

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF8 MASTER PARTICIPATION TRUST
vs.
IRENE F. MILLER

Case Number
2014CV54

PROPERTY ADDRESS

199 BUTTERNUT LANE, UNITYVILLE, PA 17774

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
04/07/2015	Advance Fee	Advance Fee	101043	\$0.00	\$1,350.00
04/07/2015	Advertising Sale (Newspaper)			\$15.00	\$0.00
04/07/2015	Advertising Sale Bills & Copies			\$17.50	\$0.00
04/07/2015	Crying Sale			\$10.00	\$0.00
04/07/2015	Docketing			\$15.00	\$0.00
04/07/2015	Levy			\$15.00	\$0.00
04/07/2015	Mailing Costs			\$60.00	\$0.00
04/07/2015	Posting Handbill			\$15.00	\$0.00
04/07/2015	Press Enterprise Inc.			\$1,525.47	\$0.00
04/07/2015	Sheriff Automation Fund			\$50.00	\$0.00
04/07/2015	Web Posting			\$100.00	\$0.00
06/04/2015	Service			\$225.00	\$0.00
06/04/2015	Service Mileage			\$16.00	\$0.00
06/04/2015	Copies			\$7.50	\$0.00
06/04/2015	Notary Fee			\$10.00	\$0.00
06/04/2015	Surcharge			\$160.00	\$0.00
				\$2,241.47	\$1,350.00

TOTAL BALANCE:	\$(891.47)
-----------------------	-------------------

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 1400

PHILADELPHIA, PA 19109

(215) 790 1010



105704

NO. 105704

3 50/310

PAY: Eight hundred ninety-one and forty-seven/100

DATE 08/05/2015 AMOUNT \$891.47

TO THE Sheriff of Columbia County
ORDER PA
OF

ESCROW TRUST
VOID AFTER 90 DAYS

Shield

Balance Due Sheriff(201-4976) - Miller, Irene

⑈ 105704 ⑈ ⑆ 031000503 ⑆ 2000012430022 ⑈

PO Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE
TIMOTHY T. CHAMBERLAIN, SHERIFF**

Fax

To: Deborah Flippen

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 3

Phone:

Date: July 13, 2015

Re: Irene Miller

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

● **Comments:**

I received your stay, attached is a cost sheet showing a balance due of \$891.47

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 210
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
FAX (914) 636-8901

SUITE 201
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 558-7980
FAX (856) 558-7929

SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 2809
HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4081
FAX (631) 845-2584

SUITE 130
DELAWARE CORPORATE CENTER I
ONE RIGHTER PARKWAY
WILMINGTON, DE 19803
(302) 409-1520
FAX 855-425-1986

July 13, 2015

Timothy T. Chamberlain
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: LSF8 Master Participation Trust vs. Irene F. Miller
Columbia; C.C.P; No. 2014-cv-54
Premises: 199 Butternut Lane, Unityville, Pennsylvania 17774

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **July 15, 2015** Sheriff's Sale. I am requesting at this time that you stay this sale. My client has currently placed a hold on our file and requested that the sale not go forward. No monies have been received.

In addition, please return the Writ to the Prothonotary and forward any refund due my client.

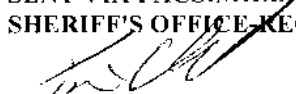
As acknowledgment of this stay, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,

Deborah Flippen, Legal Assistant

/df

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625
SHERIFF'S OFFICE RECEIVED BY:



SIGNATURE



DATE

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
LSF8 MASTER PARTICIPATION TRUST

vs.

Defendant
IRENE F. MILLER

Attorney for the Plaintiff:

MCCABE, WEISBERG & CONWAY PC
123 S. BROAD STREET
SUITE 2080
PHILADELPHIA, PA 19109

Sheriff's Sale Date: Wednesday, June 10, 2015

Writ of Execution No. : 2014CV54

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 199 BUTTERNUT LANE, UNITYVILLE, PA 17774

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	\$60.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,525.47
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	\$225.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$10.00
Surcharge	\$160.00

Total Sheriff Costs **\$2,411.47**

Municipal Costs

~~Delinquent Taxes~~ ~~\$5,673.02~~

Total Municipal Costs **\$5,673.02**

Distribution Costs

~~Recording Fees~~ ~~\$67.00~~

Total Distribution Costs **\$67.00**

Grand Total: **\$8,151.49**

2241.47

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)

©2014 Columbia County Sheriff's Office

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

LSF8 Master Participations VS Irene Miller

NO. 38-2015 ^{Trust} ED NO. 54-2014 JD

DATE/TIME OF SALE: June 10, 2015 at 9:00 am

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

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145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
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FAX (914) 636-8901

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SUITE 2509
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX (855) 845-2584

SUITE 130
DELAWARE CORPORATE CENTER
ONE RIGHTER PARKWAY
WILMINGTON, DE 19803
(302) 408-3520
FAX 855-425-1980

June 8, 2015

Timothy T. Chamberlain
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: LSF8 Master Participation Trust vs. Irene F. Miller
Columbia County; C.C.P; No. 2014-cv-54
Premises: 199 Butternut Lane, Unityville, Pennsylvania 17774

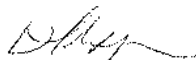
Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **June 10, 2015** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **July 15, 2015** Sheriff's Sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,



Deborah Flippen, Legal Assistant

/df

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625
SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
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BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
LENA KRAVETS, ESQUIRE - ID # 316421
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

LSF8 Master Participation Trust
Plaintiff

v.
Irene F. Miller

Defendant

COURT OF COMMON PLEAS
COLUMBIA COUNTY
No. 2014-cv-54

Notice of the Date of Continued Sheriff's Sale

The Sheriff's Sale scheduled for **June 10, 2015** at 9:00 A.M. in the above-captioned matter has been continued until **July 15, 2015** at 9:00 A.M.

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.

Certification of Service

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

Irene F. Miller
199 Butternut Lane
Unityville, Pennsylvania, 17774-890

Date: 6/8/2015

McCABE, WEISBERG & CONWAY, P.C.

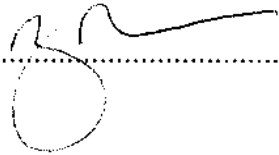
BY: 

<input checked="" type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Lena Kravets, Esq.
<input type="checkbox"/> Jacob M. Ottley, Esq.	

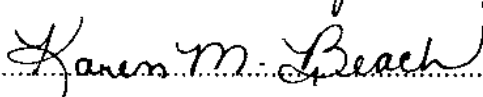
Attorneys for Plaintiff

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 May 20, 27, and June 3, 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 3rd day of June 2015

.....
(Notary Public)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Karen M. Beach, Notary Public
Scott Twp., Columbia County
My Commission Expires May 13, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

.....

SHERIFF'S SALE COST SHEET

NO. _____ ED NO. _____ vs. Miller
 NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>225.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>60.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>16.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>491.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1525.47</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1750.47</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>5673.02</u>	
TOTAL *****		\$ <u>5673.02</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>0-</u>

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0-</u>

TOTAL COSTS (OPENING BID) \$ 8151.49

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
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LENA KRAVETS, ESQUIRE - ID # 316421
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

LSF8 Master Participation Trust
Plaintiff

v.

Irene F. Miller
Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2014-cv-54

AFFIDAVIT OF SERVICE

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 5th day of May, 2015, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Amended Affidavit Pursuant to 3129.1 which is attached hereto.

A copy of the Notice of Sheriff's Sale and certificate of mailing is also attached hereto and made a part hereof.

SWORN AND SUBSCRIBED

BEFORE ME THIS 8TH DAY

OF May, 2015

NOTARY PUBLIC

DATE: _____

McCABE, WEISBERG & CONWAY, P.C.

BY: Naz Deen

☐ Terrence J. McCabe, Esquire

☐ Edward D. Conway, Esquire

☐ Andrew L. Markowitz, Esquire

☐ Marisa J. Cohen, Esquire

☐ Brian T. LaManna, Esquire

☐ Joseph F. Riga, Esquire

☐ Celine P. DerKrikorian, Esquire

☐ Jacob M. Ottley, Esquire

☐ Marc S. Weisberg, Esquire

☒ Margaret Gairo, Esquire

☐ Heidi R. Spivak, Esquire

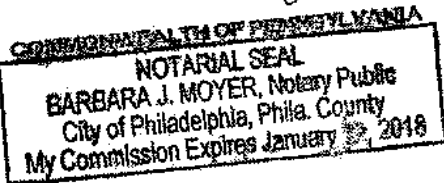
☐ Christine L. Graham, Esquire

☐ Ann E. Swartz, Esquire

☐ Joseph I. Foley, Esquire

☐ Lena Kravets, Esquire

Attorneys for Plaintiff



McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIR, ESQUIRE - ID # 34419
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123 South Broad Street, Suite 1400
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(215) 790-1010

LSF8 Master Participation Trust

Plaintiff

v.

Irene F. Miller

Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2014-cv-54

AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 199 Butternut Lane, Unityville, Pennsylvania 17774, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name

Address

Irene F. Miller

199 Butternut Lane
Unityville, Pennsylvania 17774-890

2. Name and address of Defendant in the judgment:

Name	Address
Irene F. Miller	199 Butternut Lane Unityville, Pennsylvania 17774-890

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

Name	Address
Plaintiff herein	
Capital One Bank (USA), NA c/o Weltman, Weinberg & Reis CO., L.P.A.	436 Seventh Avenue, Suite 1400 Pittsburgh, Pennsylvania 15219
Capital One Bank (USA), NA	15000 Capital One Drive Richmond, Virginia 23238

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

Name	Address
Plaintiff herein	
Plaintiff herein	
Michigan Corporation	201 N Henry Street Bay City , Michigan 48706
Mers Inc	PO BOX 2026 Flint , Michigan 48501
HSBC MOrtgage Services Inc	1595 Spring Hill Rd Ste 310 Vienna , Virginia 22182

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

Name	Address
None	

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

Name	Address
------	---------

None

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:

Name	Address
------	---------

Tenants/Occupants	199 Butternut Lane Unityville, Pennsylvania 17774
-------------------	--

Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
------------------------------	---

Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
--	--

Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
--	--

Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
--	---

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

PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
--	---

Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
---	---

United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
--------------------------	---

Domestic Relations of Columbia
County

11 West Main Street
Bloomsburg, PA 17815

Tax Claim Bureau

Columbia County Courthouse
35 West Main Street
Basement Level
Bloomsburg, PA 17815

Commonwealth of PA
Department of Revenue

Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946
Attn: Sheriff's Sales

United States of America

c/o United States Attorney for the
Middle District of PA
William J. Nealon Federal Bldg.
235 North Washington Avenue, Ste. 311
Scranton, PA 18503
and
Harrisburg Federal Building & Courthouse
228 Walnut Street, Ste. 220
Harrisburg, PA 17108-1754

United States of America c/o
Atty General of the United States

U.S. Dept of Justice, Room 5111
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

United States of America c/o
Atty General of the United States

U.S. Dept of Justice, Room 4400
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

None

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. Section 4904 relating to unsworn falsification to authorities.

DATE

McCABE, WEISBERG & CONWAY, P.C.

BY: Margaret Gairo

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input checked="" type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Lena Kravets, Esq.
<input type="checkbox"/> Jacob M. Ottley, Esq.	

Attorneys for Plaintiff

Re: LSF8 Master Participation Trust v. Irene F. Miller, et al.
Columbia County; Number: 2014-cv-54

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
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Philadelphia, Pennsylvania 19109
(215) 790-1010

LSF8 Master Participation Trust
Plaintiff

v.

Irene F. Miller

Defendant

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2014-cv-54

DATE: May 5, 2015

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Irene F. Miller

PROPERTY: 199 Butternut Lane, Unityville, Pennsylvania 17774

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$253,547.47

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on **June 10, 2015 at 9 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in 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 thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY** as **WE ARE NOT PERMITTED TO GIVE YOU LEGAL ADVICE.**

[illegible]

19	United States of America c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton, PA 18503																		
20	United States of America c/o United States Attorney for the Middle District of PA Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754																		
21	United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001																		
22	United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001																		
Total Number of Pieces Listed by Sender 22	Total Number of Pieces Received at Post Office Postmaster, Per <i>(Name of receiving employee)</i>	<p>The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$500 per piece subject to additional limitations for multiple pieces lost or damaged in a single catastrophic occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500, but optional Express Mail Service merchandise is available for up to \$5,000 to some, but not all countries. The maximum indemnity payable is \$25,000 for registered mail. See <i>Domestic Mail Manual</i> R970, S913, and S921 for limitations of coverage on insured and COD mail. See <i>International Mail Manual</i> for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.</p>																	

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy




LSF8 MASTER PARTICIPATION TRUST
vs.
IRENE F. MILLER

Case Number
2014CV54

SHERIFF'S RETURN OF SERVICE

05/04/2015 03:10 PM - DEPUTY MARTIN BOUDMAN, 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 199 BUTTERNUT LANE, UNITYVILLE, PA 17777.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

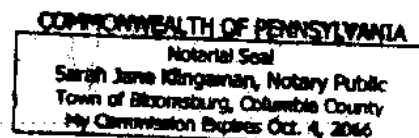

TIMOTHY T. CHAMBERLAIN, SHERIFF

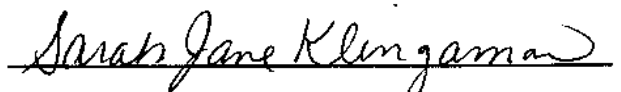
May 05, 2015

NOTARY

Affirmed and subscribed to before me this

5TH day of MAY, 2015





Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST
vs.
IRENE F. MILLER

Case Number
2014CV54

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	199 BUTTERNUT LANE UNITYVILLE, PA 17774
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:	Posted		
Relation:			
Date:	5-4-15	Time:	1510
Deputy:	7+8	Mileage:	

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC	Phone: 215-790-1010
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2014CV54

199 BUTTERNUT LANE, UNITYVILLE, PA 17774

NO EXPIRATION

Commonwealth of Pennsylvania
In the Court of Common Pleas of Columbia County

CASE NO.: 2014-cv-54

AFFIDAVIT OF SERVICE

LSF8 Master Participation
Trust

VS.

Irene F. Miller



319200

Commonwealth of Pennsylvania
County of Dauphin ss.

I, **Chad Spotts**, a competent adult, being duly sworn according to law, depose and say that at **3:57 PM** on **04/18/2015**, I served **Irene F. Miller** at **199 Butternut Lane, Unityville, PA 17774** in the manner described below:

- ☐ Defendant(s) personally served.
- ☒ **Adult family member with whom said Defendant(s) reside(s).
Relationship is Tiffany Fry, Daughter.**
- ☐ Adult in charge of Defendant(s) residence who refused to give name and/or relationship.
- ☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
- ☐ Agent or person in charge of Defendant's office or usual place of business.
- ☐ _____ an officer of said Defendant's company.
- ☐ Other:

a true and correct copy of **Notice of Sheriff's Sale of Real Property** issued in the above captioned matter.

Description:

Sex: Female – Age: 45 – Skin: White – Hair: Blonde – Height: 5' 08" – Weight: 200.

Sworn to and subscribed before me on this
18th day of April, 2015.

NOTARY PUBLIC

X _____
Chad Spotts
AOSS
1 Huntington Quadrangle, Suite 2S04
Melville, NY 11747
(516) 284-5850

Atty File#: 319200 - Our File# 38535

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
John F. Shinkowsky, Notary Public
Lower Paxton Twp., Dauphin County
My Commission Expires Sept. 25, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST
vs.
IRENE F. MILLER

Case Number
2014CV54

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 38

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 199 BUTTERNUT LANE
PINE TWP
UNITYVILLE, PA 17774-890

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

TIFFANY FRY

Relation:

~~DEB~~ OCCUPANT

Date:

4/21/15

Time:

1135

Deputy:

5

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

4/13/15

Time:

1017

Mileage:

Deputy:

5

Service Attempt Notes:

1. NO ANSWER U/C

2.

3.

4.

5.

6.

OCCUPANT

2014CV54

199 BUTTERNUT LANE, PINE TWP, UNITYVILLE, PA 1777 NO EXPIRATION

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



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

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
 MARC S. WEISBERG, ESQUIRE - ID # 17616
 EDWARD J. CONWAY, ESQUIRE - ID # 34687
 MARGARET GAIR, ESQUIRE - ID # 34419
 ANDREW J. MARKOWITZ, ESQUIRE - ID # 28009
 HEIDI R. SEIVAK, ESQUIRE - ID # 74770
 MARISA J. COHEN, ESQUIRE - ID # 87830
 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
 BRIAN T. HAMANNA, ESQUIRE - ID # 310321
 ANN E. SWARTZ, ESQUIRE - ID # 201926
 JOSEPH F. LIGA, ESQUIRE - ID # 57716
 JOSEPH L. MOLEY, ESQUIRE - ID # 314675
 CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
 LENA KRAVETS, ESQUIRE - ID # 316421
 CAROL A. DIPRINZIO, ESQUIRE - ID # 316094
 JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
 Philadelphia, Pennsylvania 19109
 (215) 790-1010

CIVIL ACTION LAW

LSF8 Master Participation Trust

v

Irene F. Miller

COURT OF COMMON PLEAS
COLUMBIA COUNTYNumber 2014-cv-54 **2015-ED-38****NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

Irene F. Miller
 199 Butternut Lane
 Unityville, Pennsylvania 17774-890

Irene F. Miller
 29 Evert Road
 Bloomsburg, Pennsylvania 17815-7251

Your house (real estate) at **199 Butternut Lane, Unityville, Pennsylvania 17774** is scheduled to be sold at Sheriff's Sale on **June 10th 2015** at **9:00** a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$253,547.47 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 to LSF8 Master Participation Trust the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 also 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 the following notice on how to obtain an attorney.)

T PINE TWP. TAX COLLECTOR

4/16/2015

TO: Columbia County Sheriff

FAX: (570)389-5625

PHONE:

FROM: Debra Piatt Pine Twp. Tax Collector

FAX: (570)458-6072

PHONE: (570)458-6072

PAGES: 2

RE: Copy of 2015 Co./Twp real estate tax for Irene F. Miller (Sheriff sale
6/10/15)

CC:

COMMENTS: Upcoming sheriff sale 6/10/15. I am sending a copy of Irene F Miller's 2015 County/Twp. real estate tax, parcel #29-06-025-04,000, 199 Butternut Lane Unityville, PA 17774, Pine Twp. Columbia County. The 2015 County/Twp tax is unpaid as of this date. If you have any questions please call me (570)458-6072.

Sincerely,
Debra Piatt Pine Twp. Tax Collector

☐ URGENT☐ PLEASE COMMENT☐ PLEASE REVIEW☒ FOR YOUR RECORDS

Tax Notice 2015 County & Municipality
PINE TWP
MAKE CHECKS PAYABLE TO:
Debra Piatt
211 BEECH GLENN RD
Benton PA 17814

HOURS: MONDAY: 8PM TO 9PM DURING DISCOUNT
AFTER DISCOUNT BY APPT. ONLY.
MY HOME: 1PM TO 3PM ON APRIL 26 & AUG 29
PHONE: 570-458-6072

FOR: COLUMBIA County			DATE 03/01/2015	BILL NO. 28138	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL SINKING TWP RE	39,110	9.491 1 .389	363.77 38.33 14.91	371.19 39.11 15.21	408.31 43.02 15.97
The discount & penalty have been calculated for your convenience			417.01 April 30 If paid on or before	425.51 June 30 If paid on or before	467.30 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE. PROMPT PAYMENT IS REQUESTED.

MILLER IRENE F
199 BUTTERNUT LANE
UNITYVILLE PA 17774

CNTY		TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 29-06-025-04,000		
199 BUTTERNUT LN		
6.76 Acres	Land	10,116
	Buildings	28,994
Total Assessment		39,110

This tax returned
to courthouse on:
January 1, 2016

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

FILE COPY

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

DATE:14-APR-15

FEE:\$5.00

CERT. NO21588

MILLER IRENE F
199 BUTTERNUT LANE
UNITYVILLE PA 17774

DISTRICT: PINE TWP
DEED 20061-3948
LOCATION: 199 BUTTERNUT LN UNITYVILLE
PARCEL: 29 -06 -025-04,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2014	PRIM	2,579.27	55.76	30.00	2,665.03
2013	PRIM	2,832.23	55.76	115.00	3,002.99
TOTAL DUE :					\$5,668.02

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

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

REQUESTED BY: COLUMBIA COUNTY SHERIFF
SRE

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
 MARC S. WEISBERG, ESQUIRE - ID # 17616
 EDWARD D. CONWAY, ESQUIRE - ID # 34687
 MARGARET GAIR, ESQUIRE - ID # 34419
 ANDREW J. MARKOWITZ, ESQUIRE - ID # 28009
 HEIDI R. SPIVAK, ESQUIRE - ID # 74770
 MARISA J. COHEN, ESQUIRE - ID # 87830
 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
 BRIAN T. JAMANN, ESQUIRE - ID # 310321
 ANN E. SVARTZ, ESQUIRE - ID # 201926
 JOSEPH F. RIGA, ESQUIRE - ID # 57716
 JOSEPH I. MOLEY, ESQUIRE - ID # 314675
 CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
 LENA KRAVETS, ESQUIRE - ID # 316421
 CAROL A. DIPRINZIO, ESQUIRE - ID # 316094
 JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
 Philadelphia, Pennsylvania 19109
 (215) 790-1010

SHERIFF
29-06-025-04
2013 + 2014
DELA
W Bankruptcy

CIVIL ACTION LAW

LSF8 Master Participation Trust

v

Irene F. Miller

COURT OF COMMON PLEAS
COLUMBIA COUNTYNumber 2014-cv-54 *2015-ED-38***NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

Irene F. Miller
 199 Butternut Lane
 Unityville, Pennsylvania 17774-890

Irene F. Miller
 29 Evert Road
 Bloomsburg, Pennsylvania 17815-7251

Your house (real estate) at **199 Butternut Lane, Unityville, Pennsylvania 17774** is scheduled to be sold at Sheriff's Sale on June 10th 2015 at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$253,547.47 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 to LSF8 Master Participation Trust the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 also 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 the following notice on how to obtain an attorney.)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF8 MASTER PARTICIPATION TRUST
vs.
IRENE F. MILLER

Case Number
2014CV54

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	38
Manner:	< Not Specified >	Expires:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	IRENE F. MILLER
Primary Address:	199 BUTTERNUT LANE PINE TWP UNITYVILLE, PA 17774-890
Phone:	DOB:
Alternate Address:	OCCUPANTS 29 EVERT ROAD BLOOMSBURG, PA 17815
Phone:	

Final Service:

Served:	Personaly · Adult In Charge · Posted · Other
Adult In Charge:	
Relation:	DEF
Date:	4/13/15
Time:	1158
Deputy:	5
Mileage:	

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC	Phone: 215-790-1010
---	----------------------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

MILLER, IRENE F.

2014CV54

199 BUTTERNUT LANE, PINE TWP, UNITYVILLE, PA 1777 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST
vs.
IRENE F. MILLER

Case Number
2014CV54

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 38

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Debra Piatt

Primary Address: 211 Beech Glenn Road
Benton, PA 17814

Phone: 570-458-6072

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: DEF

Date: 4-13-15

Time: 1220

Deputy: 8

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

PLATT, DEBRA

2014CV54

211 BEECH GLENN ROAD, BENTON, PA 17814

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 04/07/15

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHERIFF

Address: PO BOX 380
BLOOMSBURG, PA 17815

Ad ID: 1030683
Description: Irene Miller sale
Run Dates: 05/20/15 to 06/03/15
Class: 2
Agate Lines: 279
Blind Box:

Total Ad Cost \$1,525.47
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	05/20/15	06/03/15	3	\$1,525.47

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. 2014CV84

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, JUNE 10, 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 less than thirty (30) days after the date of the sale of any property into remainder, and distribution of the proceeds will be made in accordance with the schedule set (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

All that certain piece, parcel and lot of land situate in the Township of Pine, County of Columbia and Commonwealth of Pennsylvania, being known as Parcel #2 on the Subdivision Plan of Arthur and Myrl Pfeiffer, approved by John H. Wood P.L.S., of Constructon Engineering, Inc., dated April 1, 1981 and recorded June 3, 1992 as set forth in: Columbia County Map Book E, page 754, bounded and described as follows:

BEGINNING at a point in the northerly line of State Route 0942, said point being the south west corner of Parcel #2 and the northwest corner of Parcel #1 as shown on the above mentioned Subdivision Plan; thence along the centerline of the aforementioned State Route the following four (4) courses and distances: (1) north two hundred (24) degrees eighteen (18) minutes fifty-five (55) seconds east, one hundred thirty-two and ninety-seven hundredths (132.97) feet to a point; (2) north eighteen (18) degrees thirty-eight (38) minutes sixteen (16) seconds east, one hundred fifty-five and eighty-eight hundredths (155.88) feet to a point; (3) north twelve (12) degrees forty-nine (49) minutes nineteen (19) seconds east, one hundred twelve and six hundredths (122.06) feet to a point; (4) north nine (9) degrees fourteen (14) minutes two (2) seconds east, four hundred thirty-nine and six hundredths (439.06) feet to a point in one of the lines now or formerly of Charles Greer; thence along lands of said Greer passing through an iron pin set in the property line forty (40) feet from the point in the centerline of the aforementioned State Route and through the right-of-way of the aforementioned Township Road #1 to be north eighty-nine (89) degrees thirty-one (31) minutes thirty-four (34) seconds east, four hundred twenty-one and ninety-seven hundredths (421.97) feet to a point in the centerline of Lick Run and in the right-of-way of Township Road #1 to be; thence along, through, and more or less following, of Lick Run, passing through a railroad spike set in the centerline of Township Road #1 to be and along lands now or formerly of Clyde Foster the following four (4) courses and distances: (1) south two (2) degrees thirty-seven (37) minutes sixteen (16) seconds west, two hundred sixty-one and no hundredths (261.00) feet to a point; (2) south forty-one (41) degrees twenty-three (23) minutes eighteen (18) seconds west, two hundred thirty-four and no hundredths (234.00) feet to a point; (3) south twenty (20) degrees seventeen (17) minutes forty-two (42) seconds east, one hundred thirty-four and thirty hundredths (134.30) feet to a point and (4) south thirty-five (35) degrees thirteen (13) minutes eighteen (18) seconds west, two hundred twenty-nine and forty hundredths (229.40) feet to a point in the centerline of Lick Run, thence along other lands now or formerly of Arthur and Myrl Pfeiffer, shown as Parcel #1 on the aforementioned Subdivision Plan, south eighty-three (83) degrees forty-nine (49) minutes thirty-four (34) seconds east, three hundred thirty-nine and two hundredths (339.20) feet to a point, the place of beginning. There being set on the last mentioned line two (2) iron pins, the first being set on the property line fifty (50) feet from the point in the centerline of Lick Run, the second being set on the property line thirty (30) feet from point and place of beginning. Containing 6.76 acres.

BEING KNOWN AS: 199 BUTTERNUT LANE, UNITYVILLE, PENNSYLVANIA 17774

TAX ID # 25-0025-4

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Leah D. Avery and Paul M. Avery, by deed dated November 29, 2006 and recorded December 28, 2006 in F. J. Shuman's Number

200613948, granted and conveyed unto Irene F. Miller.

PROPERTY ADDRESS: 199 BUTTERNUT LANE, UNITYVILLE, PA 17774

UPI / TAX PARCEL NUVBFR: 29-06-25-4

Said and taken into execution to be sold as the property of IRENE F. MILLER 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 (posting 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 PUNISHMENT 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 sell 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 sent 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 representative of the plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff

COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff

V. COABE WEISBERG & COMPANY PC

PHILADELPHIA, PA 215790100

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF8 MASTER PARTICIPATION TRUST
vs.
IRENE F. MILLER

Case Number
2014CV54

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 38
Manner: < Not Specified > **Expires:** **Warrant:**
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co.
Primary Address: 11 WEST MAIN STREET
 2ND FLOOR
 Bloomsburg, PA 17815
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: Karen Richenderfer
Relation: Clerk
Date: 4-7-15 **Time:** 10:50
Deputy: 4 **Mileage:**

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC **Phone:** 215-790-1010

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2014CV54 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
vs.
IRENE F. MILLER

Case Number
2014CV54

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 38

Manner: < Not Specified >

Expires:

Warrant:

Notes: 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 Adult In Charge Posted Other

Adult In Charge: Sherry Evans

Relation: Clerk

Date: 4-7-15 Time: 10:45

Deputy: 4 Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2014CV54

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV54

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, JUNE 10, 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 certain piece, parcel and lot of land situate in the Township of Pine, County of Columbia and Commonwealth of Pennsylvania, being known as Parcel #2 on the Subdivision Plan of Arthur and Myrl Peifer, prepared by John H. Wood, P.L.S. of Construction Engineering, Inc., dated April 1, 1991 and recorded June 3, 1992 as set forth in Columbia County Map Book 6, page 754, bounded and described as follows:

BEGINNING at a point in the centerline of State Route 0042, said point being the southwest corner of Parcel #2 and the northwest corner of Parcel #1 as shown on the aforementioned Subdivision Plan; thence along the centerline of the aforementioned State Route the following four (4) courses and distances; (1) north twenty-four (24) degrees eighteen (18) minutes fifty-one (51) seconds east, one hundred thirty-two and ninety-seven hundredths (132.97) feet to a point; (2) north eighteen (18) degrees thirty-eight (38) minutes sixteen (16) seconds east, one hundred fifty-five and sixty-eight hundredths (155.68) feet to a point; (3) north twelve (12) degrees forty-nine (49) minutes nineteen (19) seconds east, one hundred twelve and six hundredths (112.06) feet to a point; (4) north nine (09) degrees fourteen (14) minutes twenty-six (26) seconds east four hundred fifteen and sixty hundredths (415.60) feet to a point in line of lands now or formerly of Charles Green; thence along lands of said Green passing through an iron pin set on the property line forty (40) feet from the point in the centerline of the aforementioned State Route and through the right-of-way of the aforementioned Township Road #T-556 north eighty-nine (89) degrees thirty-one (31) minutes thirty-four (34) seconds east four hundred twenty-one and ninety-seven hundredths (421.97) feet to a point in the centerline of Lick Run and in the right-of-way of Township Road #T556; thence along, through, and more or less following, of Lick Run, passing through a railroad spike set in the centerline of Township Road #T-556 and along lands now or formerly of Clyde Fouss the following four (4) courses and distances: (1) south four (04) degrees fifty-seven (57) minutes sixteen (16) seconds west, two hundred sixty-one and no hundredths (261.00) feet to a point; (2) south forty-one (41) degrees twenty-three (23) minutes eighteen (18) seconds west two hundred thirty-four and no hundredths (234.00) feet to a point; (3) south twelve (12) degrees seventeen (17) minutes forty-two (42) seconds east, one hundred thirty-five and thirty hundredths (135.30) feet to a point; and (4) south thirty-five (35) degrees thirteen (13) minutes eighteen (18) seconds west, two hundred twenty-nine and forty hundredths (229.40) feet to a point in the centerline of Lick Run; thence along other lands now or formerly of Arthur and Myrl Peifer, shown as Parcel #1 on the aforementioned Subdivision Plan, south eighty-three (83) degrees forty-nine (49) minutes forty-four (44) seconds west, three hundred thirty-nine and twenty-nine hundredths (339.29) feet to a point, the place of beginning. There being set on the last mentioned line two (2) iron pins; the first being set on the property line fifty (50) feet from the point in the centerline of Lick Run, the second being set on the property line thirty (30) feet from point and place of beginning. Containing 6.76 acres.

BEING KNOWN AS: 199 BUTTERNUT LANE, UNITYVILLE, PENNSYLVANIA 17774

TAX I.D.#:29-06-25-4

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING
BEING THE SAME PREMISES WHICH

Joshua D. Avery and Faith M. Avery, by deed dated November 29, 2006 and recorded December 28, 2006 in Instrument Number 200613948, granted and conveyed unto Irene F. Miller.

PROPERTY ADDRESS: 199 BUTTERNUT LANE, UNITYVILLE, PA 17774

UPI / TAX PARCEL NUMBER: 29-06-25-4

Seized and taken into execution to be sold as the property of IRENE F. MILLER 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:
MCCABE, WEISBERG & CONWAY PC
PHILADELPHIA, PA 215-790-1010

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 2015 20 38

DATE RECEIVED 4-6-15
DOCKET AND INDEX 2048750

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> </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> </u>	<u>X</u>	CK# <u>101043</u>

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

SALE DATE June 10th TIME 9 00 a.m.
POSTING DATE
ADV. DATES FOR NEWSPAPER 1ST WEEK
2ND WEEK
3RD WEEK

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 210
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
FAX (914) 636-8901

SUITE 201
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 2509
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (631) 845-2584

SUITE 130
DELAWARE CORPORATE CENTER I
ONE RIGBITER PARKWAY
WILMINGTON, DE 19803
(302) 409-3520
FAX 855-425-1980

Sheriff's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: LSF8 Master Participation Trust vs. Irene F. Miller
Columbia County Number 2014-cv-54
Premises: 199 Butternut Lane, Unityville, Pennsylvania 17774

Dear Sir or Madam:

Enclosed please find 3 copy/ies of Notice of Sheriff's Sale of Real Estate Pursuant to PA.R.C.P. 3129 relative to the above matter. Please note that our office may have more than one address for a particular Defendant at which we would like to make service attempts, and those addresses and directions as such are listed below.

Very truly yours,

Kimberly McDevitt, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/kmt
Enclosures

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

LSF8 Master Participation Trust

Plaintiff

v.

Irene F. Miller

Defendant

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

No. 38 Term 2015 E.D.

No. _____ Term _____ A.D.

No. 2014-cv-54 Term _____ J.D.

**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 described property below):

Being Known As: 99 Butternut Lane, Unityville, Pennsylvania 17774

Amount Due \$ 253,547.47

Interest from 03/03/15 to DATE OF SALE \$

plus \$41.68 per diem thereafter

(Costs to be added)

Total \$

Dated: 4-6-15
(S. AL)

Barbara D. Silvestri
Prothonotary, Common Pleas Court of
Columbia County Penna. Prothonotary & Clerk of Soc. Courts
My Comm. Ex. 1st Monday in 2016
By: Kelly P. Bruner Deputy

No. 38 Term 2015 E.D.

No. _____ Term _____ A.D.

No. 2014-cv-54 Term _____ J.D.

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

LSF8 Master Participation Trust

v.

Irene F. Miller

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCABE, WEISBERG & CONWAY, P.C.

BY: Jacob Ottley

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Lena Kravets, Esq.
<input type="checkbox"/> Carol A. DiPrinzio, Esq.	<input checked="" type="checkbox"/> Jacob M. Ottley, Esq.

Attorneys for Plaintiff

LEGAL DESCRIPTION

All that certain piece, parcel and lot of land situate in the Township of Pine, County of Columbia and Commonwealth of Pennsylvania, being known as Parcel #2 on the Subdivision Plan of Arthur and Myri Peifer, prepared by John H. Wood, P.L.S. of Construction Engineering, Inc., dated April 1, 1991 and recorded June 3, 1991 as set forth in Columbia County Map Book 6, page 754, bounded and described as follows:

BEGINNING at a point in the centerline of State Route 0042, said point being the southwest corner of Parcel #2 and the northwest corner of Parcel #1 as shown on the aforementioned Subdivision Plan; thence along the centerline of the aforementioned State Route the following four (4) courses and distances; (1) north twenty-four (24) degrees eighteen (18) minutes fifty-one (51) seconds east, one hundred thirty-two and ninety-seven hundredths (132.97) feet to a point; (2) north eighteen (18) degrees thirty-eight (38) minutes sixteen (16) seconds east, one hundred fifty-five and sixty-eight hundredths (155.68) feet to a point; (3) north twelve (12) degrees forty-nine (49) minutes nineteen (19) seconds east, one hundred twelve and six hundredths (112.06) feet to a point; (4) north nine (09) degrees fourteen (14) minutes twenty-six (26) seconds east four hundred fifteen

and sixty hundredths (415.60) feet to a point in line of lands now or formerly of Charles Green; thence along lands of said Green passing through an iron pin set on the property line forty (40) feet from the point in the centerline of the aforementioned State Route and through the right-of-way of the aforementioned Township Road #T-556 north eighty-nine (89) degrees thirty-one (31) minutes thirty-four (34) seconds east four hundred twenty-one and ninety-seven hundredths (421.97) feet to a point in the centerline of Lick Run and in the right-of-way of Township Road #T-556; thence along, through, and more or less following, of Lick Run, passing through a railroad spike set in the centerline of Township Road #T-556, and along lands now or formerly of Clyde Fouss the following four (4) courses and distances: (1) south four (04) degrees fifty-seven (57) minutes sixteen (16) seconds west, two hundred sixty-one and no hundredths (261.00) feet to a point; (2) south forty-one (41) degrees twenty-three (23) minutes eighteen (18) seconds west two hundred thirty-four and no hundredths (234.00) feet to a point; (3) south twelve (12) degrees seventeen (17) minutes forty-two (42) seconds east, one hundred thirty-five and thirty hundredths (135.30) feet to a point; and (4) south thirty-five (35) degrees thirteen (13) minutes eighteen (18) seconds west, two hundred twenty-nine and forty hundredths (229.40) feet to a point in the centerline of Lick Run; thence along other lands now or formerly of Arthur and Myri Peifer, shown as Parcel #1 on the aforementioned Subdivision Plan, south eighty-three (83) degrees forty-nine (49) minutes forty-four (44) seconds west, three hundred thirty-nine and twenty-nine hundredths (339.29) feet to a point, the place of beginning. There being set on the last mentioned line two (2) iron pins; the first being set on the property line fifty (50) feet from the point in the centerline of Lick Run, the second being set on the property line thirty (30) feet from point and place of beginning. Containing 6.76 acres.

BEING KNOWN AS 199 BUTTERNUT LANE, UNITYVILLE, PENNSYLVANIA 17774

TAX I.D. #: 29-06-004

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Joshua D. Avery and Faith M. Avery, by deed dated November 29, 2006 and recorded December 28, 2006 in Instrument Number 00613948, granted and conveyed unto Irene F. Miller.

REAL DEBT: \$253,647.47

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
IRENE F. MILLER

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SEIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
LENA KRAVETS, ESQUIRE - ID # 316421
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

LSF8 Master Participation Trust

Plaintiff

v.

Irene F. Miller

Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2014-cv-54

2015-ED-38

AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 199 Butternut Lane, Unityville, Pennsylvania 17774, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name

Address

Irene F. Miller

199 Butternut Lane
Unityville, Pennsylvania 17774-890

2. Name and address of Defendant in the judgment:

Name

Address

Irene F. Miller

199 Butternut Lane
Unityville, Pennsylvania 17774-890

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

Name	Address
Plaintiff herein	
Capital One Bank (USA), NA c/o Weltman, Weinberg & Reis CO., L.P.A.	436 Seventh Avenue, Suite 1400 Pittsburgh, Pennsylvania 15219
Capital One Bank (USA), NA	15000 Capital One Drive Richmond, Virginia 23238

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

Name	Address
Plaintiff herein	

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

Name	Address
None	

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

Name	Address
None	

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:

Name	Address
Tenants/Occupants	199 Butternut Lane Unityville, Pennsylvania 17774
Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486

PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
Domestic Relations of Columbia County	11 West Main Street Bloomsburg, PA 17815
Tax Claim Bureau	Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815
Commonwealth of PA Department of Revenue	Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Sales
United States of America	c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton, PA 18503
United States of America c/o Atty General of the United States	U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001
United States of America c/o Atty General of the United States	U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

None

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.

Section 4904 relating to unsworn falsification to authorities.

4/1/15
DATE

McCABE, WEISBERG & CONWAY, P.C.

BY:

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Lena Kravets, Esq.
<input type="checkbox"/> Carol A. DiPrinzio, Esq.	<input checked="" type="checkbox"/> Jacob M. Ottley, Esq.

Attorneys for Plaintiff

LSF8 Master Participation Trust v. Irene F. Miller
Columbia County; Number: 2014-cv-54

LEGAL DESCRIPTION

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BEING KNOWN AS: 199 BUTTERNUT LANE, UNITYVILLE, PENNSYLVANIA 17774

TAX I.D. #: 29-06-25-4

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

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REAL DEBT: \$253,547.47

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
IRENE F. MILLER

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
 MARC S. WEISBERG, ESQUIRE - ID # 17616
 EDWARD D. CONWAY, ESQUIRE - ID # 34687
 MARGARET GAIRO, ESQUIRE - ID # 34419
 ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
 HEIDI R. SPIVAK, ESQUIRE - ID # 74770
 MARISA J. COHEN, ESQUIRE - ID # 87830
 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
 BRIAN T. LAMANNA, ESQUIRE - ID # 310321
 ANN E. SWARTZ, ESQUIRE - ID # 201926
 JOSEPH F. RIGA, ESQUIRE - ID # 57716
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 CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
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 CAROL A. DIPRINZIO, ESQUIRE - ID # 316094
 JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
 Philadelphia, Pennsylvania 19109
 (215) 790-1010

CIVIL ACTION LAW

LSF8 Master Participation Trust

v

Irene F. Miller

COURT OF COMMON PLEAS
 COLUMBIA COUNTY

Number 2014-cv-54 2015-ED-38

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Irene F. Miller
 199 Butternut Lane
 Unityville, Pennsylvania 17774-890

Irene F. Miller
 29 Evert Road
 Bloomsburg, Pennsylvania 17815-7251

Your house (real estate) at **199 Butternut Lane, Unityville, Pennsylvania 17774** is scheduled to be sold at Sheriff's Sale on _____ at _____ a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$253,547.47 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 to LSF8 Master Participation Trust the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 also 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 the following notice 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 McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
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 real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760

ASSOCIATION DE LICENCIADOS
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760

LEGAL DESCRIPTION

All that certain piece, parcel and lot of land situate in the Township of Pine, County of Columbia and Commonwealth of Pennsylvania, being known as Parcel #2 on the Subdivision Plan of Arthur and Myri Peifer, prepared by John H. Wood, P.L.S. of Construction Engineering, Inc., dated April 1, 1991 and recorded June 3, 1991 as set forth in Columbia County Map Book 6, page 754, bounded and described as follows:

BEGINNING at a point in the centerline of State Route 0042, said point being the southwest corner of Parcel #2 and the northwest corner of Parcel #1 as shown on the aforementioned Subdivision Plan; thence along the centerline of the aforementioned State Route the following four (4) courses and distances: (1) north twenty-four (24) degrees eighteen (18) minutes fifty-one (51) seconds east, one hundred thirty-two and ninety-seven hundredths (132.97) feet to a point; (2) north eighteen (18) degrees thirty-eight (38) minutes sixteen (16) seconds east, one hundred fifty-five and sixty-eight hundredths (155.68) feet to a point; (3) north twelve (12) degrees forty-nine (49) minutes nineteen (19) seconds east, one hundred twelve and six hundredths (112.06) feet to a point; (4) north nine (09) degrees fourteen (14) minutes twenty-six (26) seconds east four hundred fifteen

and sixty hundredths (415.60) feet to a point in line of lands now or formerly of Charles Green; thence along lands of said Green passing through an iron pin set on the property line forty (40) feet from the point in the centerline of the aforementioned State Route and through the right-of-way of the aforementioned Township Road #T-556 north eighty-nine (89) degrees thirty-one (31) minutes thirty-four (34) seconds east four hundred twenty-one and ninety-seven hundredths (421.97) feet to a point in the centerline of Lick Run and in the right-of-way of Township Road #T-556; thence along, through, and more or less following, of Lick Run, passing through a railroad spike set in the centerline of Township Road #T-556, and along lands now or formerly of Clyde Fouss the following four (4) courses and distances: (1) south four (04) degrees fifty-seven (57) minutes sixteen (16) seconds west, two hundred sixty-one and no hundredths (261.00) feet to a point; (2) south forty-one (41) degrees twenty-three (23) minutes eighteen (18) seconds west two hundred thirty-four and no hundredths (234.00) feet to a point; (3) south twelve (12) degrees seventeen (17) minutes forty-two (42) seconds east, one hundred thirty-five and thirty hundredths (135.30) feet to a point; and (4) south thirty-five (35) degrees thirteen (13) minutes eighteen (18) seconds west, two hundred twenty-nine and forty hundredths (229.40) feet to a point in the centerline of Lick Run; thence along other lands now or formerly of Arthur and Myri Peifer, shown as Parcel #1 on the aforementioned Subdivision Plan, south eighty-three (83) degrees forty-nine (49) minutes forty-four (44) seconds west, three hundred thirty-nine and twenty-nine hundredths (339.29) feet to a point, the place of beginning. There being set on the last mentioned line two (2) iron pins; the first being set on the property line fifty (50) feet from the point in the centerline of Lick Run, the second being set on the property line thirty (30) feet from point and place of beginning. Containing 6.76 acres.

BEING KNOWN AS: 199 BUTTERNUT LANE, UNITYVILLE, PENNSYLVANIA 17774

TAX I.D. #: 29-06-25-4

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Joshua D. Avery and Faith M. Avery, by deed dated November 29, 2006 and recorded December 28, 2006 in Instrument Number 200613948, granted and conveyed unto Irene F. Miller.

REAL DEBT: \$253,547.47

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
IRENE F. MILLER

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
 MARC S. WEISBERG, ESQUIRE - ID # 17616
 EDWARD D. CONWAY, ESQUIRE - ID # 34687
 MARGARET GAIRO, ESQUIRE - ID # 34419
 ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
 HEIDI R. SPIVAK, ESQUIRE - ID # 74770
 MARISA J. COHEN, ESQUIRE - ID # 87830
 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
 BRIAN T. LAMANNA, ESQUIRE - ID # 310321
 ANN E. SWARTZ, ESQUIRE - ID # 201926
 JOSEPH F. RIGA, ESQUIRE - ID # 57716
 JOSEPH I. FOLEY, ESQUIRE - ID # 314675
 CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
 LENA KRAVETS, ESQUIRE - ID # 316421
 CAROL A. DIPRINZIO, ESQUIRE - ID # 316094
 JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street Suite 1400
 Philadelphia, Pennsylvania 19109
 (215) 790-1010

LSF8 Master Participation Trust
 Plaintiff

v.

Irene F. Miller
 Defendant

COURT OF COMMON PLEAS
 COLUMBIA COUNTY

Number 2014-cv-54

2015-ED-38

TO: Sheriff of Columbia County
 Columbia County Courthouse
 35 West Main Street
 Bloomsburg, Pennsylvania 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:
199 Butternut Lane, Unityville, Pennsylvania 17774
 (more fully described as attached)

The parties to be served and their proper addresses are as follows:

Irene F. Miller
 199 Butternut Lane
 Unityville, Pennsylvania 17774-890

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever found in possession, after notifying 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.

DATE

4/1/15

McCABE, WEISBERG & CONWAY, P.C.

BY:

☒ Terrence J. McCabe, Esq. ☐ Marc S. Weisberg, Esq.
☐ Edward D. Conway, Esq. ☐ Margaret Gairo, Esq.
☐ Andrew L. Markowitz, Esq. ☐ Heidi R. Spivak, Esq.
☐ Marisa J. Cohen, Esq. ☐ Christine L. Graham, Esq.
☐ Brian T. LaManna, Esq. ☐ Ann E. Swartz, Esq.
☐ Joseph F. Riga, Esq. ☐ Joseph I. Foley, Esq.
☐ Celine P. DerKrikorian, Esq. ☐ Lena Kravets, Esq.
☐ Carol A. DiPrinzio, Esq. ☒ Jacob M. Ottley, Esq.

Attorneys for Plaintiff

LEGAL DESCRIPTION

All that certain piece, parcel and lot of land situate in the Township of Pine, County of Columbia and Commonwealth of Pennsylvania, being known as Parcel #2 on the Subdivision Plan of Arthur and Myri Peffer, prepared by John H. Wood, P.L.S. of Construction Engineering, Inc., dated April 1, 1991 and recorded June 3, 1991 as set forth in Columbia County Map Book 6, page 754, bounded and described as follows:

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and sixty hundredths (415.60) feet to a point in line of lands now or formerly of Charles Green; thence along lands of said Green passing through an iron pin set on the property line forty (40) feet from the point in the centerline of the aforementioned State Route and through the right-of-way of the aforementioned Township Road #T-556 north eighty-nine (89) degrees thirty-one (31) minutes thirty-four (34) seconds east four hundred twenty-one and ninety-seven hundredths (421.97) feet to a point in the centerline of Lick Run and in the right-of-way of Township Road #T-556; thence along, through, and more or less following, of Lick Run, passing through a railroad spike set in the centerline of Township Road #T-556, and along lands now or formerly of Clyde Fouss the following four (4) courses and distances; (1) south four (04) degrees fifty-seven (57) minutes sixteen (16) seconds west, two hundred sixty-one and no hundredths (261.00) feet to a point; (2) south forty-one (41) degrees twenty-three (23) minutes eighteen (18) seconds west two hundred thirty-four and no hundredths (234.00) feet to a point; (3) south twelve (12) degrees seventeen (17) minutes forty-two (42) seconds east, one hundred thirty-five and thirty hundredths (135.30) feet to a point; and (4) south thirty-five (35) degrees thirteen (13) minutes eighteen (18) seconds west, two hundred twenty-nine and forty hundredths (229.40) feet to a point in the centerline of Lick Run; thence along other lands now or formerly of Arthur and Myri Peffer, shown as Parcel #1 on the aforementioned Subdivision Plan, south eighty-three (83) degrees forty-nine (49) minutes forty-four (44) seconds west, three hundred thirty-nine and twenty-nine hundredths (339.29) feet to a point, the place of beginning. There being set on the last mentioned line two (2) iron pins; the first being set on the property line fifty (50) feet from the point in the centerline of Lick Run, the second being set on the property line thirty (30) feet from point and place of beginning. Containing 6.75 acres.

BEING KNOWN AS: 199 BUTTERNUT LANE, UNITYVILLE, PENNSYLVANIA 17774

TAX I.D. #: 29-06-25-4

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Joshua D. Avery and Faith M. Avery, by deed dated November 29, 2006 and recorded December 28, 2006 in Instrument Number 200613948, granted and conveyed unto Irene F. Miller.

REAL DEBT: \$253,647.47

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
IRENE F. MILLER

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

Document Receipt

Trans #	5028	Carrier / service:	USPS Server	First-Class Mail®	4/7/2015 12:00:00 AM
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Ship to:

UNITED STATE OF AMERICA

ATTY GENERAL

ROOM 4400

Tracking #: 71901140006000050316

950 PENNSYLVANIA AVE NW

Doc Ref #: 2015ED38

WASHINGTON DC 20530

Postage 5.1300

Document Receipt

Trans #	5027	Carrier / service:	USPS Server	First-Class Mail®	4/7/2015 12:00:00 AM
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Ship to:

UNITED STATE OF AMERICA

ATTY GENERAL

ROOM 5111

950 PENNSYLVANIA AVE NW

WASHINGTON DC 20530

Tracking #: 71901140006000050309

Doc Ref #: 2015ED38

Postage 5.1300

Document Receipt

Trans #	5026	Carrier / service:	USPS Server	First-Class Mail®	4/7/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF PUBLIC WELFARE

TPL CASUALTY UNIT ESTATE

WILLOW OAK BUILDING

Tracking #: 71901140006000050293

P.O. BOX 8486

Doc Ref #: 2015ED38

HARRISBURG PA 17105

Postage 5.1300

Document Receipt

Trans #	5025	Carrier / service:	USPS Server	First-Class Mail®	4/7/2015 12:00:00 AM
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Ship to:

CAPITAL ONE BANK

15000 CAPITAL ONE DRIVE

RICHAMOND VA 232238

Tracking #: 71901140006000050286

Doc Ref #: 2015ED38

Postage 5.1300

38

Document Receipt

Trans #	5024	Carrier / service:	USPS Server	First-Class Mail®	4/7/2015 12:00:00 AM
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Ship to:

CAPITAL ONE

436 SEVENTH AVE SUITE 1400

Tracking #: 71901140006000050279

Doc Ref #: 2015ED38

Postage 5.1300

PITTSBURGH PA 15219

Document Receipt

Trans #	5024	Carrier / service:	USPS Server	First-Class Mail®	4/7/2015 12:00:00 AM
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Ship to:

CAPITAL ONE

436 SEVENTH AVE SUITE 1400

Tracking #: 71901140006000050279

Doc Ref #: 2015ED38

Postage 5.1300

PITTSBURGH PA 15219

Document Receipt

Trans #	5023	Carrier / service:	USPS Server	First-Class Mail®	4/7/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000050262

Doc Ref #: 2015ED38

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	5022	Carrier / service:	USPS Server	First-Class Mail®	4/7/2015 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #: 71901140006000050255

Doc Ref #: 2015ED38

Postage 5.1300

PHILADELPHIA PA 19107

Document Receipt

Trans #	5021	Carrier / service:	USPS Server	First-Class Mail®	4/7/2015 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000050248

Doc Ref #: 2015ED38

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	5020	Carrier / service:	USPS Server	First-Class Mail®	4/7/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000050231

Doc Ref #: 2015ED38

Postage 5.1300

HARRISBURG PA 17128

DOCUMENT INCLUDES VISIBLE FIBERS, CHEMICAL REACTIVE PROPERTIES AND FEATURES A FOIL HOLOGRAM

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 1400

PHILADELPHIA, PA 19109

(215) 790-1010

101043

NO. 101043

3-50/310

AY: One thousand three hundred fifty and NO/100

DATE 04/01/2015

AMOUNT \$1,350.00

Sheriff of Columbia County

PA

Listing Prop for Sheriff Sale(201-4976) - Miller, Irene

ESCROW TRUST
VOID AFTER 90 DAYS

Tenema of McCabe

Shield

TRUE WATERMARK PAPER - HOLD TO LIGHT TO VIEW

PAPER CONTAINS TONER ADHESION PROPERTIES

HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT

101043 031000503 20000 1243002211