

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

LSF8 Master Participation VS Richard + Yvonne Jones

NO. 187-2014 ED ^{Trust} NO. 1460-2014 JD

DATE/TIME OF SALE: MARCH 18, 2015 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ 58,664.55

POUNDAGE - 2% OF BID \$ 1,173.33

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 59,837.88

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Chris Jones

TOTAL DUE: \$ 59,837.88

LESS DEPOSIT: \$ 1,350

DOWN PAYMENT: \$ -

TOTAL DUE IN 8 DAYS \$ 46,337.88

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

LSF8 MASTER PARTICIPATION TRUST vs.

Defendant

RICHARD E JONES
YVONNE M JONES

Attorney for the Plaintiff:

RICHARD SQUIRE & ASSOCIATES LLC
ONE JENKINTOWN STATION
115 WEST AVENUE
JENKINTOWN, PA 19046

Sheriff's Sale Date: Wednesday, March 18, 2015

Writ of Execution No. : 2014CV1460

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1308 N. MARKET STREET, BERWICK, PA 18603

Sheriff Costs

| | |
|---------------------------------|------------|
| Advertising Sale (Newspaper) | \$15.00 |
| Advertising Sale Bills & Copies | \$17.50 |
| Crying Sale | \$10.00 |
| Docketing | \$15.00 |
| Levy | \$15.00 |
| Mailing Costs | \$90.00 |
| Posting Handbill | \$15.00 |
| Press Enterprise Inc. | \$1,150.80 |
| Prothonotary, Acknowledge Deed | \$10.00 |
| Sheriff Automation Fund | \$50.00 |
| Sheriff's Deed | \$35.00 |
| Solicitor Services | \$75.00 |
| Transfer Tax Form | \$25.00 |
| Web Posting | \$100.00 |
| Service | \$270.00 |
| Service Mileage | \$24.00 |
| Distribution Form | \$25.00 |
| Copies | \$9.00 |
| Notary Fee | \$15.00 |
| Surcharge | \$190.00 |

Total Sheriff Costs \$2,156.30

Municipal Costs

| | |
|------------------|------------|
| Sewer | \$1,506.91 |
| Delinquent Taxes | \$1,640.26 |
| Current Taxes | \$495.98 |

Total Municipal Costs \$3,643.15

Distribution Costs

| | |
|----------------|---------|
| Recording Fees | \$67.00 |
|----------------|---------|

Total Distribution Costs \$67.00

Grand Total: \$5,866.45

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

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

(Columbia County Sheriff, Telephone 1-800-332-2262)

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire *
Robert Cusick ^
Morris Scott

* Also Admitted in MD
^ Also Admitted in NJ

Montgomery County Office
One Jenkintown Station
115 West Avenue, Suite 104
Jenkintown, PA 19046
Tel.: (215) 886-8790 Fax: (215) 886-8791
www.squirelaw.com

March 18, 2015

Columbia County Sheriff's Office
ATTN: Real Estate Division
P.O. Box 380
Bloomsburg, PA 17815

RE: LSF8 Master Participation Trust v. Richard E Jones and Yvonne M Jones
Docket No. 2014-cv-1460
Premises: 354 North Mulberry Street, Berwick PA 18603

Dear Sir or Madam:

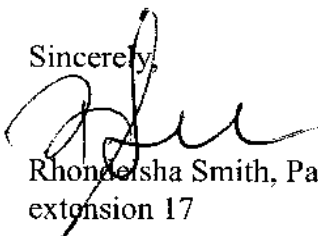
The above property was sold to the plaintiff at Sheriff Sale on March 18, 2015.

Kindly issue Deed Poll or Sheriff's Deed to the above property to "**LSF8 Master Participation Trust**". The address of the grantee should be listed as 13801 Wireless Way Oklahoma City, OK 73134. I have also attached the Statements of Value for your file and the PA Department of Revenue. Please fill in the consideration.

Tax bills should now be sent to 13801 Wireless Way, Oklahoma City, OK 73134.

Please contact our office should you have any questions or need for further information or documentation with regard to this matter.

Sincerely,



Rhondaisha Smith, Paralegal
extension 17

enclosures



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

A. CORRESPONDENT - All inquiries may be directed to the following person:

| | | | |
|--|--------------------|-------------------------------------|-------------------|
| Name Richard M. Squire & Associates, LLC | | Telephone Number: (215) 886-8790 | |
| Mailing Address 115 West Avenue Suite 104 | City Jenkintown | State PA | ZIP Code 19046 |

B. TRANSFER DATA

| | | | |
|--|-------------------------------------|---|-------------------------------------|
| Date of Acceptance of Document / / | | | |
| Grantor(s)/Lessor(s) Sheriff of Columbia County | Telephone Number: (570) 389-5622 | Grantee(s)/Lessee(s) LSF8 Master Participation Trust | Telephone Number: (405) 608-2018 |
| Mailing Address 35 West Main Street | | Mailing Address 13801 Wireless Way | |
| City Bloomsburg | State PA | ZIP Code 17815 | City Oklahoma City |
| | | | State OK |
| | | | ZIP Code 73134 |

C. REAL ESTATE LOCATION

| | | |
|--|----------------------------|------------------------------------|
| Street Address 1308 N Market Street | | City, Township, Borough Berwick |
| County Columbia | School District Berwick | Tax Parcel Number 04B-04-116-00 |

D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☒ N

| | | |
|---------------------------------------|--|-------------------------------------|
| 1. Actual Cash Consideration | 2. Other Consideration + | 3. Total Consideration = |
| 4. County Assessed Value 20,580.00 | 5. Common Level Ratio Factor x 3.61 | 6. Fair Market Value = 74,293.80 |

E. EXEMPTION DATA - Refer to instructions for exemption status.

| | | |
|--|---|---|
| 1a. Amount of Exemption Claimed \$ 100.00 | 1b. Percentage of Grantor's Interest in Real Estate 100.00 % | 1c. Percentage of Grantor's Interest Conveyed 100.00 % |
|--|---|---|

2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____
(Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) _____

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

Signature of Correspondent or Responsible Party

Date

03/18/15

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

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| | | | State OK |
| | | | ZIP Code 73134 |

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- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) _____

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

Signature of Correspondent or Responsible Party

Date

03/18/15

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

RICHARD M. SQUIRE & ASSOCIATES, LLC

ESCROW ACCOUNT

ONE JENKINTOWN STATION SUITE 104
115 WEST AVENUE 215-886-8790
JENKINTOWN, PA 19046

34508

34508

60 912/313
220

SUSQUEHANNA BANK
www.susquehanna.net

Four Thousand Six hundred, Thirty Three dollars and Seventy Eight cents

DATE

AMOUNT

03/23/2015

\$4,633.78

VOID AFTER 90 DAYS

PAY
TO THE
ORDER
OF

Sheriff of Columbia County
P.O. Box 380
Bloomsburg PA 17815

Cat

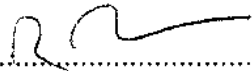
AUTHORIZED SIGNATURE

For CAL-563 - Jones - Outstanding Costs

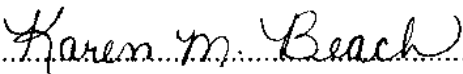
⑈034508⑈ ⑆031309123⑆ 02 920105 50⑈

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

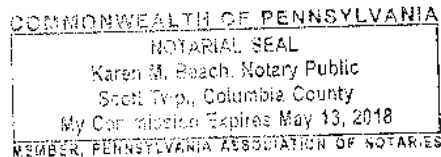
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice February 25 and March 4, 11, 2015 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.

.....

Sworn and subscribed to before me this 11th day of March 2015.....

.....

(Notary Public)



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.

.....

SHERIFF'S SALE COST SHEET

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

| | |
|---------------------------------|------------------|
| DOCKET/RETURN | \$15.00 |
| SERVICE PER DEF. | \$ <u>270.00</u> |
| LEVY (PER PARCEL | \$15.00 |
| MAILING COSTS | \$ <u>90.00</u> |
| ADVERTISING SALE BILLS & COPIES | \$17.50 |
| ADVERTISING SALE (NEWSPAPER) | \$15.00 |
| MILEAGE | \$ <u>24.00</u> |
| POSTING HANDBILL | \$15.00 |
| CRYING/ADJOURN SALE | \$10.00 |
| SHERIFF'S DEED | \$35.00 |
| TRANSFER TAX FORM | \$25.00 |
| DISTRIBUTION FORM | \$25.00 |
| COPIES | \$ <u>9.00</u> |
| NOTARY | \$ <u>15.00</u> |
| TOTAL ***** \$ <u>580.50</u> | |

| | |
|-------------------------------|-------------------|
| WEB POSTING | \$150.00 |
| PRESS ENTERPRISE INC. | \$ <u>1150.80</u> |
| SOLICITOR'S SERVICES | \$75.00 |
| TOTAL ***** \$ <u>1375.80</u> | |

| | |
|-----------------------------|-----------------|
| PROTHONOTARY (NOTARY) | \$10.00 |
| RECORDER OF DEEDS | \$ <u>67.00</u> |
| TOTAL ***** \$ <u>77.00</u> | |

| | |
|-------------------------------|-------------------|
| REAL ESTATE TAXES: | |
| BORO, TWP & COUNTY 20 | \$ <u>495.98</u> |
| SCHOOL DIST. 20 | \$ _____ |
| DELINQUENT 20 | \$ <u>1640.26</u> |
| TOTAL ***** \$ <u>2136.24</u> | |

| | |
|-------------------------------|-------------------|
| MUNICIPAL FEES DUE: | |
| SEWER 20 | \$ <u>1506.91</u> |
| WATER 20 | \$ _____ |
| TOTAL ***** \$ <u>1506.91</u> | |

| | |
|---------------------------|------------------|
| SURCHARGE FEE (DSTE) | \$ <u>190.00</u> |
| MISC. _____ | \$ _____ |
| _____ | \$ _____ |
| TOTAL ***** \$ <u>-0-</u> | |

TOTAL COSTS (OPENING BID) \$ 5866.45

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 02-MAR-15

FEE: \$5.00

CERT. NO19957

JONES RICHARD E
1308 N MARKET STREET
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 20050-9336
LOCATION: 354 MULBERRY ST
PARCEL: 04B-04 -116-00,000

| YEAR | BILL ROLL | AMOUNT | INTEREST | PENDING- COSTS | TOTAL AMOUNT DUE |
|-------------|-----------|----------|----------|-------------------|---------------------|
| 2014 | PRIM | 1,623.59 | 11.67 | 0.00 | 1,635.26 |
| TOTAL DUE : | | | | | \$1,635.26 |

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: April ,2015

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2014

REQUESTED BY: Columbia County Sheriff

LS

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF8 MASTER PARTICIPATION TRUST
vs.
RICHARD E JONES (et al.)

Case Number
2014CV1460

SHERIFF'S RETURN OF SERVICE

02/12/2015 11:07 AM - DEPUTY SCOTT MAYERNICK, 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 1308 N. MARKET STREET, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

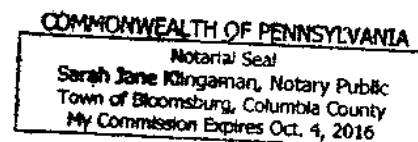

TIMOTHY T. CHAMBERLAIN, SHERIFF

February 12, 2015

NOTARY

Affirmed and subscribed to before me this

12TH day of FEBRUARY, 2015



Attorney: RICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATION, 115 WEST AVENUE, JENKINTOWN, P.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST
vs.
RICHARD E JONES (et al.)

Case Number
2014CV1460

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SHERIFF'S SALE BILL

Zone:

Warrant:

Expires:

Serve To:

Name: (POSTING)

Primary Address: 1308 N. MARKET STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

2-12-15

Time:

11:07

Deputy:

3

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

(POSTING)

2014CV1460

1308 N. MARKET STREET, BERWICK, PA 18603

NO EXPIRATION



January 6, 2015

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

LSF8 MASTER PARTICIPATION TRUST

VS.

**RICHARD E. JONES
YVONNE M. JONES**

**NO: 2014-ED-187
NO: 2014-CV-1460**

Dear Timothy:

The amount due on the sewer account #126122 for the property located at 354 Mulberry Street, Berwick Pa through March 31, 2015 is \$1506.91. This amount includes fees to satisfy a lien on this property.

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

Sincerely,

A handwritten signature in cursive script, reading "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

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



71901140006000043622

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING
PHILADELPHIA PA 19107

187

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert W. Cusick, Esquire
Morris A. Scott, Esquire
I.D. Nos. 04267 / 80193 / 83587
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791
Attorneys for Plaintiff

LSF8 Master Participation Trust
PLAINTIFF,

v.

Richard E Jones
Yvonne M Jones
1308 N Market Street
Berwick, PA 18603

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA, PENNSYLVANIA

NO. 2014-cv-1460

2014-ED-187

CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Yvonne M Jones
1308 North Market Street, Berwick, PA 18603 and/or
354 Mulberry Street, Berwick, PA 18603

Your house (real estate) at 354 Mulberry Street, Berwick, PA 18603 is scheduled to be sold at Columbia County Sheriff Sale, March 18th 2015 at 9:00 A.M., Columbia County Sheriff's Office, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$85,970.41 plus interest to the sale date obtained by LSF8 Master Participation Trust 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 canceled if you pay back to LSF8 Master Participation Trust, the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call: Richard M. Squire, Esquire, Robert W. Cusick, Esquire, or Morris A. Scott, Esquire at (215) 886-8790.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF8 MASTER PARTICIPATION TRUST
vs.
RICHARD E JONES (et al.)

Case Number
2014CV1460

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

187

Warrant:

Expires:

Serve To:

Name: OCCUPANT

Primary Address: 1308 NORTH MARKET STREET
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

TAMMY MOYER

Relation:

RESIDENT

Date:

12/30/14

Time:

1256

Deputy:

5

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

| | | | | | |
|--|--|--|--|--|--|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

OCCUPANT

2014CV1460

1308 NORTH MARKET STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
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Case Number
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SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 187

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: RICHARD E JONES

Primary Address: 1308 NORTH MARKET STREET
BERWICK, PA 18603

Phone: OR **DOB:**

Alternate Address: 354 N. MULBERRY STREET
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Tammy Moyer

Relation: SISTER IN LAW

Date: 12/30/17 **Time:** 1256

Deputy: 5 **Mileage:**

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

| | | | | | |
|-----------------|--|--|--|--|--|
| Date: | | | | | |
| Time: | | | | | |
| Mileage: | | | | | |
| Deputy: | | | | | |

Service Attempt Notes:

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

JONES, RICHARD E

2014CV1460

1308 NORTH MARKET STREET, BERWICK, PA 18603

NO EXPIRATION

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Zone: 187

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: YVONNE M JONES
Primary Address: 1308 NORTH MARKET STREET
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address: 354 N. MULBERRY STREET
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Tammy Moyer

Relation: Sister

Date: 12/30/14 **Time:** 1256

Deputy: 5 **Mileage:**

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

| | | | | | |
|-----------------|--|--|--|--|--|
| Date: | | | | | |
| Time: | | | | | |
| Mileage: | | | | | |
| Deputy: | | | | | |

Service Attempt Notes:

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

JONES, YVONNE M

2014CV1460

1308 NORTH MARKET STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF8 MASTER PARTICIPATION TRUST (et al.)
vs.
RICHARD E JONES (et al.)

Case Number
2014CV1460

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 187

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK AREA JOINT SEWER AUTHORIT

Primary Address: 1108 FREAS AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 106 MARKET STREET
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: GLORIA BOBENSKY

Relation: AUTHORITY MANAGER

Date: 12/30/14 Time: 1239

Deputy: 5 Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

| | | | | | |
|----------|--|--|--|--|--|
| Date: | | | | | |
| Time: | | | | | |
| Mileage: | | | | | |
| Deputy: | | | | | |

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

BERWICK AREA JOINT SE

2014CV1460

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST
vs.
RICHARD E JONES (et al.)

Case Number
2014CV1460

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 187

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie C. Gingham

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation: TAX COLLECTOR

Date: 12/30/14

Time: 1319

Deputy: 5

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

GINGHER, CONNIE C.

2014CV1460

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST (et al.)
vs.
RICHARD E JONES (et al.)

Case Number
2014CV1460

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 187

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK HOSPITAL CENTER

Primary Address: 701 EAST 16TH STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: AIMEE MORRIS

Relation: EXECUTIVE SECRETARY

Date: 12/30/14 Time: 1327

Deputy: 5 Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

| | | | | | |
|----------|--|--|--|--|--|
| Date: | | | | | |
| Time: | | | | | |
| Mileage: | | | | | |
| Deputy: | | | | | |

Service Attempt Notes:

-
-
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-
-

BERWICK HOSPITAL CENT

2014CV1460

701 EAST 16TH STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF8 MASTER PARTICIPATION TRUST
vs.
RICHARD E JONES (et al.)

Case Number
2014CV1460

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

187

Expires:

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: SHEKEL EVANS

Relation: CLERK

Date: 12/24/14 Time: 0911

Deputy: 5 Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

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6.

COLUMBIA COUNTY TAX C

2014CV1460

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST
vs.
RICHARD E JONES (et al.)

Case Number
2014CV1460

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 187

Warrant:

Expires:

Serve To:

Name: Domestic Relations Office of Columbia Col

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Karen Richendrfer

Relation: Clerk II

Date: 12-24-14 Time: 9:14

Deputy: 5 Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

| | | | | | | |
|----------|--|--|--|--|--|--|
| Date: | | | | | | |
| Time: | | | | | | |
| Mileage: | | | | | | |
| Deputy: | | | | | | |

Service Attempt Notes:

-
-
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-
-

DOMESTIC RELATIONS OF 2014CV1460 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST (et al.)
vs.
RICHARD E JONES (et al.)

Case Number
2014CV1460

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

187

Warrant:

Expires:

Business Closed - Please Return

Serve To:

Name: BENEFICIAL CONSUMER DISCOUNT COMI
Primary Address: 417 CENTRAL ROAD, SUITE 2
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

12/29/14

Time:

10:56

Deputy:

4

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

BENEFICIAL CONSUMER C

2014CV1460

417 CENTRAL ROAD, SUITE 2, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST (et al.)
vs.
RICHARD E JONES (et al.)

Case Number
2014CV1460

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 187

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

- Business Closed - Please Return

Serve To:

Name: BENEFICIAL CONSUMER DISCOUNT COMI

Primary Address: 417 CENTRAL ROAD, SUITE 2
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 12/29/14

Time: 10:56

Deputy: 4

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

BENEFICIAL CONSUMER C

2014CV1460

417 CENTRAL ROAD, SUITE 2, 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 12/22/14

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**

Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Ad ID: **1019663**
Description: **R & Y Jones Sale**
Run Dates: **02/25/15 to 03/11/15**
Class: **2**
Agate Lines: **210**
Blind Box:

Total Ad Cost \$1,150.80
Amount Paid \$0.00

| Publication | Start | Stop | Inserts | Cost |
|------------------|----------|----------|---------|------------|
| Press Enterprise | 02/25/15 | 03/11/15 | 3 | \$1,150.80 |

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV1460

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, MARCH 18, 2015
AT 9:00 O'CLOCK A.M.**

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

ALL that lot of land situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in Mulberry Street at corner of lot now or late of A. W. Patterson; thence north along said Mulberry Street 50 feet to a corner of Lot No. 47; thence east along same, 123-1/2 feet to an alley; thence south along same, 123-1/2 feet to Mulberry Street; the place of beginning. Being Lot No. 46 in the easterly side of Mulberry Street; A dwelling house, garage, and additional improvements are erected thereon. Known as 354 Mulberry Street, Berwick, PA 18603

Parcel No. 04B-04-116

Being the same premises which David D. Orzolek and Maribeth E. Orzolek granted and conveyed unto Richard E. Jones by Deed dated August 14, 2005 and recorded September 1, 2005 in the Office of the Recorder of Deeds for Columbia County, Pennsylvania as Instrument No. 200509336.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

PROPERTY ADDRESS: 1308 N. MARKET STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-04-116

Seized and taken into execution to be sold as the property of RICHARD E. JONES, YVONNE M. JONES in suit of LSF8 MASTER PARTICIPATION TRUST.

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

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

Attorney for the Plaintiff:
RICHARD SQUIRE & ASSOCIATES LLC
JENKINTOWN, PA

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV1460

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, MARCH 18, 2015
AT 9:00 O'CLOCK A.M.

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

ALL that lot of land situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in Mulberry Street at corner of lot now or late of A. W. Patterson; thence north along said Mulberry Street 50 feet to a corner of Lot No. 47; thence east along same, 123-1/2 feet to an alley; thence south along same, 123-1/2 feet to Mulberry Street, the place of beginning. Being Lot No. 46

in the easterly side of Mulberry Street. A dwelling house, garage, and additional improvements are erected thereon.

Known as 354 Mulberry Street, Berwick, PA 18603

Parcel No. 04B-04-116

Being the same premises which David D. Orzolek and Maribeth E. Orzolek granted and conveyed unto Richard E. Jones by Deed dated August 14, 2005 and recorded September 1, 2005 in the Office of the Recorder of Deeds for Columbia County, Pennsylvania as Instrument No. 200509336.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED,

TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

PROPERTY ADDRESS: 1308 N. MARKET STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-04-116

Seized and taken into execution to be sold as the property of RICHARD E JONES, YVONNE M JONES in suit of LSF8 MASTER PARTICIPATION TRUST.

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:
RICHARD SQUIRE & ASSOCIATES LLC
JENKINTOWN, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert W. Cusick, Esquire
Morris A. Scott, Esquire
I.D. Nos. 04267 / 80193 / 83587

Attorneys for Plaintiff

One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790 Fax: 215-886-8791

LSF8 Master Participation Trust
PLAINTIFF,

v.

Richard E Jones
Yvonne M Jones
1308 N Market Street
Berwick, PA 18603

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2014-cv-1460

CIVIL ACTION

2014-ED-187

WRIT OF EXECUTION
(Mortgage Foreclosure)

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 (specifically describe property below):

354 Mulberry Street, Berwick, PA 18603 Parcel No. 04B-04-116
(See attached legal description)

| | | |
|--|----|-----------|
| Amount Due | \$ | 85,970.41 |
| Interest From 12/9/2014 to Date of Sale @ \$11.76 per diem | \$ | |
| Total: | \$ | |
| * plus fees and costs | | |

PROTHONOTARY

Seal of Court

BY:

Barbara N. Silverthorn / KRS /

Deputy Prothonotary

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2016

Date 12-17-14

CAL-563F/DM1

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

LSF8 Master Participation Trust
Plaintiff,

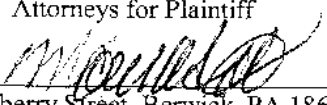
v.

Richard E Jones
Yvonne M Jones
1308 N Market Street
Berwick, PA 18603
Defendants.

WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed:

____ Richard M. Squire, Esquire
____ Robert W. Cusick, Esquire
-✓- Morris A. Scott, Esquire
Richard M. Squire & Associates, LLC
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791
Attorneys for Plaintiff



354 Mulberry Street, Berwick, PA 18603
Parcel No. 04B-04-116

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert W. Cusick, Esquire
Morris A. Scott, Esquire
I.D. Nos. 04267 / 80193 / 83587

One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791
Attorneys for Plaintiff

LSF8 Master Participation Trust
PLAINTIFF,

v.

Richard E Jones
Yvonne M Jones
1308 N Market Street
Berwick, PA 18603

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA, PENNSYLVANIA

NO. 2014-cv-1460

2014-ED-187

CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Richard E Jones
1308 North Market Street, Berwick, PA 18603 and/or
354 Mulberry Street, Berwick, PA 18603

Your house (real estate) at 354 Mulberry Street, Berwick, PA 18603 is scheduled to be sold at Columbia County Sheriff Sale, March 18, 2015 at 9:00 A.M., Columbia County Sheriff's Office, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$85,970.41 plus interest to the sale date obtained by LSF8 Master Participation Trust 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 canceled if you pay back to LSF8 Master Participation Trust, the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call: Richard M. Squire, Esquire, Robert W. Cusick, Esquire, or Morris A. Scott, Esquire at (215) 886-8790.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may be able to stop the sale through other legal proceedings.

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 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 price bid by calling the Columbia Sheriff's Office at (570)389-5624.
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 Columbia County Courthouse at (570)389-5624.
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 no later than 30 days after the Sheriff's Sale. This schedule will state who will be receiving the 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 date of filing of said schedule.
7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

**North Penn Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
(570)784-8760**

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert W. Cusick, Esquire
Morris A. Scott, Esquire
ID. Nos. 04267 / 80193 / 83587
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791
Attorneys for Plaintiff

LSF8 Master Participation Trust
PLAINTIFF,

v.

Richard E Jones
Yvonne M Jones
1308 N Market Street
Berwick, PA 18603

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA, PENNSYLVANIA

DOCKET NO: 2014-cv-1460

CIVIL ACTION 2014-ED-187

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

LSF8 Master Participation Trust, Plaintiff in the above action, being authorized to do so, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 354 Mulberry Street, Berwick, PA 18603 Parcel No. 04B-04-116:

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

Richard E Jones
1308 North Market Street, Berwick, PA 18603 and/or
✓ 354 Mulberry Street, Berwick, PA 18603

Yvonne M Jones
1308 North Market Street, Berwick, PA 18603 and/or
✓ 354 Mulberry Street, Berwick, PA 18603

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

Richard E Jones
✓ 1308 North Market Street
Berwick, PA 18603

Yvonne M Jones
✓ 1308 N Market Street
Berwick, PA 18603

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

✓ LSF8 Master Participation Trust
13801 Wireless Way
Oklahoma City, OK 73134

✓ Berwick Hospital
701 E 16th Street
Berwick, PA 18603

✓ Berwick Area Joint Sewer Authority
1108 Freas Avenue
Berwick, PA 18603

✗ Unifund Corporation
10625 Techwoods Circle
Cincinnati, OH 45242

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

✗ LSF8 Master Participation Trust
13801 Wireless Way
Oklahoma City, OK 73134

✗ LSF8 Master Participation Trust
3701 Regent Boulevard, Suite 200
Irving, Texas 75063

✓ Beneficial Consumer Discount Company dba Beneficial Mortgage Company of
Pennsylvania
417 Central Road, Ste 2
Bloomsburg, PA 17815

✗ Beneficial Consumer Discount Company
c/o CT Corporation System
116 Pine Street, Suite 320
Harrisburg, PA 17101

✗ Beneficial Consumer Discount Company
26525 North Riverwoods Blvd.
Mettawa, IL 60045-3428

✗ Beneficial Consumer Discount Company
d/b/a Beneficial Mortgage Co. of PA
2929 Walden Avenue
Depew, NY 14043-2602

5. Name and address of every other person who has any record lien on the property:
- None other.
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:

Domestic Relations

- ✓ 11 West Main Street
Bloomsburg, PA 17815-1702

Tax Claim Bureau

- ✓ 11 West Main Street,
Main Street County Annex
Bloomsburg, PA 17815-1702

- ✓ PA Department of Revenue
Bureau of Compliance
P.O. Box 281230
Harrisburg, PA 17128-1230

Department of Public Welfare

- ✓ Attn : Legal Department
Health & Welfare Building
P. O. Box 2675
Harrisburg, PA 17105-2675

Department of Public Welfare

- ✓ Bureau of Child Support Enforcement
Health & Welfare Bldg., Room 432
Harrisburg, PA 17105-2675

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:

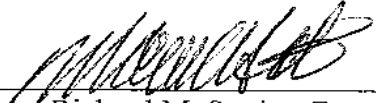
Tenant/Occupant
354 North Mulberry Street
Berwick, PA 18603

VERIFICATION

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or 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.

Richard M. Squire & Associates, LLC

By:


____ Richard M. Squire, Esquire
____ Robert W. Cusick, Esquire
✓ ____ Morris A. Scott, Esquire
115 West Avenue, Suite 104
Jenkintown, PA 19046
(215) 886-8790
Attorneys for Plaintiff

Date: December 13, 2014

REAL ESTATE OUTLINE

ED # 2014LD187

DATE RECEIVED 12/16/14
DOCKET AND INDEX 2014 CV 1460

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>X</u> | CK# <u>33010</u> |

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

SALE DATE March 18th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

Jones

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert W. Cusick, Esquire
Morris A. Scott, Esquire
L.D. Nos. 04267 / 80193 / 83587

Attorneys for Plaintiff

One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046

Telephone: 215-886-8790 Fax: 215-886-8791

LSF8 Master Participation Trust
PLAINTIFF,

v.

Richard E Jones
Yvonne M Jones
1308 N Market Street
Berwick, PA 18603

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2014-cv-1460

CIVIL ACTION

2014-ED-187

WRIT OF EXECUTION
(Mortgage Foreclosure)

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 (specifically describe property below):

354 Mulberry Street, Berwick, PA 18603 Parcel No. 04B-04-116
(See attached legal description)

| | | |
|--|----|-----------|
| Amount Due | \$ | 85,970.41 |
| Interest From 12/9/2014 to Date of Sale @ \$11.76 per diem | \$ | |
| Total: | \$ | |
| * plus fees and costs | | |

PROTHONOTARY

Seal of Court

BY:

Barbara N. Silvestri KPB

Deputy Prothonotary

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2016

Date 12-17-14

CAL-563F/DM1

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

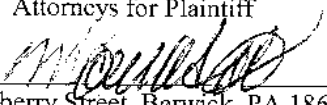
LSF8 Master Participation Trust
Plaintiff,

v.

Richard E Jones
Yvonne M Jones
1308 N Market Street
Berwick, PA 18603
Defendants.

WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed: _____
_____ Richard M. Squire, Esquire
_____ Robert W. Cusick, Esquire
✓ _____ Morris A. Scott, Esquire
Richard M. Squire & Associates, LLC
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791
Attorneys for Plaintiff



354 Mulberry Street, Berwick, PA 18603
Parcel No. 04B-04-116

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert W. Cusick, Esquire
Morris A. Scott, Esquire
ID. Nos. 04267 / 80193 / 83587
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791
Attorneys for Plaintiff

LSF8 Master Participation Trust
PLAINTIFF,

v.

Richard E Jones
Yvonne M Jones
1308 N Market Street
Berwick, PA 18603
DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA, PENNSYLVANIA

DOCKET NO: 2014-cv-1460

CIVIL ACTION

2014-ED-187

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

LSF8 Master Participation Trust, Plaintiff in the above action, being authorized to do so, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at 354 Mulberry Street, Berwick, PA 18603 Parcel No. 04B-04-116:

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

Richard E Jones
1308 North Market Street, Berwick, PA 18603 and/or
354 Mulberry Street, Berwick, PA 18603

Yvonne M Jones
1308 North Market Street, Berwick, PA 18603 and/or
354 Mulberry Street, Berwick, PA 18603

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

Richard E Jones
1308 North Market Street
Berwick, PA 18603

Yvonne M Jones
1308 N Market Street
Berwick, PA 18603

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

LSF8 Master Participation Trust
13801 Wireless Way
Oklahoma City, OK 73134

Berwick Hospital
701 E 16th Street
Berwick, PA 18603

Berwick Area Joint Sewer Authority
1108 Freas Avenue
Berwick, PA 18603

Unifund Corporation
10625 Techwoods Circle
Cincinnati, OH 45242

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

LSF8 Master Participation Trust
13801 Wireless Way
Oklahoma City, OK 73134

LSF8 Master Participation Trust
3701 Regent Boulevard, Suite 200
Irving, Texas 75063

Beneficial Consumer Discount Company dba Beneficial Mortgage Company of
Pennsylvania
417 Central Road, Ste 2
Bloomsburg, PA 17815

Beneficial Consumer Discount Company
c/o CT Corporation System
116 Pine Street, Suite 320
Harrisburg, PA 17101

Beneficial Consumer Discount Company
26525 North Riverwoods Blvd.
Mettawa, IL 60045-3428

Beneficial Consumer Discount Company
d/b/a Beneficial Mortgage Co. of PA
2929 Walden Avenue
Depew, NY 14043-2602

5. Name and address of every other person who has any record lien on the property:
None other.
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:

Domestic Relations
11 West Main Street
Bloomsburg, PA 17815-1702

Tax Claim Bureau
11 West Main Street,
Main Street County Annex
Bloomsburg, PA 17815-1702

PA Department of Revenue
Bureau of Compliance
P.O. Box 281230
Harrisburg, PA 17128-1230

Department of Public Welfare
Attn : Legal Department
Health & Welfare Building
P. O. Box 2675
Harrisburg, PA 17105-2675

Department of Public Welfare
Bureau of Child Support Enforcement
Health & Welfare Bldg., Room 432
Harrisburg, PA 17105-2675

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:

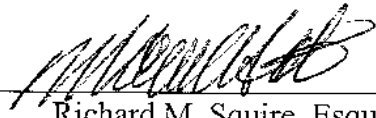
Tenant/Occupant
354 North Mulberry Street
Berwick, PA 18603

VERIFICATION

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or 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.

Richard M. Squire & Associates, LLC

By:


____ Richard M. Squire, Esquire
____ Robert W. Cusick, Esquire
✓ ____ Morris A. Scott, Esquire
115 West Avenue, Suite 104
Jenkintown, PA 19046
(215) 886-8790
Attorneys for Plaintiff

Date: December 13, 2014

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert W. Cusick, Esquire
Morris A. Scott, Esquire
I.D. Nos. 04267 / 80193 / 83587

Attorneys for Plaintiff

One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790 Fax: 215-886-8791

LSF8 Master Participation Trust
PLAINTIFF,

v.

Richard E Jones
Yvonne M Jones
1308 N Market Street
Berwick, PA 18603

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO: 2014-cv-1460

CIVIL ACTION 2014-ED-187

CERTIFICATION

Richard M. Squire, Esquire/Robert W. Cusick, Esquire/Morris A. Scott, Esquire, hereby verifies that he is an attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ An FHA Mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ Act 91 Procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Date: December 13, 2014

By: 

Richard M. Squire, Esq. (PA I.D.# 04267)

Robert W. Cusick, Esq. (PA I.D.# 80193)

☒ Morris A. Scott, Esq. (PA I.D.# 83587)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

rcusick@squirelaw.com

msscott@squirelaw.com

Attorneys for Plaintiff

LEGAL DESCRIPTION

ALL that lot of land situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in Mulberry Street at corner of lot now or late of A. W. Patterson; thence north along said Mulberry Street 50 feet to a corner of Lot No. 47; thence east along same, 123-1/2 feet to an alley; thence south along same, 123-1/2 feet to Mulberry Street, the place of beginning. Being Lot No. 46 on the easterly side of Mulberry Street. A dwelling house, garage, and additional improvements are erected thereon.

Known as 354 Mulberry Street, Berwick, PA 18603

Parcel No. 04B-04-116

Being the same premises which David D. Orzolek and Maribeth E. Orzolek granted and conveyed unto Richard E. Jones by Deed dated August 14, 2005 and recorded September 1, 2005 in the Office of the Recorder of Deeds for Columbia County, Pennsylvania as Instrument No. 200509336.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire
Robert W. Cusick, Esquire
Morris A. Scott, Esquire
ID. Nos. 04267 / 80193 / 83587

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790 Fax: 215-886-8791

LSF8 Master Participation Trust
PLAINTIFF,

v.

Richard E Jones
Yvonne M Jones
1308 N Market Street
Berwick, PA 18603

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2014-cv-1460 2014-ED-187

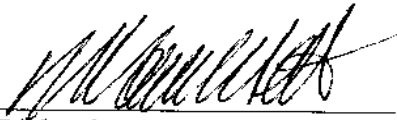
CIVIL ACTION

MORTGAGE FORECLOSURE

WAIVER OF WATCHMEN/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.

By:


____ Richard M. Squire, Esq. (PA I.D.# 04267)
____ Robert W. Cusick, Esq. (PA I.D. # 80193)
____ Morris A. Scott, Esq. (PA I.D.# 83587)
Attorney for Plaintiff

Dated: December 13, 2014

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert W. Cusick, Esquire
Morris A. Scott, Esquire
I.D. Nos. 04267 / 80193 / 83587

Attorneys for Plaintiff

One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790 Fax: 215-886-8791

LSF8 Master Participation Trust
PLAINTIFF,

v.

Richard E Jones
Yvonne M Jones
1308 N Market Street
Berwick, PA 18603

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO: 2014-cv-1460

CIVIL ACTION 2014-ED-187

AFFIDAVIT OF LAST KNOWN ADDRESSES

I, Richard M. Squire, Esquire/Robert W. Cusick, Esquire/Morris A. Scott, Esquire, being duly sworn according to law, hereby depose and say that I am one of the attorneys for Plaintiff in the above matter and that the last known addresses for the Defendants herein are as follows:

Defendants: Richard E Jones
1308 North Market Street, Berwick, PA 18603 and/or
354 Mulberry Street, Berwick, PA 18603

Yvonne M Jones
1308 North Market Street, Berwick, PA 18603 and/or
354 Mulberry Street, Berwick, PA 18603

Date: December 13, 2014

By: 

Richard M. Squire, Esq. (PA I.D.# 04267)

Robert W. Cusick, Esq. (PA I.D.# 80193)

✓ Morris A. Scott, Esq. (PA I.D.# 83587)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

rcusick@squirelaw.com

msscott@squirelaw.com

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert W. Cusick, Esquire
Morris A. Scott, Esquire
I.D. Nos. 04267 / 80193 / 83587

One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790 Fax: 215-886-8791

Attorneys for Plaintiff

LSF8 Master Participation Trust
PLAINTIFF,

v.

Richard E Jones
Yvonne M Jones
1308 N Market Street
Berwick, PA 18603

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO: 2014-cv-1460

CIVIL ACTION 2014-ED-187

VERIFICATION OF NON-MILITARY SERVICE

Richard M. Squire, Esquire/Robert W. Cusick, Esquire/Morris A. Scott, Esquire, hereby verifies that he is one of the attorneys for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the Defendants are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act of Congress of 2003, as amended.

(b) that Defendants are over 18 years of age and reside at 354 Mulberry Street, Berwick, PA 18603 and/or 1308 North Market Street, Berwick, PA 18603.

This statement is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Dated: December 13, 2014

By: 

Richard M. Squire, Esq. (PA I.D.# 04267)

Robert W. Cusick, Esq. (PA I.D.# 80193)

☒ Morris A. Scott, Esq. (PA I.D.# 83587)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

rcusick@squirelaw.com

msscott@squirelaw.com

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert W. Cusick, Esquire
Morris A. Scott, Esquire
I.D. Nos. 04267 / 80193 / 83587

Attorneys for Plaintiff

One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790 Fax: 215-886-8791

LSF8 Master Participation Trust
PLAINTIFF,

v.

Richard E Jones
Yvonne M Jones
1308 N Market Street
Berwick, PA 18603

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO: 2014-cv-1460

CIVIL ACTION 2014-ED-187

MORTGAGE FORECLOSURE

Date: December 13, 2014

To: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF' SALE
OF REAL PROPERTY

OWNER(S): Richard E Jones

PROPERTY: 354 North Mulberry Street
Berwick, PA 18603

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the Columbia County Sheriff Sale, _____ at 9:00 A.M., Columbia County Sheriff's Office, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire *
Robert Cusick
Morris Scott

* Also Admitted in MD
~ Also Admitted in NJ

One Jenkintown Station
115 West Avenue, Suite 104
Jenkintown, PA 19046
Tel.: (215) 886-8790 Fax: (215) 886-8791
www.squirelaw.com

TO: Columbia County Sheriff's Department

FROM: Morris Scott, Esq.

DATE:

RE: LSF8 Master Participation Trust v. Richard E Jones and Yvonne M Jones
Docket No. 2014-cv-1460
Sheriff's Sale scheduled for _____

Dear Sir or Madam:

Enclosed please find a check for \$1,350.00 which represents a sale deposit for the aforementioned scheduled sheriff sale. Kindly effectuate personal service (or adult in charge) of the Writ of Execution/Notice of Sheriff Sale upon the following defendants:

Richard E Jones
1308 North Market Street, Berwick, PA 18603 **and**
354 Mulberry Street, Berwick, PA 18603

Yvonne M Jones
1308 North Market Street, Berwick, PA 18603 **and**
354 Mulberry Street, Berwick, PA 18603

Please post property with Handbill of Sale: 354 Mulberry Street, Berwick, PA 18603

Kindly return the completed service forms in the self-addressed stamped envelope provided for your convenience.

If you have any questions, please do not hesitate to contact this office.

Thank you.

RICHARD M. SQUIRE & ASSOCIATES, LLC

ESCROW ACCOUNT

ONE JENKINTOWN STATION SUITE 104
115 WEST AVENUE 215-886-8790
JENKINTOWN, PA 19046

33010

33010

60-912/313
220

SUSQUEHANNA BANK
www.susquehanna.net

****One Thousand Three hundred Fifty dollars and Zero cents****

DATE

AMOUNT

12/16/2014

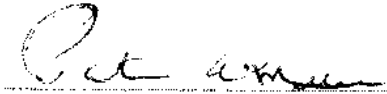
\$1,350.00

VOID AFTER 90 DAYS

PAY
TO THE
ORDER
OF

Sheriff of Columbia County
P.O. Box 380
Bloomsburg PA 17815

For CAL-563 - Jones - Sales Deposit



AUTHORIZED SIGNATURE

⑈033010⑈ ⑆031309123⑆ 02 920105 50⑈

Document Receipt

| | | | | | |
|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 4373 | Carrier / service: | USPS Server | First-Class Mail® | 12/22/2014 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|------------------------|

Ship to:

BENEFICAL CONSUMER DISCOUNT
COMAPNY

2929 WALDEN AVENUE

| | |
|------------|----------------------|
| Tracking # | 71901140006000043714 |
| Doc Ref # | 2014ED187 |
| Postage | 5.3400 |

DEPEW NY 14043

187

Document Receipt

| | | | | | |
|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 4372 | Carrier / service: | USPS Server | First-Class Mail® | 12/22/2014 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|------------------------|

Ship to:

BENEFICAL CONSUMER DISCOUNT
COMPANY

26525 NORTH RIVERWOODS BLVD

| | |
|-------------|----------------------|
| Tracking #: | 71901140006000043707 |
| Doc Ref #: | 2014ED187 |
| Postage | 5.3400 |

METTAWA IL 60045

187

Document Receipt

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|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 4371 | Carrier / service: | USPS Server | First-Class Mail® | 12/22/2014 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|------------------------|

Ship to:

BENEFICIAL CONSUMER DISCOUNT
CO116 PINE STREET
SUITE 320

HARRISBURG PA 17101

| | |
|-------------|----------------------|
| Tracking #: | 71901140006000043691 |
| Doc Ref #: | 2014ED187 |
| Postage | 5.3400 |

Document Receipt

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|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 4371 | Carrier / service: | USPS Server | First-Class Mail® | 12/22/2014 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|------------------------|

Ship to:

BENEFICIAL CONSUMER DISCOUNT
CO116 PINE STREET
SUITE 320

HARRISBURG PA 17101

| | |
|------------|----------------------|
| Tracking # | 71901140006000043691 |
| Doc Ref #: | 2014ED167 |
| Postage | 5.3400 |

Document Receipt

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|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 4367 | Carrier / service: | USPS Server | First-Class Mail® | 12/22/2014 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|------------------------|

Ship to:

LSF8 MASTER TRUST

13801 WIRELESS WAY

Tracking #: 71901140006000043653

Doc Ref #: 2014ED187

Postage 5.3400

OKLAHOMA CITY OK 73134

Document Receipt

| | | | | | |
|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 4366 | Carrier / service: | USPS Server | First-Class Mail® | 12/22/2014 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|------------------------|

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000043646

Doc Ref #: 2014ED187

Postage 5.3400

PHILADELPHIA PA 19106

187

Document Receipt

| | | | | | |
|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 4370 | Carrier / service: | USPS Server | First-Class Mail® | 12/22/2014 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|------------------------|

Ship to:

LSF8 MASTER PARTICIPATION TRUST

3701 REGENT BLVD SUITE 200

Tracking #: 71901140006000043684

Doc Ref #: 2014ED187

Postage 5.3400

IRVING TX 75063

187

Document Receipt

| | | | | | |
|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 4369 | Carrier / service: | USPS Server | First-Class Mail® | 12/22/2014 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|------------------------|

Ship to:

LSF8 MASTER PART TRUST

13801 WIRELESS WAY

Tracking #: 71901140006000043677

Doc Ref #: 2014ED187

Postage 5.3400

OKLAHOMA CITY OK 73134

Document Receipt

| | | | | | |
|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 4368 | Carrier / service: | USPS Server | First-Class Mail® | 12/22/2014 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|------------------------|

Ship to:

unifund corp

10625 techwood circle

Tracking #: 71901140006000043660

Doc Ref #: 2014ED187

Postage 5.3400

cincinnati OH 45242

Document Receipt

| | | | | | |
|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 4365 | Carrier / service: | USPS Server | First-Class Mail® | 12/22/2014 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|------------------------|

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000043639

Doc Ref #: 2014ED187

Postage: 5.3400

PHILADELPHIA PA 19106

187

Document Receipt

| | | | | | |
|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 4364 | Carrier / service: | USPS Server | First-Class Mail® | 12/22/2014 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|------------------------|

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET 5TH FLOOR

ROBERT N.C. NIX FEDERAL BUILDING

PHILADELPHIA PA 19107

Tracking #: 71901140006000043622

Doc Ref #: 2014ED187

Postage 5.3400

Document Receipt

| | | | | | |
|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 4363 | Carrier / service: | USPS Server | First-Class Mail® | 12/22/2014 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|------------------------|

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000043615

Doc Ref #: 2014ED187

Postage 5.3400

HARRISBURG PA 17105

187

Document Receipt

| | | | | | |
|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 4363 | Carrier / service: | USPS Server | First-Class Mail® | 12/22/2014 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|------------------------|

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000043615

Doc Ref #: 2014ED187

Postage 5 3400

HARRISBURG PA 17105

Document Receipt

| | | | | | |
|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 4362 | Carrier / service: | USPS Server | First-Class Mail® | 12/22/2014 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|------------------------|

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000043608

Doc Ref #: 2014ED187

Postage 5.3400

HARRISBURG PA 17128

187

Document Receipt

| | | | | | |
|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 4362 | Carrier / service: | USPS Server | First-Class Mail® | 12/22/2014 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|------------------------|

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking # 71901140006000043608

Doc Ref # 2014ED187

Postage 5 3400

HARRISBURG PA 17128

187

PAY
TO THE
ORDER
OF

For CAL-563 - Jones - Sales Deposit

Sheriff of Columbia County
P.O. Box 380
Bloomsburg PA 17815

One Thousand Three hundred Fifty dollars and Zero cents

RICHARD M. SQUIRE & ASSOCIATES, LLC
ESCROW ACCOUNT
ONE JENKINTOWN STATION SUITE 104
115 WEST AVENUE 215-886-8790
JENKINTOWN, PA 19046

SUSQUEHANNA BANK
www.susquehanna.net

33010

33010
60-912/013
220

DATE AMOUNT

12/16/2014 \$1,350.00

VOID AFTER 90 DAYS

AUTHORIZED SIGNATURE



⑈033010⑈ ⑈031309123⑈ 02 920105 50⑈