

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

LSP8 Master Participation vs Janice & Terry Hacker

NO. 41-2015 ^{Trust} ED NO. 240-2015 JD

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

BID PRICE (INCLUDES COST) \$ 1966.59

POUNDAGE - 2% OF BID \$ 39.33

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2005.92

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2005.92

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 655.92

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
LSF8 MASTER PARTICIPATION TRUST

vs.

Defendant
JANICE HACKER
TERRY HACKER

Attorney for the Plaintiff:
STERN AND EISENBERG PC
1581 MAIN STREET, SUITE 200
WARRINGTON, PA 18976

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

Writ of Execution No. : 2015CV240

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1550 STATE ROUTE 254, ORANGEVILLE, PA 17859

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	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,167.09
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	\$150.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$110.00

Total Sheriff Costs \$1,899.59

Distribution Costs

Recording Fees	\$67.00
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Total Distribution Costs \$67.00

Grand Total: \$1,966.59

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)

©2012 Columbia County Sheriff, Bloomsburg, PA

17654

STERN AND EISENBERG PC

ATTORNEYS AT LAW
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976

FIRST NIAGARA
50-7044-2223

DATE 07/06/15 CHECK AMOUNT *****\$655.92

*** SIX HUNDRED FIFTY-FIVE & 92/100 DOLLARS

PAY

TO THE
ORDER
OF

Sheriff- Columbia County

GENERAL ACCOUNT


AUTHORIZED SIGNATURE

MEMO: Hacker LN #...2102 Settle

⑈017654⑈ ⑆222370440⑆007900993879⑈



Stern Eisenberg PC

LAW OFFICES

Stern & Eisenberg, PC

www.sterneisenberg.com

1581 Main Street

Suite 200

Warrington, Pennsylvania 18976

(215) 572-8111

Facsimile: (215) 572-5025

July 2, 2015

Sheriff's Office- Real Estate
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

RE: LSF9 Master Participation Trust
v. Janice L. Hacker and Terry D. Hacker
C.C.P. COLUMBIA COUNTY NO. 2015-CV-240

PREMISES- 1550 State Route 254, Orangeville, PA 17859

Dear Sir or Madam:

Enclosed please find letter assigning bid together with Realty Transfer Tax Affidavits in duplicate, and a copy of the recorded mortgage and assignments. Kindly prepare the sheriff's deed and have the same recorded and return to our office in the postage prepaid, self-addressed envelope provided.

I have made several attempts to contact your office for a balance due to settle. If there is anything due please contact our office so we can submit payment immediately.

If you have any questions or need anything else, please do not hesitate to contact our office.

Very truly yours,

Stephanie Lerman/ Legal Assistant
Stern & Eisenberg, PC

Enclosures



Stern Eisenberg PC

LAW OFFICES

Stern & Eisenberg, PC

www.sterneisenberg.com

1581 Main Street
Suite 200

Warrington, Pennsylvania 18976

(215) 572-8111

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July 2, 2015

Sheriff's Office- Real Estate
Columbia County Courthouse
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RE: LSF9 Master Participation Trust
v. Janice L. Hacker and Terry D. Hacker
C.C.P. COLUMBIA COUNTY NO. 2015-CV-240

PREMISES- 1550 State Route 254, Orangeville, PA 17859

Dear Sir or Madam:

Please assign my bid as attorney on the writ to LSF9 Master Participation Trust, 13801 Wireless Way, Oklahoma City, OK 73134.

Very truly yours,

Stephanie Lerman/ Legal Assistant
Stern & Eisenberg, PC

Enclosures

GRANTEE—

LSF⁹ Master Participation Trust
c/o 13801 Wireless Way, Oklahoma City, OK 73134



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 Edward J. McKee, Esquire		Telephone Number: (215) 572-8111	
Mailing Address 1581 Main Street, Suite 200		City Warrington	State PA
		ZIP Code 19090	

B. TRANSFER DATA

Date of Acceptance of Document / /			
Grantor(s)/Lessor(s) Columbia County Sheriff	Telephone Number: (215) 686-3530	Grantee(s)/Lessee(s) LSF9 Master Participation Trust	Telephone Number:
Mailing Address Courthouse P.O. 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 1550 State Route 254		City, Township, Borough Greenwood Township	
County Columbia	School District Millville Area S D	Tax Parcel Number 17-06-021-01	

D. VALUATION DATA

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

1. Actual Cash Consideration 2,005.92	2. Other Consideration + 0.00	3. Total Consideration = 2,005.92
4. County Assessed Value 30,738.00	5. Common Level Ratio Factor x 3.60	6. Computed Value = 110,656.80

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

1a. Amount of Exemption Claimed \$ 2,005.92	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

07/01/15

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



pennsylvania

DEPARTMENT OF REVENUE

Bureau of Individual Taxes

PO BOX 280603

Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

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Mailing Address Courthouse P.O. 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 1550 State Route 254		City, Township, Borough Greenwood Township	
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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

07/01/15

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pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
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City Bloomsburg	State PA	City Oklahoma City	State OK
ZIP Code 17815		ZIP Code 73134	

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07/01/15

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Stern & Eisenberg | PC

LAW OFFICES

Stern & Eisenberg, PC

www.sterneisenberg.com

1581 Main Street
Suite 200

Warrington, Pennsylvania 18976

(215) 572-8111

Facsimile: (215) 572-5025

July 6, 2015

VIA FACSIMILE 570.389.5625

Sheriff's Office- Real Estate
Attention: Sheriff Timothy Chamberlain
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

RE: LSF9 Master Participation Trust
v. Janice L. Hacker and Terry D. Hacker
C.C.P. COLUMBIA COUNTY NO. 2015-CV-240

PREMISES- 1550 State Route 254, Orangeville, PA 17859

Dear Sir:

I have received your cost sheet for the referenced matter which sold back to the Plaintiff at the 6/10/15 Sheriff's sale. A Settlement package with our bidding was sent via overnight mail to your office on 7/2/15. A check to represent the funds due to settle will be in the mail today. Thank you.

Very truly yours,

Stephanie Lerman/ Legal Assistant
Stern & Eisenberg, PC

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: Stephanie

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 3

Phone:

Date: July 6, 2015

Re: Terry & Janice Hacker

CC:

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

• **Comments:**

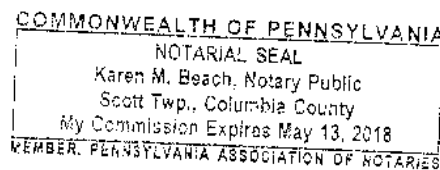
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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.....

.....
Karen M. Beach
(Notary Public)



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

.....

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>24.00</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>5.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>382.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1167.09</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1392.09</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>5.00</u>
TOTAL *****	\$ <u>5.00</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL *****	\$ <u>0.00</u>

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 1966.59

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF8 MASTER PARTICIPATION TRUST
vs.
JANICE HACKER (et al.)

Case Number
2015CV240

SHERIFF'S RETURN OF SERVICE

05/04/2015 02:32 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 1550 STATE ROUTE 254, ORANGEVILLE, PA 17859.

Martin Boudman

MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

May 05, 2015

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

NOTARY

Affirmed and subscribed to before me this

5TH day of MAY, 2015

Sarah Jane Klingaman

Plaintiff Attorney: STERN AND EISENBERG PC, 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST
vs.
JANICE HACKER (et al.)

Case Number
2015CV240

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 1550 STATE ROUTE 254
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

5-4-15

Time:

1432

Deputy:

128

Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2015CV240

1550 STATE ROUTE 254, ORANGEVILLE, PA 17859

NO EXPIRATION

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



71901140006000050798

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

STEVEN K. EISENBERG, ESQUIRE (75736)
M. TROY FREEDMAN, ESQUIRE (85165)
LESLIE J. RASE, ESQUIRE (58365)
ANDREW J. MARLEY (312314)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
WARRINGTON, PENNSYLVANIA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

LSF9 Master Participation Trust

v.

Janice L. Hacker and Terry D. Hacker

Defendant(s)

Civil Action: 2015-CV-240

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Janice L. Hacker
342 S. State Street
Millville, PA 17846

Terry D. Hacker
719 Shuman Street
Catawissa, PA 17820-1131

Your real estate at **1550 State Route 254, Orangeville, PA 17859** is scheduled to be sold at Sheriff's Sale on June 10th 2015 at 9:00 A.M. P.M., at Courthouse, Bloomsburg, PA 17815 (location of sale) to enforce the court judgment of \$164,778.98 obtained by LSF9 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 Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg PC, telephone (215) 572-8111.
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 notice on page two on how to obtain an attorney.)



Stern & Eisenberg PC

LAW OFFICES

Stern & Eisenberg, PC

www.sterneisenberg.com

1581 Main Street
Suite 200

Warrington, Pennsylvania 18976

(215) 572-8111

Facsimile: (215) 572-5025

April 21, 2015

PROTHONOTARY
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

RE: LSF9 Master Participation Trust
v. Janice L. Hacker and Terry D. Hacker
C.C.P. COLUMBIA CO. NO. 2013-CV-661

Dear Sir or Madam:

Enclosed please find Certificate of Service in connection with the above referenced matter. Kindly file the original of record and return a time-stamped copy to our office. A self-addressed stamped envelope is provided.

Thank you for your attention to the matter.

Very truly yours,

Sabrina Hilpert / LEGAL ASSISTANT
STERN & EISENBERG, PC

S&E/slh
Enclosure
Cc: Sheriff's Office

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

ANDREW J. MARLEY, ESQUIRE
STERN AND EISENBERG, PC
1581 Main Street, Suite 200
Warrington, PA 18976
(215) 572-8111
I.D. #312314

LSF9 Master Participation Trust
Plaintiff (s)

v.

Janice L. Hacker and Terry D. Hacker
Defendant(s)

Civil Action: 2015-CV-240

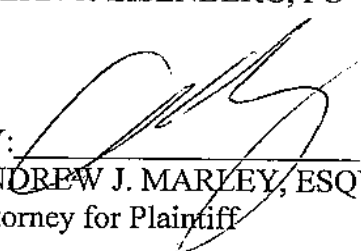
MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE

I, ANDREW J. MARLEY, ESQ., attorney for the within Plaintiff, hereby certify that a Notice of the Sheriff's Sale was mailed to the Defendants by certified mail, return receipt requested on April 20, 2015.

I further certify that notice of the Sheriff's Sale was mailed to each lienholder by regular, first-class, postage prepaid mail on April 20, 2015, as evidenced by copy of certificates of mailing attached.

STERN & EISENBERG, PC

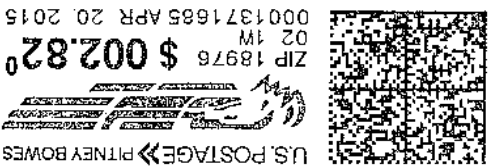
BY: 
ANDREW J. MARLEY, ESQUIRE
Attorney for Plaintiff

04/21/2015

Name and Address of Sender

STERN & EISENBERG
1581 Main Street, Suite 200
Warrington, PA 18976

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	Janice L. Hacker 342 S. State Street Millville, PA 17846		
2	****	Terry D. Hacker 719 Shuman Street Catawissa, PA 17820-1131		
3	****	PA Department of Revenue Bureau of Compliance Box 281230 Harrisburg, Pennsylvania 17128		
4	****	Domestic Relations Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815		
5	****	Tax Claim Bureau Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815		
6	****	Tenant(s)/Occupant(s) 1550 State Route 254 Orangeville, PA 17859-9202		
RE: Caliber-Hacker -NOS				
Total Number of Pieces Listed by Sender				
Total Number of Pieces Received at Post Office				
Postmaster, Per (Name of Receiving Employee)				



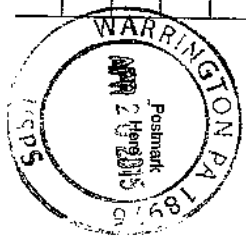
7014 1820 0001 3858 7249

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$



Sent To: Janice L. Hacker
Street & Apt. No., 342 S. State Street
or PO Box No.
City, State, ZIP+4 Millville, PA 17846

PS Form 3800, July 2014 See Reverse for Instructions

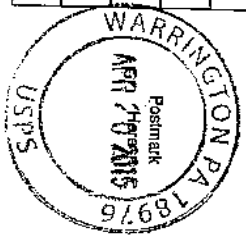
7014 1820 0001 3858 7232

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$



Sent To: Terry D. Hacker
Street & Apt. No., 719 Shuman Street
or PO Box No.
City, State, ZIP+4 Catawissa, PA 17820-1131



PS Form 3800, July 2014 See Reverse for Instructions

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST
vs.
JANICE HACKER (et al.)

Case Number
2015CV240

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone: 41

Warrant:

Serve To:

Name: TERRY HACKER

Primary Address: 719 SHUMAN STREET
CATAWISSA, PA 17820

Phone:

DOB:

Alternate Address: 458 - 0121

Phone: #316-1725-Melissa Miller

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Terry Hacker

Relation: def

Date: 04/17/15

Time: 10:55

Deputy: #2

Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:	4-13-15	4-16-15				
Time:	10:55	14:55				
Mileage:						
Deputy:	3	3				

Service Attempt Notes:

1. LIC
2. CARD gave, left another
- 3.
- 4.
- 5.
- 6.

HACKER, TERRY

2015CV240

719 SHUMAN STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF8 MASTER PARTICIPATION TRUST
vs.
JANICE HACKER (et al.)

Case Number
2015CV240

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: JANICE HACKER

Primary Address: 610 GREEN STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 342 S. STATE STREET
MILLVILLE, PA 17846

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Sierra Smith

Relation: Friend

Date: 4-15-15

Time: 15:43

Deputy: 3

Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:	4/14/15					
Time:	12:50					
Mileage:						
Deputy:	698					

Service Attempt Notes:

1. Not Home. Left Card.

2.

3.

4.

5.

6.

HACKER, JANICE

2015CV240

610 GREEN 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.
JANICE HACKER (et al.)

Case Number
2015CV240

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone: 41

Warrant:

Expires:

Serve To:

Name: OCCUPANT

Primary Address: 1550 STATE ROUTE 254
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: FRANK DEOR

Relation:

Date: 4-13-15

Time: 1050

Deputy: J

Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

OCCUPANT

2015CV240

1550 STATE ROUTE 254, ORANGEVILLE, PA 17859

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST
vs.
JANICE HACKER (et al.)

Case Number
2015CV240

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 41

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Dennette Farr

Primary Address: 858 Chestnut Road
Millville, PA 17846

Phone: 570-458-5775

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation: TAX COLLECTOR

Date: 4/13/15

Time: 1045

Deputy: 5

Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

FARR, DENNETTE

2015CV240

858 CHESTNUT ROAD, MILLVILLE, PA 17846

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 04/13/15

Account:

Name:

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

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

Ad ID: **1031206**
Description: **J & T Hacker Sale**
Run Dates: **05/20/15 to 06/03/15**
Class: **2**
Agate Lines: **213**
Blind Box:

Total Ad Cost \$1,167.09
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	05/20/15	06/03/15	3	\$1,167.09

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV240

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 Greenwood Township, Columbia County, Pennsylvania, more particularly bounded and described as follows: BEGINNING at a point in the center of State Route 254, also known as Greenwood Valley Road, at a corner of lands of Elizabeth Almroth, grantor herein; thence along lands of said Almroth, the following five courses and distances: South 06 degrees 45 minutes 00 seconds West, 135.24 feet to an iron pin, passing through an iron pin 25 feet from the corner in the center of Greenwood Valley Road; South 40 degrees 43 minutes 20 seconds West, 245.61 feet to an iron pin; North 82 degrees 56 minutes 00 seconds West, 72.79 feet to an iron pin; North 83 degrees 20 minutes 10 seconds West, 100.64 feet to an iron pin; North 07 degrees 11 minutes 40 seconds East, 303.85 feet to a point in the center of said Greenwood Valley Road, passing through an iron pin 25 feet from the center of said Greenwood Valley Road; thence along the center of said Greenwood Valley Road, South 83 degrees 19 minutes 30 seconds East, 302.31 feet to a point; the place of beginning.

CONTAINING 2.00 acres and being shown on and in accordance with draft of survey prepared by Construction Engineering, Inc., James M. Wood, PLS, dated July 12, 2001 and recorded in Columbia County Map Book 8, Page 43.

BEING KNOWN AS 1550 State Route 254, Orangeville, PA 17859
PARCEL NO. 17-06-021-01

Fee Simple Title Vested in Terry D. Hacker and Janice L. Hacker, his wife, as tenants by the entirety by deed from Elizabeth Jane Almroth joined by William M. Almroth, her husband, dated September 24, 2001, recorded October 3, 2001, in the Columbia County Recorder of Deeds Office in Deed Instrument No. 200109870.

PROPERTY ADDRESS: 1550 STATE ROUTE 254, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 17-06-021-01

Seized and taken into execution to be sold as the property of JANICE HACKER, TERRY HACKER in suit of LSF8 MASTER PARTICIPATION TRUST.

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

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

Attorney for the Plaintiff:
**STERN AND EISENBERG PC
WARRINGTON, PA**

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

REAL ESTATE TAX CERTIFICATION

Date: 04/14/2015

Fee: \$5.00

Cert. NO: 20679

HACKER TERRY D & JANICE L
719 SHUMAN STREET
CATAWISSA PA 17820

District: GREENWOOD TWP
Deed: 20010 -9870
Location: 1550 STATE ROUTE 254
Parcel Id:17 -06 -021-01,000

Assessment: 30,738

Balances as of 04/14/2015

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: COLUMBIA County SHERIFF
SIF

Per: _____

STEVEN K. EISENBERG, ESQUIRE (75736)
M. TROY FREEDMAN, ESQUIRE (85165)
LESLIE J. RASE, ESQUIRE (58365)
ANDREW J. MARLEY (312314)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
WARRINGTON, PENNSYLVANIA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

Sheriff
17-06-021-01
NO
Plea

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

LSF9 Master Participation Trust
v.

Civil Action: 2015-CV-240

Janice L. Hacker and Terry D. Hacker

Defendant(s)

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Janice L. Hacker
342 S. State Street
Millville, PA 17846

Terry D. Hacker
719 Shuman Street
Catawissa, PA 17820-1131

Your real estate at **1550 State Route 254, Orangeville, PA 17859** is scheduled to be sold at Sheriff's Sale on June 10th 2015 at 9:00 A.M. ~~P.M.~~, at Courthouse, Bloomsburg, PA 17815 (location of sale) to enforce the court judgment of \$164,778.98 obtained by LSF9 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 Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg PC, telephone (215) 572-8111.
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 notice on page two on how to obtain an attorney.)

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV240

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 Greenwood Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the center of State Route 254, also known as Greenwood Valley Road, at a corner of lands of Elizabeth Almroth, grantor herein; thence along lands of said Almroth, the following five courses and distances: South 06 degrees 45 minutes 00 seconds West, 135.24 feet to an iron pin, passing through an iron pin 25 feet from the corner in the center of Greenwood Valley Road; South 40 degrees 43

minutes 20 seconds West, 245.61 feet to an iron pin; North 82 degrees 56 minutes 00 seconds West, 72.79 feet to an iron pin; North 63 degrees 20 minutes 10 seconds West 100.64, feet to an iron pin; North 07 degrees 11 minutes 40 seconds East, 303.85 feet to a point in the center of said Greenwood Valley Road, passing through an iron pin 25 feet from the center of said Greenwood Valley Road; thence along the center of said Greenwood Valley Road, South 83 degrees 19 minutes 30 seconds East, 302.31 feet to a point; the place of beginning.

CONTAINING 2.00 acres and being shown on and in accordance with draft of survey prepared by Construction Engineering, Inc., James M. Wood, PLS, dated July 12, 2001 and recorded in Columbia County Map Book 8, Page 43.

BEING KNOWN AS 1550 State Route 254, Orangeville, PA 17859

PARCEL NO. 17-06-021-01

Fee Simple Title Vested in Terry D. Hacker and Janice L. Hacker, his wife, as tenants by the entireties by deed from Elizabeth Jane Almroth joined by William M. Almroth, her husband, dated September 24, 2001, recorded October 3, 2001, in the Columbia County Recorder of Deeds Office in Deed Instrument No. 200109870.

PROPERTY ADDRESS: 1550 STATE ROUTE 254, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 17-06-021-01

Seized and taken into execution to be sold as the property of JANICE HACKER, TERRY HACKER 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:
STERN AND EISENBERG PC
WARRINGTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY,
PENNSYLVANIA
NO. 2015-CV-240

LSF9 Master Participation Trust

v.

Janice L. Hacker and Terry D. Hacker

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

2015-ED-41

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:

1550 State Route 254, Orangeville, PA 17859

See full legal description attached

Amount due.....\$164,778.98

Interest from 04/07/2015 at the per
diem rate of \$38.75 until
judgment is paid in full.....\$ _____ and Costs. ..

Total..... \$ _____ plus costs \$ _____.

Dated: 04-08-15
(SEAL)

Barbara N. Silvette
Prothonotary, Common Pleas Court of
Columbia County, PA

By: _____
Deputy

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016

ALL that certain piece, parcel and lot of land situate in Greenwood Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the center of State Route 254, also known as Greenwood Valley Road, at a corner of lands of Elizabeth Almroth, grantor herein; thence along lands of said Almroth, the following five courses and distances:

South 06 degrees 45 minutes 00 seconds West, 135.24 feet to an iron pin, passing through an iron pin 25 feet from the corner in the center of Greenwood Valley Road; South 40 degrees 43 minutes 20 seconds West, 245.61 feet to an iron pin; North 82 degrees 56 minutes 00 seconds West, 72.79 feet to an iron pin; North 63 degrees 20 minutes 10 seconds West 100.64, feet to an iron pin; North 07 degrees 11 minutes 40 seconds East, 303.85 feet to a point in the center of said Greenwood Valley Road, passing through an iron pin 25 feet from the center of said Greenwood Valley Road; thence along the center of said Greenwood Valley Road, South 83 degrees 19 minutes 30 seconds East, 302.31 feet to a point; the place of beginning.

CONTAINING 2.00 acres and being shown on and in accordance with draft of survey prepared by Construction Engineering, Inc., James M. Wood, PLS, dated July 12, 2001 and recorded in Columbia County Map Book 8, Page 43.

BEING KNOWN AS 1550 State Route 254, Orangeville, PA 17859

PARCEL NO.17-06-021-01

Fee Simple Title Vested in Terry D. Hacker and Janice L. Hacker, his wife, as tenants by the entireties by deed from Elizabeth Jane Almroth joined by William M. Almroth, her husband, dated September 24, 2001, recorded October 3, 2001, in the Columbia County Recorder of Deeds Office in Deed Instrument No. 200109870.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST
vs.
JANICE HACKER (et al.)

Case Number
2015CV240

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 41

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 Richendrfer

Relation: Clerk II

Date: 4-10-15

Time: 8:40

Deputy: 5

Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

DOMESTIC RELATIONS OF

2015CV240

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.
JANICE HACKER (et al.)

Case Number
2015CV240

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 41

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: DEB MILLER

Relation: CLERK

Date: 4-10-15

Time: 0838

Deputy: 5

Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2015CV240

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

STEVEN K. EISENBERG, ESQUIRE (75736)
M. TROY FREEDMAN, ESQUIRE (85165)
LESLIE J. RASE, ESQUIRE (58365)
ANDREW J. MARLEY (312314)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
WARRINGTON, PENNSYLVANIA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

LSF9 Master Participation Trust

v.

Janice L. Hacker and Terry D. Hacker
Defendant(s)

Civil Action: 2015-CV-240

2015-ED-41

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **1550 State Route 254, Orangeville, PA 17859.**

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

Janice L. Hacker
342 S. State Street
Millville, PA 17846

Terry D. Hacker
719 Shuman Street
Catawissa, PA 17820-1131

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

Janice L. Hacker
342 S. State Street
Millville, PA 17846

Terry D. Hacker
719 Shuman Street
Catawissa, PA 17820-1131

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

N/A

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

N/A

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

N/A

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:

PA Department of Revenue
Bureau of Compliance
Box 281230
Harrisburg, Pennsylvania 17128

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:

Domestic Relations
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Tax Claim Bureau
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Tenant(s)/Occupant(s)
1550 State Route 254
Orangeville, PA, 17859-9202

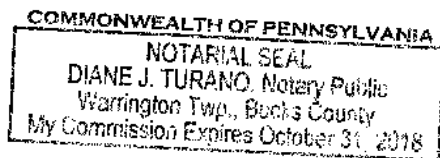
I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Date:

4/16/15

STERN & EISENBERG, PC

BY:



☐ STEVEN K. EISENBERG, ESQUIRE
☒ M. TROY FREEDMAN, ESQUIRE
☐ JACQUELINE F. McNALLY, ESQUIRE
☐ LESLIE J. RASE, ESQUIRE
☐ ANDREW J. MARLEY, ESQUIRE
Attorney for Plaintiff

Sworn to and subscribed before me
this 16 Day of April, 2015.

[Signature]
Notary Public

STEVEN K. EISENBERG, ESQUIRE (75736)
M. TROY FREEDMAN, ESQUIRE (85165)
LESLIE J. RASE, ESQUIRE (58365)
ANDREW J. MARLEY (312314)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
WARRINGTON, PENNSYLVANIA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

LSF9 Master Participation Trust
v.

Civil Action: 2015-CV-240

Janice L. Hacker and Terry D. Hacker
Defendant(s)

MORTGAGE FORECLOSURE

RE: PREMISES: 1550 State Route 254, Orangeville, PA 17859

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant. As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on June 10th 2015 at 9:00 (A.M./P.M.) at Courthouse, Bloomsburg, PA 17815 (subject to change without further notice).

The sale is being conducted pursuant to the judgment in the amount of \$164,778.98 together with interest, costs (and such other allowed amounts) thereon entered in the above matter in favor of Plaintiff against the above-named Defendant(s) who is/are also the real owner of said premises. I have discovered that you may have a lien and/or interest in the premises to be sold. This notice is given so that you can protect your interest, if any, in the lien you have on the premises. 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 ATTORNEY**, as we are not permitted to give you legal advice.

A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

STERN & EISENBERG, PC

BY:

☐ STEVEN K. EISENBERG, ESQUIRE
☒ M. TROY FREEDMAN, ESQUIRE
☐ JACQUELINE F. McNALLY, ESQUIRE
☐ LESLIE J. RASE, ESQUIRE
☐ ANDREW J. MARLEY, ESQUIRE
Attorney for Plaintiff

REAL ESTATE OUTLINE

ED # 2015 ED 91

DATE RECEIVED 4 8 15
DOCKET AND INDEX 2015 CV 240

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>16520</u>

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

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

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

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY,
PENNSYLVANIA
NO. 2015-CV-240

LSF9 Master Participation Trust
v.
Janice L. Hacker and Terry D. Hacker

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

2015-ED-41

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:

1550 State Route 254, Orangeville, PA 17859

See full legal description attached

Amount due.....\$164,778.98

Interest from 04/07/2015 at the per
diem rate of \$38.75 until
judgment is paid in full.....\$ _____ and Costs.

Total..... \$ _____ plus costs \$ _____.

Dated: 04-08-15
(SEAL)

Barbara N. Silvette
Prothonotary, Common Pleas Court of
Columbia County, PA

By: _____
Deputy

Proth & Clerk of Sev. Courts
My Com Ex. 1st Monday in 2016

ALL that certain piece, parcel and lot of land situate in Greenwood Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the center of State Route 254, also known as Greenwood Valley Road, at a corner of lands of Elizabeth Almroth, grantor herein; thence along lands of said Almroth, the following five courses and distances:

South 06 degrees 45 minutes 00 seconds West, 135.24 feet to an iron pin, passing through an iron pin 25 feet from the corner in the center of Greenwood Valley Road; South 40 degrees 43 minutes 20 seconds West, 245.61 feet to an iron pin; North 82 degrees 56 minutes 00 seconds West, 72.79 feet to an iron pin; North 63 degrees 20 minutes 10 seconds West 100.64, feet to an iron pin; North 07 degrees 11 minutes 40 seconds East, 303.85 feet to a point in the center of said Greenwood Valley Road, passing through an iron pin 25 feet from the center of said Greenwood Valley Road; thence along the center of said Greenwood Valley Road, South 83 degrees 19 minutes 30 seconds East, 302.31 feet to a point; the place of beginning.

CONTAINING 2.00 acres and being shown on and in accordance with draft of survey prepared by Construction Engineering, Inc., James M. Wood, PLS, dated July 12, 2001 and recorded in Columbia County Map Book 8, Page 43.

BEING KNOWN AS 1550 State Route 254, Orangeville, PA 17859

PARCEL NO.17-06-021-01

Fee Simple Title Vested in Terry D. Hacker and Janice L. Hacker, his wife, as tenants by the entireties by deed from Elizabeth Jane Almroth joined by William M. Almroth, her husband, dated September 24, 2001, recorded October 3, 2001, in the Columbia County Recorder of Deeds Office in Deed Instrument No. 200109870.

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Defendant(s)

Civil Action: 2015-CV-240

2015-ED-41

MORTGAGE FORECLOSURE

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS

COUNTY OF BUCKS :

I, the undersigned, being duly sworn according to law, deposes and says, to the best of his knowledge, information and belief, Defendants':

1. Last-known addresses are:

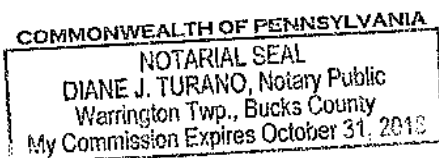
Janice L. Hacker: 342 S. State Street, Millville, PA 17846

Terry D. Hacker: 719 Shuman Street, Catawissa, PA 17820-1131

2. Is over the age of twenty-one.

3. Is not now nor has been within the last six (6) months in the Armed Services of the United States as defined in the Soldiers' Civil Relief Act of 1940, as amended.

STERN & EISENBERG, PC



BY:

☐ STEVEN K. EISENBERG, ESQUIRE
☒ M. TROY FREEDMAN, ESQUIRE
☐ JACQUELINE F. McNALLY, ESQUIRE
☐ LESLIE J. RASE, ESQUIRE
☐ ANDREW J. MARLEY, ESQUIRE
Attorney for Plaintiff

Sworn to and subscribed before me
this 6th Day of April, 2015

Notary Public



Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: HACKER

First Name: TERRY

Middle Name:

Active Duty Status As Of: Apr-06-2015

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

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

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

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

Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

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

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenseink.mil" URL: <http://www.defenseink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

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

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

Certificate ID: U50EQD92Q12AO30



Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: HACKER

First Name: JANICE

Middle Name:

Active Duty Status As Of: Apr-06-2015

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

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

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NA	NA	No	NA
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Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
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Certificate ID: E557DD62R12C930

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TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

LSF9 Master Participation Trust

v.

Janice L. Hacker and Terry D. Hacker
Defendant(s)

Civil Action: 2015-CV-240

2015-ED-41

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **1550 State Route 254, Orangeville, PA 17859**.

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

Janice L. Hacker
342 S. State Street
Millville, PA 17846

Terry D. Hacker
719 Shuman Street
Catawissa, PA 17820-1131

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

Janice L. Hacker
342 S. State Street
Millville, PA 17846

Terry D. Hacker
719 Shuman Street
Catawissa, PA 17820-1131

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

N/A

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

N/A

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

N/A

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:

PA Department of Revenue
Bureau of Compliance
Box 281230
Harrisburg, Pennsylvania 17128

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:

Domestic Relations
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Tax Claim Bureau
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

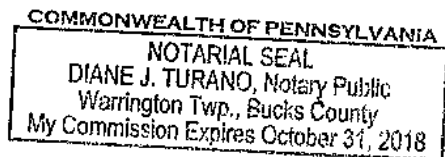
Tenant(s)/Occupant(s)
1550 State Route 254
Orangeville, PA, 17859-9202

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:

4/6/15

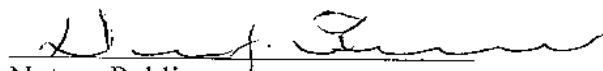
STERN & EISENBERG, PC



BY:


☐ STEVEN K. EISENBERG, ESQUIRE
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☐ JACQUELINE F. McNALLY, ESQUIRE
☐ LESLIE J. RASE, ESQUIRE
☐ ANDREW J. MARLEY, ESQUIRE
Attorney for Plaintiff

Sworn to and subscribed before me
this 6 Day of April, 2015.


Notary Public

WAIVER OF WATCHMAN/WAIVER OF INSURANCE – ANY DEPUTY SHERIFF LEVYING UPON OR ATTACHING ANY PROPERTY UNDER WHICH WRIT MAY LEAVE SAME WITHOUT A WATCHMAN, IN CUSTODY OF WHOEVER IS FOUND IN POSSESSION, AFTER NOTIFYING SUCH PERSON OF SUCH LEVY OR ATTACHMENT, WITHOUT LIABILITY ON THE PART OF SUCH DEPUTY OR THE SHERIFF TO ANY PLAINTIFF HEREIN FOR ANY LOSS, DESTRUCTION OR REMOVAL OF ANY SUCH PROPERTY BEFORE SHERIFF'S SALE THEREOF: AND THE SHERIFF IS HEREBY RELEASED FROM ALL LIABILITY TO PROTECT THE PROPERTY DESCRIBED IN THE ABOVE EXECUTION BY INSURANCE, WHICH INSURANCE IS HEREBY WAIVED.



ATTORNEY FOR PLAINTIFF

ALL that certain piece, parcel and lot of land situate in Greenwood Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the center of State Route 254, also known as Greenwood Valley Road, at a corner of lands of Elizabeth Almroth, grantor herein; thence along lands of said Almroth, the following five courses and distances:

South 06 degrees 45 minutes 00 seconds West, 135.24 feet to an iron pin, passing through an iron pin 25 feet from the corner in the center of Greenwood Valley Road; South 40 degrees 43 minutes 20 seconds West, 245.61 feet to an iron pin; North 82 degrees 56 minutes 00 seconds West, 72.79 feet to an iron pin; North 63 degrees 20 minutes 10 seconds West 100.64, feet to an iron pin; North 07 degrees 11 minutes 40 seconds East, 303.85 feet to a point in the center of said Greenwood Valley Road, passing through an iron pin 25 feet from the center of said Greenwood Valley Road; thence along the center of said Greenwood Valley Road, South 83 degrees 19 minutes 30 seconds East, 302.31 feet to a point; the place of beginning.

CONTAINING 2.00 acres and being shown on and in accordance with draft of survey prepared by Construction Engineering, Inc., James M. Wood, PLS, dated July 12, 2001 and recorded in Columbia County Map Book 8, Page 43.

BEING KNOWN AS 1550 State Route 254, Orangeville, PA 17859

PARCEL NO.17-06-021-01

Fee Simple Title Vested in Terry D. Hacker and Janice L. Hacker, his wife, as tenants by the entireties by deed from Elizabeth Jane Almroth joined by William M. Almroth, her husband, dated September 24, 2001, recorded October 3, 2001, in the Columbia County Recorder of Deeds Office in Deed Instrument No. 200109870.

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LSF9 Master Participation Trust

v.

Janice L. Hacker and Terry D. Hacker

Defendant(s)

Civil Action: 2015-CV-240

2015-ED-41

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Janice L. Hacker
342 S. State Street
Millville, PA 17846

Terry D. Hacker
719 Shuman Street
Catawissa, PA 17820-1131

Your real estate at **1550 State Route 254, Orangeville, PA 17859** is scheduled to be sold at Sheriff's Sale on June 10th 2015 at 9:00 A.M./P.M., at Courthouse, Bloomsburg, PA 17815 (location of sale) to enforce the court judgment of \$164,778.98 obtained by LSF9 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 Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg PC, telephone (215) 572-8111.
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 notice on page two 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 Stern & Eisenberg PC, telephone (215) 572-8111.
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 Stern & Eisenberg PC, telephone (215) 572-8111.
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 on a date specified by the Sheriff no later than 30 days after the sale date. This Schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. You should check with the Sheriff's Office by calling 1-570-389-5624 to determine the actual 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.

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

North Penn Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
1-570-784-8760

ALL that certain piece, parcel and lot of land situate in Greenwood Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the center of State Route 254, also known as Greenwood Valley Road, at a corner of lands of Elizabeth Almroth, grantor herein; thence along lands of said Almroth, the following five courses and distances:

South 06 degrees 45 minutes 00 seconds West, 135.24 feet to an iron pin, passing through an iron pin 25 feet from the corner in the center of Greenwood Valley Road; South 40 degrees 43 minutes 20 seconds West, 245.61 feet to an iron pin; North 82 degrees 56 minutes 00 seconds West, 72.79 feet to an iron pin; North 63 degrees 20 minutes 10 seconds West 100.64, feet to an iron pin; North 07 degrees 11 minutes 40 seconds East, 303.85 feet to a point in the center of said Greenwood Valley Road, passing through an iron pin 25 feet from the center of said Greenwood Valley Road; thence along the center of said Greenwood Valley Road, South 83 degrees 19 minutes 30 seconds East, 302.31 feet to a point; the place of beginning.

CONTAINING 2.00 acres and being shown on and in accordance with draft of survey prepared by Construction Engineering, Inc., James M. Wood, PLS, dated July 12, 2001 and recorded in Columbia County Map Book 8, Page 43.

BEING KNOWN AS 1550 State Route 254, Orangeville, PA 17859

PARCEL NO.17-06-021-01

Fee Simple Title Vested in Terry D. Hacker and Janice L. Hacker, his wife, as tenants by the entireties by deed from Elizabeth Jane Almroth joined by William M. Almroth, her husband, dated September 24, 2001, recorded October 3, 2001, in the Columbia County Recorder of Deeds Office in Deed Instrument No. 200109870.

S E

Stern & Eisenberg, PC

LAW OFFICES

Stern & Eisenberg, PC

www.sternseisenberg.com

1581 Main Street
Suite 200

Warrington, Pennsylvania 18976

(215) 572-8111

Facsimile: (215) 572-5025

April 6, 2015

RE: LSF9 MASTER PARTICIPATION TRUST
VS. JANICE and TERRY HACKER
C.C.P. COLUMBIA CO. NO. 2015-CV-240

Prothonotary's Office
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

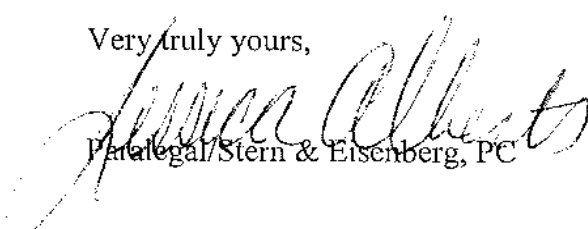
Dear Sir or Madam:

I represent the plaintiff in the above matter and I am enclosing herewith the following:

Praecipe for Entry of Judgment
Notice of Sale to Defendant
3129.1 Affidavit in duplicate
Praecipe for Writ of Execution
Writ of Execution
Abstract, in duplicate
Certificate to the Sheriff
Certification to the Sheriff
Check to the Sheriff for \$1,350.00
Check to Prothonotary \$50.00 (enter judgment and issue writ)

Please have the Prothy enter judgment, file the 3129.1 Affidavit and issue the Writ. Thereafter, the Writ should be transmitted it to the Sheriff together with remaining papers and check in the amount of \$1,350.00. Ask the Sheriff to schedule the sale for the next available listing and thereafter, advise.

Very truly yours,


Paralegal/Stern & Eisenberg, PC

TF/jjn
Enclosures

FILED
PROTHONOTARY
2015 APR 8 AM 11:51
CLERK OF COURT
COLUMBIA COUNTY



Stern & Eisenberg, PC

LAW OFFICES

Stern & Eisenberg, PC

www.sterneisenberg.com

1581 Main Street
Suite 200

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April 6, 2015

RE: LSF9 MASTER PARTICIPATION TRUST
VS. JANICE and TERRY HACKER
C.C.P. COLUMBIA CO. NO. 2015-CV-240

Sheriff's Office
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Please serve the Defendant with Notice of Sheriff's Sale at the following address:

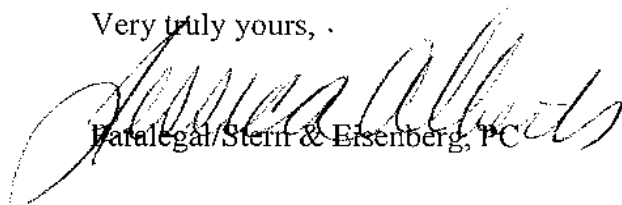
Janice L. Hacker
342 S. State Street
Millville, PA 17846

and

Terry D. Hacker
719 Shuman Street
Catawissa, PA 17820

Please forward an affidavit of service once completed.

Very truly yours, .



Paralegal/Stern & Eisenberg, PC

TF/jjn
Enclosures

Document Receipt

Trans #	5077	Carrier / service:	USPS Server	First-Class Mail®	4/9/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000050804

Doc Ref #: 2015ED41

Postage 5.1300

PHILADELPHIA PA 19106

41

Document Receipt

Trans #	5076	Carrier / service:	USPS Server	First-Class Mail®	4/9/2015 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 #: 71901140006000050798

Doc Ref #: 2015ED41

Postage 5.1300

PHILADELPHIA PA 19107

Document Receipt

Trans #	5075	Carrier / service:	USPS Server	First-Class Mail®	4/9/2015 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000050781

Doc Ref #: 2015ED41

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	5074	Carrier / service:	USPS Server	First-Class Mail®	4/9/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000050774

Doc Ref #: 2015ED41

Postage 5.1300

HARRISBURG PA 17128

STEVEN K. EISENBERG, ESQUIRE (75736)
M. TROY FREEDMAN, ESQUIRE (85165)
LESLIE J. RASE, ESQUIRE (58365)
ANDREW J. MARLEY (312314)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
WARRINGTON, PENNSYLVANIA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

LSF9 Master Participation Trust
v.

Civil Action: 2015-CV-240

Janice L. Hacker and Terry D. Hacker

Defendant(s)

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Janice L. Hacker
342 S. State Street
Millville, PA 17846

Terry D. Hacker
719 Shuman Street
Catawissa, PA 17820-1131

Your real estate at **1550 State Route 254, Orangeville, PA 17859** is scheduled to be sold at Sheriff's Sale on June 10th 2015 at 9:00 A.M./P.M., at Courthouse, Bloomsburg, PA 17815 (location of sale) to enforce the court judgment of \$164,778.98 obtained by LSF9 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 Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg PC, telephone (215) 572-8111.
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 notice on page two on how to obtain an attorney.)

STERN AND EISENBERG PC

ATTORNEYS AT LAW
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976

FIRST NIAGARA
50-7044-2223

DATE

04/07/15

CHECK

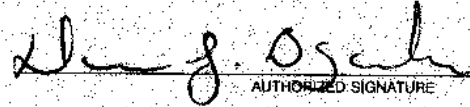
AMOUNT
**\$1,350.00

*** ONE THOUSAND THREE HUNDRED FIFTY & 00/100 DOLLARS

PAY

TO THE
ORDER OF Sheriff- Columbia County

GENERAL ACCOUNT


AUTHORIZED SIGNATURE

MEMO: Hacker LN #...2102

⑈016520⑈ ⑆222370440⑆007900993879⑈