

2026-ED-25

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Property known as 541 East 9th Street, Berwick, PA 18603

**Exhibit "A"**



**Status Report  
Pursuant to Servicemembers Civil Relief Act**

SSN: XXX-XX-XXXX  
 Birth Date:  
 Last Name: MURPHY  
 First Name: ISIAH  
 Middle Name: MATTHEW  
 Status As Of: Feb-18-2026  
 Certificate ID: VP5PW78NLLWPT16

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, Space Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 3901 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q35) via this URL: <https://scra.dmdc.osd.mil/scra/#/faqs>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 3921(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

### More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

### Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.



**Status Report**  
**Pursuant to Servicemembers Civil Relief Act**

SSN: XXX-XX-XXXX  
 Birth Date:  
 Last Name: MURPHY  
 First Name: ISIAH  
 Middle Name:  
 Status As Of: Feb-18-2026  
 Certificate ID: 6HK300WZJHMHY00

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The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, Space Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

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**Status Report  
Pursuant to Servicemembers Civil Relief Act**

SSN: XXX-XX-XXXX  
 Birth Date:  
 Last Name: MURPHY  
 First Name: CATHY  
 Middle Name:  
 Status As Of: Feb-18-2026  
 Certificate ID: BHSDKTSX8B5KGGH0

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
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This response reflects the individual's active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
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This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, Space Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 3901 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q35) via this URL: <https://scra.dmdc.osd.mil/scra/#/faqs>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 3921(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

### More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

### Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.



MDKLEGAL.COM

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

March 4, 2026

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

Re: MidFirst Bank v.  
Isiah Murphy, AKA Isiah Matthew Murphy, et al.  
Property Address: 541 East 9th Street, Berwick, PA 18603  
Docket No. 2025-CV-1167  
Our File Number: 25-022526

Dear Sir or Madam,

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

1. an original Writ of Execution (with Legal Description attached);
2. an original Notice of Sheriff's Sale for Cathy Murphy (with Legal Description attached) for your files (**PLEASE NOTE: Plaintiff's counsel will serve defendants Notice of Sheriff Sales personally and also serve via certified mail, return receipt requested**);
3. an original Notice of Sheriff's Sale for Isiah Murphy, AKA Isiah Matthew Murphy (with Legal Description attached) for your files (**PLEASE NOTE: Plaintiff's counsel will serve defendants Notice of Sheriff Sales personally and also serve via certified mail, return receipt requested**);
4. One (1) copy of an Affidavit Pursuant to Rule 3129.1;
5. Five (5) copies of a Long Legal Description;
6. One (1) original Affidavit of Last Known Address;
7. One (1) copy of a Waiver of Watchman;
8. One (1) copy of an Affidavit of Non-Military Service; ✓
9. One (1) original Sheriff Service Form for posting the property with the Handbill;
10. One (1) self-addressed stamped envelope for return of the Sheriff Service Form to our office;
11. **Check in the amount of \$2,000.00, made payable to the Sheriff of Columbia County, for advanced sale costs.**

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

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

Very truly yours,  
MDK Legal

**SHERIFF'S INSTRUCTION**

TO: Sheriff of Columbia County, Pennsylvania  
DOCKET NO: 2025-CV-1167 *2026-ED-25*  
PLAINTIFF: MidFirst Bank  
DEFENDANT(S): Isiah Murphy, AKA Isiah Matthew Murphy  
Cathy Murphy

TYPE OF WRIT  
OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**  
SERVE AT: 541 East 9th Street, Berwick, PA 18603

**Sir: Please post the Handbill at the mortgaged premises.**

**Should you have any questions please contact David B. Snider of our office at 614-767-7003**

Date of Service: \_\_\_\_\_ Time: \_\_\_\_\_

Served upon (if someone other than defendant): \_\_\_\_\_

Address (if different than as stated above): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Columbia County Sheriff's Office: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

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

**MDK Legal**  
**Attn: Katherine M. Wolf, Esquire**  
**P. O. Box 165028, Columbus, OH 43216-5028**

Dated: 3/4/26

BY: *Katherine M. Wolf*  
Katherine M. Wolf (PA ID #314307)

For office use only

MDK Legal  
P. O. Box 165028, Columbus, OH 43216-5028  
Phone: 614-220-5611; Fax: 614-220-5613

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

MidFirst Bank

Plaintiff,

vs.

Isiah Murphy, AKA Isiah Matthew Murphy;  
Cathy Murphy

Defendants.

CIVIL DIVISION

Docket No.: 2025-CV-1167

2026-ED-25

The Land referred to herein below is situated in the County of Columbia, State of PA, and is described as follows:

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

Beginning at an iron pipe on the northerly side of Ninth Street, being the southeasterly corner of land now or about to be conveyed, also being located South 64 degrees 10 minutes west 167.50 feet from the westerly right of way line of Fowler Avenue; thence running along the northerly right of way line of Ninth Street South 64 degrees 10 minutes 00 seconds West 98.08 feet to a drill hole in the concrete base of a fence post, being the southeasterly corner of land now or late of Peter M. Borick; thence continuing along lands now or late of Peter M. Blorick North 4 degrees 47 minutes 33 seconds East 92.20 feet to a steel pin; thence by the same North 64 degrees 10 minutes 00 seconds East 51.05 feet to a steel pin; thence by land now or late of Frances G. Hartman Estate South 25 degrees 38 seconds East 79.33 feet to the place of beginning. Containing 5,915.20 square feet.

Survey by Charles B. Webb, Registered Professional Engineer and Registered Surveyor, August 24, 1983.

Parcel No.: 04A09 17400000

Being the same property conveyed to Mildred E. Mabus and Isiah Matthew Murphy who acquired title, with rights of survivorship, by virtue of a deed from Mildred E. Mabus, dated December 28, 2021, recorded March 8, 2022, as Instrument Number 202202312, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

INFORMATIONAL NOTE: Mildred E. Mabus died on December 18, 2022, and pursuant to the survivorship language in the above-mentioned deed, all her interests passed to Isiah Matthew Murphy.

Property known as 541 East 9th Street, Berwick, PA 18603

**Exhibit "A"**



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

MidFirst Bank

Plaintiff,

vs.

Isiah Murphy, AKA Isiah Matthew Murphy;  
Cathy Murphy

Defendants.

CIVIL DIVISION

Docket No.: 2025-CV-1167

2026-ED-25

**WAIVER OF WATCHMAN/WAIVER OF INSURANCE**

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale 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.

Dated: 3/4/26



Katherine M. Wolf, Esquire (314307)  
Meredith H. Wooters, Esquire (307207)  
Kimberly J. Hong, Esquire (74950)  
Michael E. Carleton, Esquire (203009)  
Cristina L. Connor, Esquire (318389)  
Ed E. Qaqish, Esquire (309463)  
MDK Legal  
P. O. Box 165028  
Columbus, OH 43216-5028  
Telephone: 614-220-5611  
Fax: 614-220-5613  
Email: KMWolf@mdklegal.com  
Attorney for Plaintiff

**The Manley Law Firm LLC**  
Pennsylvania Operations, PO Box 165028  
Columbus, OH 43216-5028  
(614) 220-5611

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

167253

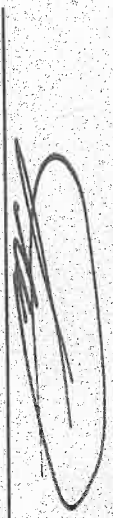
Pay **Two Thousand dollars and 00 cents\*\*\*\*\***

to the Order of :

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

25-022526, 2025-CV-1167

DATE	AMOUNT
3/4/2026	\$2000.00



⑈ 167253⑈ ⑆074900657⑆ 9001045386⑈