

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

I.S.F.8 MASTER PARTICIPATION TRUST VS HEIRS OF THOMAS SCHAFER

NO. 118-2015 ED NO. 134-2015 JD

DATE/TIME OF SALE: JANUARY 27, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 7065.07

POUNDAGE - 2% OF BID \$ 141.30

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 7206.37

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): CS Chang for Plaintiff

TOTAL DUE: \$ 7206.37

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 5856.37

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
LSF8 MASTER PARTICIPATION TRUST

vs.

Defendant
HEIRS OF THOMAS SCHAFER

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, January 27, 2016

Writ of Execution No. : 2015CV134

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1515 WEST FRONT 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 | \$42.00 |
| Posting Handbill | \$15.00 |
| Press Enterprise Inc. | \$1,476.60 |
| Prothonotary, Acknowledge Deed | \$10.00 |
| Sheriff Automation Fund | \$50.00 |
| Sheriff's Deed | \$35.00 |
| Solicitor Services | \$100.00 |
| Transfer Tax Form | \$25.00 |
| Web Posting | \$100.00 |
| Service | \$180.00 |
| Service Mileage | \$24.00 |
| Distribution Form | \$25.00 |
| Copies | \$6.00 |
| Notary Fee | \$10.00 |
| Surcharge | \$130.00 |

Total Sheriff Costs \$2,301.10

Municipal Costs

| | |
|------------------|------------|
| Delinquent Taxes | \$972.39 |
| Sewer | \$3,724.58 |

Total Municipal Costs \$4,696.97

Distribution Costs

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

Total Distribution Costs \$67.00

Grand Total: \$7,065.07

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

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RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire *
Robert M. Kline^
Bradley J. Osborne^
* 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 22, 2016

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

RE: LSF8 Master Participation Trust v. The Known and Unknown Heirs of Thomas
Schafer
Docket No. 2015-CV-134
Premises: 1515 W Front Street, Berwick PA 18603

Dear Sir or Madam:

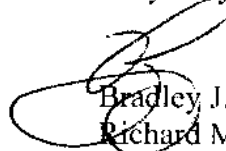
The above property was sold to the plaintiff at Sheriff Sale on January 27, 2016.

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.

Very truly yours,


Bradley J. Osborne, Esquire
Richard M. Squire & Associates, I.L.C.



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 03 / 22 / 2016 | | | |
| Grantor(s)/Lessor(s) Columbia County Sheriff | Telephone Number: | Grantee(s)/Lessee(s) LSF8 Master Participation Trust | Telephone Number: |
| Mailing Address PO Box 380 | | 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 1515 West front Street | | City, Township, Borough Berwick |
| County Columbia | School District | Tax Parcel Number 04D-05-309 |

D. VALUATION DATA

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

| | | |
|---------------------------------------|--|----------------------------------|
| 1. Actual Cash Consideration 0.00 | 2. Other Consideration +0.00 | 3. Total Consideration = 0.00 |
| 4. County Assessed Value 16,632.00 | 5. Common Level Ratio Factor x 3.60 | 6. Computed Value = 59,875.20 |

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

| | | |
|---|---|---|
| 1a. Amount of Exemption Claimed \$ 59,875.20 | 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

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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- ☐ 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.)
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- ☐ 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.)
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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

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

38955

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

BB&T
BRANCH BANKING AND TRUST COMPANY
1-800-BANK BBT BBT.com
60-912/313

38955

****Five Thousand Eight hundred Fifty Six dollars and Thirty Seven cents****

DATE

AMOUNT

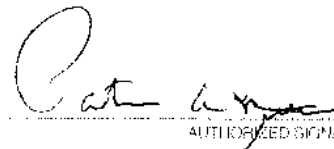
05/13/2016

\$5,856.37

PAY
TO THE
ORDER
OF

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

For CAL-670 - Schafer - Outstanding Costs



AUTHORIZED SIGNATURE

⑈038955⑈ ⑆0313091231⑆ 1390000798122⑈

SHERIFF'S SALE COST SHEET

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

| | |
|---------------------------------|------------------|
| DOCKET/RETURN | \$15.00 |
| SERVICE PER DEF. | \$ <u>180.00</u> |
| LEVY (PER PARCEL | \$15.00 |
| MAILING COSTS | \$ <u>42.00</u> |
| ADVERTISING SALE BILLS & COPIES | \$17.50 |
| ADVERTISING SALE (NEWSPAPER) | \$15.00 |
| MILEAGE | \$ <u>24.00</u> |
| POSTING HANDBILL | \$15.00 |
| CRYING/ADJOURN SALE | \$10.00 |
| SHERIFF'S DEED | \$35.00 |
| TRANSFER TAX FORM | \$25.00 |
| DISTRIBUTION FORM | \$25.00 |
| COPIES | \$ <u>6.00</u> |
| NOTARY | \$ <u>10.00</u> |
| TOTAL ***** \$ <u>434.50</u> | |

| | |
|-------------------------------|---------------------------------|
| WEB POSTING | \$150.00 |
| PRESS ENTERPRISE INC. | \$ <u>1476.60</u> |
| SOLICITOR'S SERVICES | \$ <u>75.00</u> / <u>100.00</u> |
| TOTAL ***** \$ <u>1726.60</u> | |

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

REAL ESTATE TAXES:

| | |
|------------------------------|------------------|
| BORO, TWP & COUNTY 20 | \$ _____ |
| SCHOOL DIST. 20 | \$ _____ |
| DELINQUENT 20 | \$ <u>972.39</u> |
| TOTAL ***** \$ <u>972.39</u> | |

MUNICIPAL FEES DUE:

| | |
|-------------------------------|-------------------|
| SEWER 20 | \$ <u>3724.58</u> |
| WATER 20 | \$ _____ |
| TOTAL ***** \$ <u>3724.58</u> | |

| | |
|-------------------------|------------------|
| SURCHARGE FEE (DSTE) | \$ <u>130.00</u> |
| MISC. _____ | \$ _____ |
| _____ | \$ _____ |
| TOTAL ***** \$ <u>0</u> | |

TOTAL COSTS (OPENING BID) \$ 7065.07

1350.00

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire *
Robert M. Kline
Bradley J. Osborne
* Also Admitted in MD
^ Also admitted in NJ

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

January 18, 2016

Office of the Sheriff
Columbia County
570-389-5825

**RE: LSF8 Master Participation Trust vs. The Known and Unknown Heirs of
Thomas Schafer**
Docket No. 2015-CV-134

Dear Sir or Madam:

Please be advised that this office represents the Plaintiff in the above-referenced matter.

Enclosed please find a signed copy of the Final Affidavit of Service Pursuant to Pa.
R.C.P. 3129.1. It is in the process of being recorded in the Prothonotary of Columbia County.

Thank you for your courtesies.

Very truly yours,

Jennifer Hess/Paralegal
Richard M. Squire & Associates, LLC

Enclosures/jh

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert M. Kline, Esquire
Bradley J. Osborne, Esquire
I.D. Nos. 04267 / 56479 / 312169
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.

The Known and Unknown Heirs of Thomas
Schafer

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2015-CV-134

CIVIL ACTION

MORTGAGE FORECLOSURE

FINAL AFFIDAVIT OF SERVICE PURSUANT TO Pa. R.C.P. 3129.1

Plaintiff, by its undersigned attorney, Bradley J. Osborne, Esquire, hereby verifies that:

1. A copy of the Notice of Sheriff's Sale was sent to every recorded lienor/lien creditor and every other interested party known as of the date of the filing of the Praecipe for Writ of Execution on the date(s) appearing on the Certificate(s) of Mailing, attached hereto as Exhibit "1."
2. Proof of service of the Notice of Sheriff's Sale is attached hereto as Exhibit "2."
☐ Service effectuated by Sheriff.
☐ Service effectuated by Private Process Server.
☒ Service effectuated per Court Order. Certificate of Service attached containing:
Court Order;
Posting Affidavit; and
Mailing receipts.

All Notices were served within the time limits set forth by Pa. R.C.P. 3129.

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

Richard M. Squire & Associates, LLC

By: 

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

Robert M. Kline, Esq (PA I.D. # 56479)

✓ Bradley J. Osborne, Esq (PA I.D. # 312169)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

bosborne@squirelaw.com

rkline@squirelaw.com

Attorneys for Plaintiff

Dated: January 14, 2016

Exhibit "1"

NAME AND ADDRESS OF SENDER

Richard M. Squire & Associates
115 West Avenue, Suite 704
Jenkintown, PA 19046

INDICATE TYPE OF MAIL

☐ Registered Mail
☐ Insured
☐ COD
☐ Certified Mail
☐ Express Mail

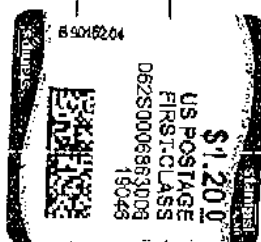
CHECK APPROPRIATE BLOCK FOR

Registered Mail:
☐ With Postal Insurance
☐ Without Postal Insurance

POSTMARK AND DATE OF RECEIPT

Affix stamp here if issued as certificate of mailing
or for additional copies of this bill.

| Line | Number of Article | Name of Addressee, Street, and Post-Office Address | Postage | Fee | Handling Charge | Act. Value (if Regs.) | Insured Value | Due Sender H.C.O.D. | R.R. Fee | S.D. Fee | S.H. Fee | Rest. Del Fee | Remarks |
|------|------------------------------------|--|---------|-----|-----------------|-----------------------|---------------|---------------------|----------|----------|----------|---------------|---------|
| 1 | CAL #70 LT notices Reg. Mail | Berwick Area Joint Sewer Authority c/o Bull, Bull and Knecht, LLP 106 market Street Berwick, PA 18603 | | | | | | | | | | | |
| 2 | | LSFR Master Participation Trust 13801 Wireless Way Oklahoma City, OK 73134 | | | | | | | | | | | |
| 3 | | Beneficial Consumer Discount Company d/b/a beneficial Mortgage Co of Pennsylvania 417 Central Road, Suite 2 Bloomsburg, PA 17815 | | | | | | | | | | | |
| 4 | | Tenant/Occupant 1515 W. Front Street Berwick, PA 18603 | | | | | | | | | | | |
| 5 | | PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128 | | | | | | | | | | | |
| 6 | | Department of Public Welfare Attention: Legal Department Health & Welfare Building P.O. Box 2675 Harrisburg, PA 17105 | | | | | | | | | | | |
| 7 | | Department of Public Welfare Bureau of Child Support Enforcement Health & Welfare Building, Room 432 Harrisburg, PA 17105 | | | | | | | | | | | |
| 8 | | Tax Claim Bureau Main Street County Annex 11 West Main Street Bloomsburg, PA 17815 | | | | | | | | | | | |
| 9 | | Domestic Relations 11 West Main Street Bloomsburg, PA 17815 | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |



| | | | |
|--|--|--|--|
| Total Number of Pieces Listed by Sender 9 | Total Number of Pieces Received at Post Office | POSTMASTER, PER (Name of receiving employee) | The full declaration of value is required on all domestic and international registered mail. The maximum insurable value for negotiable documents under Express Mail documents is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum insurable value for Express Mail documents is \$500. The maximum insurable value for Registered Mail, \$500 for C.O.D. and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class pieces. Special delivery service also includes special handling service. |
| PS FORM 3877 | | FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL | |

DEC 23 2015

15

Exhibit "2"

LSF8 Master Participation Trust

PLAINTIFF,

v.

The Known and Unknown Heirs of Thomas
Schafer

1515 W Front Street

Berwick, PA 18603

DEFENDANT.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

TERM

DOCKET NO: 2015-CV-134

CIVIL ACTION

MORTGAGE FORECLOSURE

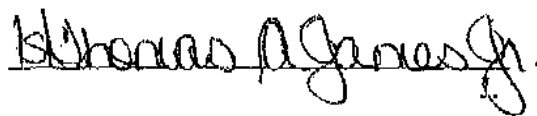
ORDER GRANTING ALTERNATIVE SERVICE PURSUANT
TO PA. R.C.P. 430 AND 3129.2(c)(1)(i)(C)

AND NOW, this 31st day of March, 20 15
upon consideration of Plaintiff's Motion for Alternative Service pursuant to Pa. R.C.P. 430 and
3129.2(c)(1)(i)(C), and upon consideration of any response thereto, and good cause showing; it is
hereby

ORDERED that Plaintiff may serve the Complaint and all other legal papers requiring
service pursuant to Pa. R.C.P. 3129(c)(1)(i)(C) upon Defendant, The Known and Unknown Heirs
of Thomas Schafer, by (1) sending a true and correct copy thereof to Defendant via simultaneous
certified mail - return receipt requested and regular mail - postage prepaid to the mortgaged
premises located at 1515 W Front Street, Berwick, PA 18603; and (2) posting a true and correct
copy thereof on the mortgaged premises by any competent adult.

Service of the aforementioned mailings is effective upon the date of mailing and is to be
effectuated by Plaintiff's attorney, who will file with the Prothonotary's Office a Certificate of
Service as to such mailing.

BY THE COURT:

FILED
PROTHONOTARY

2015 APR 1 AM 8 50

CLERK OF COUNTY OFFICE
COUNTY OF COLUMBIA, PA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF8 MASTER PARTICIPATION TRUST
vs.
HEIRS OF THOMAS SCHAFER

Case Number
2015CV134

SHERIFF'S RETURN OF SERVICE

09/16/2015 10:40 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS UPON THE WITHIN NAMED DEFENDANT, TO WIT: HEIRS OF THOMAS SCHAFER, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 1515 WEST FRONT STREET, BERWICK, PA 18603 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

November 20, 2015

NOTARY

Affirmed and subscribed to before me this

20TH day of NOVEMBER, 2015

Attorney: RICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATION, 115 WEST AVENUE, JENKINTOWN, P.
(c) CountySute Sheriff, TeleSoft, Inc.

NAME AND ADDRESS OF SENDER
Richard M. Squire & Associates
115 West Avenue, Suite 104
Jenkintown, PA 19046

INDICATE TYPE OF MAIL
☐ Registered Mail
☐ Insured
☐ C.O.D.
☐ Certified Mail
☐ Express Mail

CHECK APPROPRIATE BLOCK FOR
Registered Mail:
☐ With Postal Insurance
☐ Without Postal Insurance

POSTMARK AND DATE
Affix stamp here if issuer
or for additional copies

US POSTAGE
FIRST-CLASS
06250006869006
18046



Remarks

Act. Value (If Regls.)

Postage Fee

Name of Addressee, Street, and Post-Office Address

Line Number of Article

1 CAL-670/Schafer
MAS NOS
Reg Mail

2

3

4

5

6

7

8

9

10

11

12

The Known and Unknown Heirs of
Thomas Schafer
1515 W. Front Street
Berwick, PA 18603

Due Sender (H.C.O.D.)

R.R. Fee

S.D. Fee

S.H. Fee

TO:
The Known and Unknown Heirs of Thomas Schafer
1515 W. Front Street
Berwick, PA 18603

SENDER:

REFERENCE:

CAL-670

PS Form 3877, January 2015 0430 0036 2576 29

RETURN
RECEIPT
SERVICE

Postage
Certified Fee
Return Receipt Fee
Restricted Delivery
Total Postage & Fees

0.485
3.45
1.40
0.00

USPS®

Receipt for
Certified Mail™

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE
JAN 18 2016

POSTMASTER, PER
(Name of receiving employee)

Total Number of Pieces
Received at Post Office


Total Number of Pieces
Listed by Sender

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail (document reconstruction insurance) is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for C.O.D. and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling services.

PS FORM 3877

FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

KC

| | | | |
|---|-------------|-------------|---------|
|  | AMOUNT | CLIENT CODE | EXPIRES |
| | \$63,572.00 | UB1478 | 60 Days |

USABUSINESSCAPITAL

PAY Sixty-Three Thousand Five Hundred Seventy-Two Dollars 00/100 *****

TO THE ORDER OF **TIM CHAMBERLAIN**
COLUMBIA COUNTY SHERIFF

Jack Harrison

WE PROVIDE CAPITAL TO BUSINESS OWNERS

Hello,

This notice certifies that our funding department has already approved your company for up to \$250,000 in business working capital. There are no restrictions on the use of funds and your approval is **guaranteed**. These funds are being reserved for your company until February 21st, 2016. You can use this money for any business purpose and take advantage of opportunities to:

1. **Purchase** inventory, equipment or supplies
2. **Capitalize** on new business opportunities
3. **Hire** more employees
4. **Advertise** your business
5. **Get Extra Cash** - Receive more than enough money to achieve your company's goals!

With our unique financing program, you can access the working capital you need now, and pay us with the most flexible options available. You do not need excellent credit, or give us a personal guarantee. Your business profile already qualifies you to receive these funds within the next 5 business days.

USA Business Capital makes it easier than ever to get the capital you need for your business. Funds are limited and this approval cannot be guaranteed after February 21st, 2016. Call today to activate your account at **Call 800-402-8766**.

Sincerely,

Jack Harrison

Jack Harrison
USA Business Capital

Call 800-402-8766

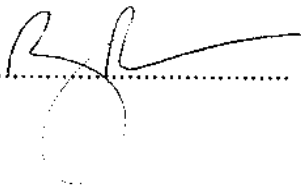
WE GUARANTEE APPROVALS WHEN OTHERS DECLINE!!!

www.usabusinesscapital.com

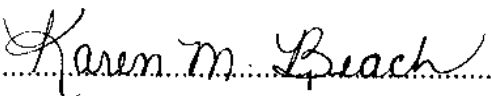
To remove your fax from our distribution call (800)-790-7753

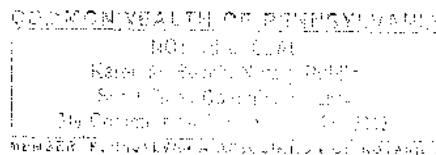
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 November 25 and December 2, 9, 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 9th day of December 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.

.....

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

DATE: 09-DEC-15

FEE: \$5.00

CERT. NO23033

SCHAFFER THOMAS
145 STECKER MILL ROAD
DANVILLE PA 17821

DISTRICT: BERWICK BORO
DEED 20000-9004
LOCATION: 1515 W FRONT ST LOT #2
PARCEL: 04D-05 -039-00,000

| YEAR | BILL ROLL | AMOUNT | -----PENDING----- INTEREST | COSTS | TOTAL AMOUNT DUE |
|-------------|-----------|--------|-------------------------------|-------|---------------------|
| 2014 | PRIM | 961.25 | 6.14 | 0.00 | 967.39 |
| TOTAL DUE : | | | | | \$967.39 |

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: January ,2016

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

REQUESTED BY: SHERIFF

*CERTIFICATION DOES NOT INCLUDE ANY 2015 REAL ESTATE TAX AMOUNTS.

*PLEASE OBTAIN CERTIFICATION FOR 2015 REAL ESTATE TAXES FROM THE TAXING
AUTHORITIES.

*IF A CERTIFICATION OF 2015 TAX BILLS FROM THE TAX COLLECTOR REFLECTS NON-PAYMENT,
PLEASE OBTAIN A LIEN CERTIFICATION FROM OUR OFFICE IN FEBRUARY 2016 TO OBTAIN
PROPER PAYOFF AMOUNTS.

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire *
Robert M. Kline
Bradley J. Osborne^
* 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

1/18

November 30, 2015

Columbia County Prothonotary
P.O. Box 380
Bloomsburg, PA 17815

Re: LSF8 Master Participation Trust
vs. The Known and Unknown Heirs of Thomas Schafer
DOCKET NO: 2015-CV-134
Premises: 1515 W. Front Street, Berwick, PA 18603
Sheriff sale scheduled for December 16, 2015

Dear Sir/Madam:

Enclosed please find an original and one (1) copy of NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE UNDER PA. RCP RULE 3129.3 in the above captioned matter. Kindly file the original of record and return a time-stamped copy to our office in the envelope provided. Thank you for your consideration in this matter.

Very truly yours,

Marilyn Bilyk

Marilyn Bilyk/Legal Assistant
Enclosures
cc: Sheriff of Columbia County
CAL-670F



Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert M. Kline, Esquire
Bradley J. Osborne, Esquire
ID. Nos. 04267 / 56479 / 312169

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.
The Known and Unknown Heirs of Thomas
Schafer
DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO: 2015-CV-134

CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE UNDER PA. RCP RULE 3129.3

The Sheriff's Sale initially scheduled for December 16, 2015, in the above captioned matter has been continued until January 27, 2016.

CERTIFICATE OF FILING

On this date, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing with the Prothonotary of Columbia County.

CERTIFICATE OF SERVICE

On this date, a Notice of the Date of Continued Sheriff's Sale was served on the following persons by first class mail, postage prepaid:

The Known and Unknown Heirs of Thomas Schafer
1515 W Front Street
Berwick PA 18603

By: _____

- ☐ Richard M. Squire, Esquire
- ☐ Robert M. Kline, Esquire
- ☒ Bradley J. Osborne, Esquire

Attorneys for Plaintiff, LSF8 Master Participation Trust

Date November 30, 2015
CAL-670F

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire *
Kevin P. Diskin ^
Craig Oppenheimer
* 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

November 24, 2015

VIA FACSIMILE: 5703895625

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

RE: LSF8 Master Participation Trust
v. The Known and Unknown Heirs of Thomas Schafer
Docket No. 2015-CV-134
Premises: 1515 W Front Street, Berwick, PA 18603
Sheriff's Sale scheduled for December 16, 2015

Dear Sir or Madam:

Please be advised that this office represents the Plaintiff, LSF8 Master Participation Trust, in connection with the above-referenced mortgage foreclosure proceeding. *Kindly postpone the sheriff's sale in this matter to January 27, 2016 at our client's request.*

Thank you for your courtesies.

Very truly yours,

Marilyn Bilyk

Marilyn R. Bilyk/Legal Assistant

BJO/mb
CAL-670F

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF8 MASTER PARTICIPATION TRUST
vs.
HEIRS OF THOMAS SCHAFER

Case Number
2015CV134

SHERIFF'S RETURN OF SERVICE

11/13/2015 10:02 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 1515 WEST FRONT STREET, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

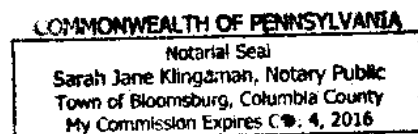

TIMOTHY T. CHAMBERLAIN, SHERIFF

November 13, 2015

NOTARY

Affirmed and subscribed to before me this

13TH day of NOVEMBER, 2015





Attorney: RICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATION, 110 WEST AVENUE, JENKINTOWN, PA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST
vs.
HEIRS OF THOMAS SCHAFER

Case Number
2015CV134

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 1515 WEST FRONT STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

11-12-15

Time:

10:02

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)

2015CV134

1515 WEST FRONT STREET, BERWICK, PA 18603

NO EXPIRATION



October 7, 2015

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

LSF8 MASTER PARTICIPATION TRUST

VS.

THE KNOWN AND UNKNOWN HEIRS OF THOMAS SCHAFER

NO: 2015-CV-134

NO: 2015-ED-118

Dear Timothy:

The amount due on the sewer account #116561 for the property located at 1515 W. Front Street, Berwick Pa through December 31, 2015 is \$3,724.58. This amount includes fees to satisfy a lien on the property.

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

Sincerely,

A handwritten signature in cursive script that reads "Kelly Morris".

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

Tax Notice 2015 County & Municipality
BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingham
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS
CLOSED HOLIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2015

BILL NO.
5823

| DESCRIPTION | ASSESSMENT | MILLS | LESS DISCOUNT | TAX AMOUNT DUE | INCL PENALTY |
|--|------------|-------|--|---|------------------------------------|
| GENERAL | 16,632 | 9.491 | 154.89 | 157.85 | 173.64 |
| SINKING | | 1 | 16.30 | 16.63 | 18.29 |
| FIRE | | 1.25 | 20.37 | 20.79 | 21.83 |
| LIGHT | | 1.75 | 28.53 | 29.11 | 30.57 |
| BORO RE | | 11.1 | 180.93 | 184.62 | 193.85 |
| The discount & penalty have been calculated for your convenience | | | 400.82 April 30 If paid on or before | 409.00 June 30 If paid on or before | 438.18 June 30 If paid after |
| PAY THIS AMOUNT | | | | | |

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SCHAFER THOMAS
145 STECKER MILL ROAD
DANVILLE PA 17821

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04D-05 -039-00,000
1515 W FRONT ST
.1849 Acres Land 3,222
Buildings 13,410
Total Assessment 16,632

This tax returned
to courthouse on:
January 1, 2016

FILE COPY

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

2015 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District
Berwick Borough

Make Check Payable To:

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

Telephone: 570-752-7442

Taxes are due and payment is requested from:

004
SCHAFER THOMAS
145 STECKER MILL RD
DANVILLE, PA 17821-6803

Bill Date: 7/1/2015 Control #: Bill #: 3449

TAXPAYER COPY

Parcel #: 04D05 03900000 Prop. Type

Property Location and Description: 1515 W FRONT ST
.185
Assessment:
L= 3,222
B= 13,410
T= 16,632

| Tax Description | Mills/Rate | Amount |
|---|------------|--------|
| SCHOOL REAL ESTATE | 44.7500 | 744.28 |
| HOMESTEAD EXCLUSION | NA | NA |
| FARMSTEAD EXCLUSION | NA | NA |
| If Paid By 8/31/2015 2% Discounted Amount | | 729.39 |
| If Paid By 10/31/2015 FACE Amount | | 744.28 |
| If Paid After 10/31/2015 10% Penalty Amount | | 818.71 |

Last Day to Pay: 12/31/2015

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

Office Hours:

Monday, Tuesday, and Thursday from 9:30am - 4:00pm
Closed Wednesday and Friday
Closed Holidays

118

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST
vs.
HEIRS OF THOMAS SCHAFFER

Case Number
2015CV134

SERVICE COVER SHEET

Service Details:

| | | | |
|------------------|---|-----------------|-----|
| Category: | Real Estate Sale - Sale Notice | Zone: | 118 |
| Manner: | < Not Specified > | Expires: | |
| Notes: | SALE DATE & TIME: 12/16/2015 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS | | |
| Warrant: | | | |

Serve To:

| | |
|---------------------------|---|
| Name: | OCCUPANT |
| Primary Address: | 1515 WEST FRONT STREET BERWICK, PA 18603 |
| Phone: | DOB: |
| Alternate Address: | |
| Phone: | |

Final Service:

| | |
|-------------------------|--|
| Served: | Personally · Adult In Charge · <u>Posted</u> · Other |
| Adult In Charge: | |
| Relation: | |
| Date: | 9-16-15 |
| Time: | 10:40 |
| 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. _____

OCCUPANT

2015CV134

1515 WEST FRONT 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.
HEIRS OF THOMAS SCHAFER

Case Number
2015CV134

SERVICE COVER SHEET

Service Details:

| | | | |
|------------------|---|-----------------|-----|
| Category: | Real Estate Sale - Sale Notice | Zone: | 118 |
| Manner: | < Not Specified > | Expires: | |
| Notes: | SALE DATE & TIME: 12/16/2015 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS | | |

Serve To:

| | | | |
|---------------------------|--|-------------|--|
| Name: | BULL BULL & MCDONALD | | |
| Primary Address: | 106 MARKET STREET BERWICK, PA 18603 | | |
| Phone: | 1570-759-1231 | DOB: | |
| Alternate Address: | | | |
| Phone: | | | |

Final Service:

| | | | |
|-------------------------|--|-----------------|-------|
| Served: | Personally <u>Adult In Charge</u> Posted Other | | |
| Adult In Charge: | Sall; NASATKA | | |
| Relation: | Secretary | | |
| Date: | 9-16-15 | Time: | 11:08 |
| 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. _____

BULL BULL & MCDONALD

2015CV134

106 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
vs.
HEIRS OF THOMAS SCHAFER

Case Number
2015CV134

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 118

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK AREA JOINT SEWER AUTH.

Primary Address: 1108 FREAS AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Kelly Morris

Relation: Clerk

Date: 9-16-15

Time: 12:00

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.

BERWICK AREA JOINT SE

2015CV134

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.
HEIRS OF THOMAS SCHAFER

Case Number
2015CV134

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 118

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM
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:

Date:

9-16-15

Time:

11:55

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.

GINGHER, CONNIE C.

2015CV134

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
vs.
HEIRS OF THOMAS SCHAFFER

Case Number
2015CV134

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 118

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: HEIRS OF THOMAS SCHAFFER

Primary Address: 1515 WEST FRONT STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 9-16-15

Time: 10:40

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.

HEIRS OF THOMAS SCHAFFER

2015CV134

1515 WEST FRONT 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.
HEIRS OF THOMAS SCHAFER

Case Number
2015CV134

SERVICE COVER SHEET

Service Details:

| | | | | |
|------------------|---|-----------------|-----------------|-----|
| Category: | Real Estate Sale - Sale Notice | | Zone: | 118 |
| Manner: | < Not Specified > | Expires: | Warrant: | |
| Notes: | SALE DATE & TIME: 12/16/2015 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS | | | |

Serve To:

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

Final Service:

| | | | |
|-------------------------|--|-----------------|-------|
| Served: | Personally · <u>Adult In Charge</u> · Posted · Other | | |
| Adult In Charge: | Sherey Evans | | |
| Relation: | Clerk | | |
| Date: | 9-16-15 | Time: | 09:30 |
| 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. _____

COLUMBIA COUNTY TAX C

2015CV134

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.
HEIRS OF THOMAS SCHAFER

Case Number
2015CV134

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 118

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia County

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 Richenderfer

Relation: Clerk

Date: 9-16-15 Time: 09:35

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.

DOMESTIC RELATIONS OF

2015CV134

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF8 MASTER PARTICIPATION TRUST
vs.
HEIRS OF THOMAS SCHAFER

Case Number
2015CV134

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 118

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Unable to locate a new address. Please Return #4

Serve To:

Name: BENEFICIAL CONSUMER DISCOUNT COMI

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 9-16-15

Time: 09:45

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

2015CV134

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 09/14/15

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHERIFF

Address: PO BOX 380
BLOOMSBURG, PA 17815

| | | |
|------|--------------|------------------------|
| Sale | Ad ID: | 1050624 |
| | Description: | Thomas Schafer Sheriff |
| | Run Dates: | 11/25/15 to 12/09/15 |
| | Class: | 2 |
| | Agate Lines: | 270 |
| | Blind Box: | |

| | | | | |
|----------------------|--------------|-------------------|----------------|-------------|
| Total Ad Cost | | \$1,476.60 | | |
| Amount Paid | | \$0.00 | | |
| <u>Publication</u> | <u>Start</u> | <u>Stop</u> | <u>Inserts</u> | <u>Cost</u> |
| Press Enterprise | 11/25/15 | 12/09/15 | 3 | \$1,476.60 |

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure):
No. 2015CV134

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 DECEMBER 16, 2015

AT 9:00 O'CLOCK A.M.

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

All I, the right, title and interest in that certain lot, piece of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the westerly side of Front Street at the southwesterly corner of Lot No. 1; thence in a westerly direction along the northwesterly side of Front Street 45 feet to the southwesterly corner of Lot No. 3; thence in a northerly direction at right angles to Front Street and along the westerly side of Lot No. 3, 175.0 feet to the southerly side of an alley; thence in an easterly direction along the southerly side of said alley and parallel to Front Street 45 feet to the northwesterly corner of Lot No. 1; thence in a southerly direction along the westerly line of Lot No. 1, 178.4 feet to Front Street, the place of beginning, BEING Lot No. 2 of Wheelr, Evans and Deason's Addition to Berwick. See Plat or Plan recorded in Columbia County in Miscellaneous Book 7, Pages 496 and 497.

PROPERTY ADDRESS: 1515 WEST FRONT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 041105309

Seized and taken into execution to be sold as the property of HEIRS OF THOMAS SCHAFER in suit of LSPB MASTER PARTICIPATION TRUST

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or \$250 (minimum bid at sale). Minimum payment is to be paid in cash, certified check or cashiers 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 cashiers 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 release 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 at resale 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 written notice otherwise, signed by an authorized representative of the plaintiff.

TIMOTHY E. 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. 2015CV134

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, DECEMBER 16, 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 the right, title and interest in that certain lot, piece of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the northerly side of Front Street at the southwesterly corner of Lot No. 1; thence in a westerly direction along the northerly side of Front Street 45 feet to the southeasterly corner of Lot No. 3; thence in a northerly direction at right angles to Front Street and along the easterly line of Lot No. 3, 178.9 feet to the southerly side of an alley; thence in an easterly direction along the southerly side of said alley and parallel to Front Street 45 feet to the northwesterly corner of Lot No. 1; thence in a southerly direction along the westerly line of Lot No. 1, 178.4 feet to Front Street, the place of beginning. BEING Lot No. 2 of Woodin, Eaton and Dickson's Addition to Berwick. See Plot or Plan recorded in Columbia County in Miscellaneous Book 7, Pages 496 and 497.

PROPERTY ADDRESS: 1515 WEST FRONT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-05-309

Seized and taken into execution to be sold as the property of HEIRS OF THOMAS SCHAFER 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

REAL ESTATE OUTLINE

ED # 2015ED118DATE RECEIVED 9.14.15
DOCKET AND INDEX 2015 CV 134

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>36181</u> |

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

SALE DATE Dec 16th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert M. Kline, Esquire
ID. Nos. 04267 / 56479
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.

The Known and Unknown Heirs of Thomas
Schafer
1515 W Front Street
Berwick, PA 18603

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2015-CV-134

CIVIL ACTION
MORTGAGE FORECLOSURE

2015-ED-118
CLERK OF COURT'S OFFICE
COUNTY OF COLUMBIA, PA

2015 SEP 11 PM 3 41

FILED
PROTHONOTARY

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

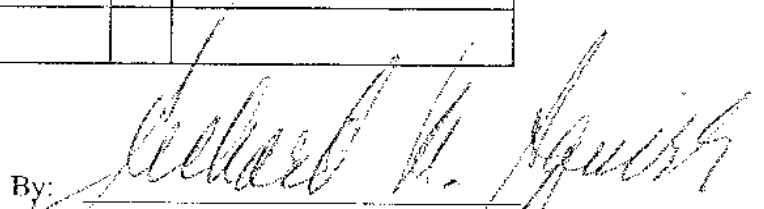
To the Prothonotary:

Kindly issue a Writ of Execution in the above matter.

| | | |
|--|----|-----------|
| Amount Due | \$ | 96,627.50 |
| Interest From 07/25/2015 to Date of Sale | \$ | |
| @ \$13.00 per diem | \$ | |
| * plus fees and costs | | |

Date: September 8, 2015

By:


Richard M. Squire, Esq. (PA I.D.# 04267)
Robert M. Kline, Esq. (PA I.D.# 56479)
115 West Avenue, Suite 104
Jenkintown, PA 19046
215-886-8790
215-886-8791 (fax)
rsquire@squirelaw.com
rkline@squirelaw.com
Attorneys for Plaintiff

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

LSF8 Master Participation Trust,

v.

The Known and Unknown Heirs of Thomas Schafer
1515 W Front Street
Berwick, PA 18603

Defendant.

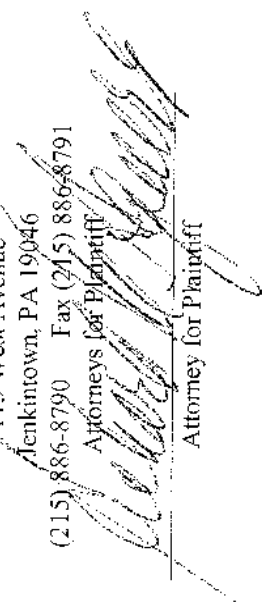
PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed: _____

Richard M. Squire, Esquire
Robert M. Kline, Esquire
Richard M. Squire & Associates, LLC
One Jenkintown Station, Suite 104

1115 West Avenue
Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791

Attorneys for Plaintiff


Attorney for Plaintiff

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert M. Kline, Esquire Scott,
I.D. Nos. 04267/ 56479
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.

The Known and Unknown Heirs of Thomas
Schafer
1515 W Front Street
Berwick, PA 18603

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2015-CV-134

CIVIL ACTION 2015-ED-118

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): 1515 W Front Street, Berwick, PA 18603 Parcel Number 04D-05-309

(See attached legal description)

| | | |
|--|----|-----------|
| Amount Due | \$ | 96,627.50 |
| Interest From 07/25/2015 to Date of Sale | \$ | |
| @ \$13.00 per diem | \$ | |
| * plus fees and costs | | |

Barbara N. Silvestri
PROTHONOTARY

Seal of Court

Kelly R. Brewer
Deputy Prothonotary

Date 9-14-15

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

LSF8 Master Participation Trust
Plaintiff,

v.

The Known and Unknown Heirs of Thomas Schafer
1515 W Front Street
Berwick, PA 18603

Defendant.

WRIT OF EXECUTION
(Mortgage Foreclosure)

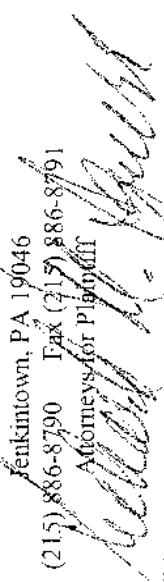
Filed: _____

Richard M. Squire, Esquire
Robert M. Kline, Esquire
Richard M. Squire & Associates, LLC
One Jenkintown Station, Suite 104
415 West Avenue

Jenkintown, PA 19046

(215) 886-8790 Fax (215) 886-8791

Attorneys for Plaintiff


1515 W Front Street

Berwick, PA 18603

Parcel # 04D-05-309

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert M. Kline, Esquire
ID. Nos. 04267 / 83587 / 56479
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.

The Known and Unknown Heirs of
Thomas Schafer
1515 W Front Street
Berwick, PA 18603

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2015-CV-134

CIVIL ACTION

MORTGAGE FORECLOSURE

2015-ED-118

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

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

The Known and Unknown Heirs of Thomas Schafer
1515 W Front Street
Berwick, PA 18603 ✓

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

The Known and Unknown Heirs of Thomas Schafer
1515 W Front 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:

Berwick Area Joint Sewer Authority
c/o Bull, Bull & Knecht, LLP
106 Market Street, Berwick, PA 18603 ✓

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

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

Beneficial Consumer Discount Company D/B/A Beneficial Mortgage Co Of
Pennsylvania ✓
417 Central Road, Suite 2
Bloomsburg, PA 17815

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

Berwick Area Joint Sewer Authority
c/o Bull, Bull & Knecht, LLP ✓
106 Market Street, Berwick, PA 18603

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:

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 ✓
1515 W Front Street
Berwick, PA 18603

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

Tax Clam Bureau
Main Street County Annex ✓
11 West Main Street
Bloomsburg, PA 17815

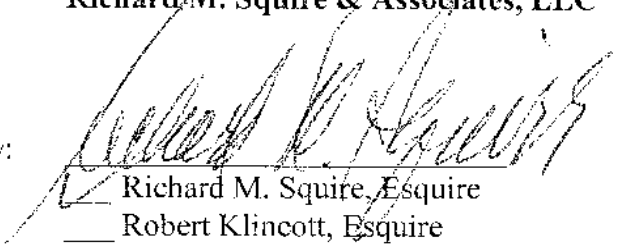
Domestic Relations
11 West Main Street
Bloomsburg, PA 17815

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 Klincott, Esquire
115 West Avenue, Suite 104
Jenkintown, PA 19046
(215) 886-8790
Attorneys for Plaintiff

Date: September 8, 2015

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire

Robert M. Kline, Esquire

I.D. Nos. 04267 / 56479

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.

The Known and Unknown Heirs of Thomas
Schafer
1515 W Front Street
Berwick, PA 18603

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2015-CV-134

CIVIL ACTION 2015-ED-118

CERTIFICATION

Richard M. Squire, Esquire/ Robert Kline, 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: September 8, 2015

By:

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

Robert M. Kline, Esq. (PA I.D.#56479)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

rkline@squirelaw.com

Attorneys for Plaintiff

LEGAL DESCRIPTION

ALL the right, title and interest in that certain lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the northerly side of Front Street at the southwesterly corner of Lot No. 1; thence in a westerly direction along the northerly side of Front Street 45 feet to the southeasterly corner of Lot No. 3; thence in a northerly direction at right angles to Front Street and along the easterly line of Lot No. 3, 178.9 feet to the southerly side of an alley; thence in an easterly direction along the southerly side of said alley and parallel to Front Street 45 feet to the northwesterly corner of Lot No. 1; thence in a southerly direction along the westerly line of Lot No. 1, 178.4 feet to Front Street, the place of beginning. BEING Lot No. 2 of Woodin, Eaton and Dickson's Addition to Berwick. See Plot or Plan recorded in Columbia County in Miscellaneous Book 7, Pages 496 and 497.

LEGAL DESCRIPTION

ALL the right, title and interest in that certain lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the northerly side of Front Street at the southwesterly corner of Lot No. 1; thence in a westerly direction along the northerly side of Front Street 45 feet to the southeasterly corner of Lot No. 3; thence in a northerly direction at right angles to Front Street and along the easterly line of Lot No. 3, 178.9 feet to the southerly side of an alley; thence in an easterly direction along the southerly side of said alley and parallel to Front Street 45 feet to the northwesterly corner of Lot No. 1; thence in a southerly direction along the westerly line of Lot No. 1, 178.4 feet to Front Street, the place of beginning. BEING Lot No. 2 of Woodin, Eaton and Dickson's Addition to Berwick. See Plot or Plan recorded in Columbia County in Miscellaneous Book 7, Pages 496 and 497.

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LEGAL DESCRIPTION

ALL the right, title and interest in that certain lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the northerly side of Front Street at the southwesterly corner of Lot No. 1; thence in a westerly direction along the northerly side of Front Street 45 feet to the southeasterly corner of Lot No. 3; thence in a northerly direction at right angles to Front Street and along the easterly line of Lot No. 3, 178.9 feet to the southerly side of an alley; thence in an easterly direction along the southerly side of said alley and parallel to Front Street 45 feet to the northwesterly corner of Lot No. 1; thence in a southerly direction along the westerly line of Lot No. 1, 178.4 feet to Front Street, the place of beginning. BEING Lot No. 2 of Woodin, Eaton and Dickson's Addition to Berwick. See Plot or Plan recorded in Columbia County in Miscellaneous Book 7, Pages 496 and 497.

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Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire,
Robert M. Kline, Esquire
I.D. Nos. 04267/ 56479
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.

The Known and Unknown Heirs of
Thomas Schafer
1515 W Front Street
Berwick, PA 18603

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2015-CV-134

2015-ED-118

CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: The Known and Unknown Heirs of Thomas Schafer
1515 W Front Street
Berwick, PA 18603

Your house (real estate) at 1515 W Front Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on Dec 16th 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 \$96,627.50 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 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 County 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)389-5618.
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.

**Lawyer Reference Service
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 M. Kline, Esquire
I.D. Nos. 04267/ 56479
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.

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Thomas Schafer
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IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2015-CV-134

2015-ED-118

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Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert M. Kline, Esquire
ID. Nos. 04267 / 83587 / 56479
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.

The Known and Unknown Heirs of
Thomas Schafer
1515 W Front Street
Berwick, PA 18603

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2015-CV-134 2015-ED-118

CIVIL ACTION

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

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

The Known and Unknown Heirs of Thomas Schafer
1515 W Front Street
Berwick, PA 18603

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

The Known and Unknown Heirs of Thomas Schafer
1515 W Front 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:

Berwick Area Joint Sewer Authority
c/o Bull, Bull & Knecht, LLP
106 Market Street, Berwick, PA 18603

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

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

Beneficial Consumer Discount Company D/B/A Beneficial Mortgage Co Of
Pennsylvania
417 Central Road, Suite 2
Bloomsburg, PA 17815

5. Name and address of every other person who has any record lien on the property:
Berwick Area Joint Sewer Authority
c/o Bull, Bull & Knecht, LLP
106 Market Street, Berwick, PA 18603
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:
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
1515 W Front Street
Berwick, PA 18603

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

Tax Clam Bureau
Main Street County Annex
11 West Main Street
Bloomsburg, PA 17815

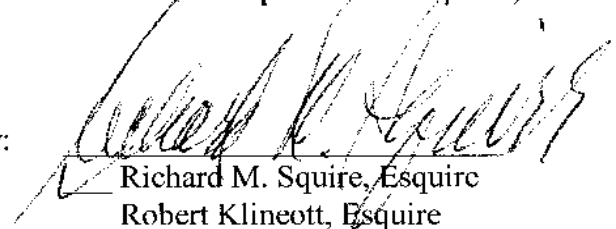
Domestic Relations
11 West Main Street
Bloomsburg, PA 17815

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 Klineott, Esquire
115 West Avenue, Suite 104
Jenkintown, PA 19046
(215) 886-8790
Attorneys for Plaintiff

Date: September 8, 2015

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert W. Cusick, Esquire
ID. Nos. 04267 / 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
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DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2015-CV-134 2015-ED-118

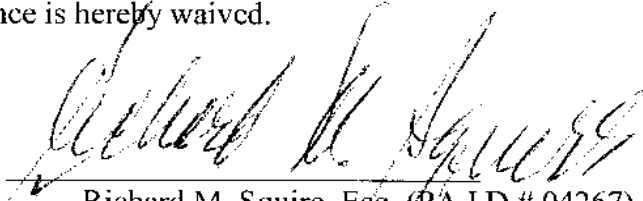
CIVIL ACTION

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 Kline, Esq. (PA I.D. # 56479)

Attorney for Plaintiff

Dated: September 8, 2015

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire *
Robert Kline

* 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

September 10, 2015

Columbia County Sheriff

**RE: LSF8 Master Participation Trust v. The Known and Unknown Heirs of
Thomas Schafer**

Dear Sir or Madam:

Attached please find appropriate copies of the Writ of Execution and Notice of sale for service upon Defendant(s) **The Known and Unknown Heirs of Thomas Schafer** at:

1515 W Front Street, Berwick PA 18603

Thank you for your attention to this matter. Please do not hesitate to contact me at (215) 886-8790, ext. 17 if you have any questions or concerns regarding the enclosed.

Very truly yours,

Rhondeisha Smith, Paralegal
Richard M. Squire & Associates, LLC

Enclosures

Document Receipt

| | | | | | |
|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 6291 | Carrier / service: | USPS Server | First-Class Mail® | 9/14/2015 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|-----------------------|

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000062838

Doc Ref #: 2015ED118

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

| | | | | | |
|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 6290 | Carrier / service: | USPS Server | First-Class Mail® | 9/14/2015 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|-----------------------|

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING

| | |
|-------------|----------------------|
| Tracking #: | 71901140006000062821 |
| Doc Ref #: | 2015ED118 |
| Postage | 5.1300 |

PHILADELPHIA PA 19107

Document Receipt

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|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 6289 | Carrier / service: | USPS Server | First-Class Mail® | 9/14/2015 12:00:00 AM |
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000062814

Doc Ref #: 2015ED118

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

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| Trans # | 6289 | Carrier / service: | USPS Server | First-Class Mail® | 9/14/2015 12:00:00 AM |
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000062814

Doc Ref #: 2015ED118

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

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|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 6286 | Carrier / service: | USPS Server | First-Class Mail® | 9/14/2015 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|-----------------------|

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000062807

Doc Ref #: 2015ED118

Postage 5.1300

HARRISBURG PA 17128

118

Document Receipt

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|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 6293 | Carrier / service: | USPS Server | First-Class Mail® | 9/14/2015 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|-----------------------|

Ship to:

DEPT OF CHILD SUPPORT
ENFORCEMENT

HEALTH & WELFARE BLDG

ROOM 432

Tracking # 71901140006000062852

Doc Ref #: 2015ED118

Postage 5.1300

HARRISBURG PA 17105

118

Document Receipt

| | | | | | |
|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 6292 | Carrier / service: | USPS Server | First-Class Mail® | 9/14/2015 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|-----------------------|

Ship to:

DEPARTMENT OF PUBLIC WELFARE

LEGAL DEPARTMENT

HEALTH & WELFARE BUILDING

P.O. BOX 2675

HARRISBURG PA 17105

Tracking #: 71901140006000062845

Doc Ref #: 2015ED118

Postage 5.1300

RICHARD M. SQUIRE & ASSOCIATES, LLC

ESCROW ACCOUNT

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

36181

36181

60-912/313
220

SUSQUEHANNA BANK
www.susquehanna.net

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

DATE

AMOUNT

09/10/2015

\$1,350.00

VOID AFTER 90 DAYS

PAY
TO THE
ORDER
OF

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



AUTHORIZED SIGNATURE

For CAL-670 - Schafer - Sales Deposit

⑈036181⑈ ⑈031309123⑈ 02 920105 50⑈