

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

LSFS Master Participation vs Tracy & Lori McCloy

NO. 50-15 ED NO. 228-15 JD

DATE/TIME OF SALE: OCT 14, 2015 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 4196.14

POUNDAGE - 2% OF BID \$ 83.92

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4280.06

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): Tracy L. Mull

Agent for Phelan Hallinan Diamond & Jones

TOTAL DUE: \$ 4280.06

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 2930.06

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



## Plaintiff

LSF8 MASTER PARTICIPATION TRUST vs.

## Defendant

TRACY C MCCLORY  
LORI G MCCLORY

### Attorney for the Plaintiff:

PHELAN & HALLINAN LLP  
ONE PENN CENTER AT SUBURAN STATION  
SUITE 1400 1617 JFK BLVD  
PHILADELPHIA, PA 19103-1814

Sheriff's Sale Date: Wednesday, October 14, 2015

Writ of Execution No. : 2015CV228

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 309 TALMAR ROAD, BENTON, PA 17814

## 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.	\$1,541.76
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	\$165.00
Service Mileage	\$40.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$15.00
Surcharge	\$120.00
<b>Total Sheriff Costs</b>	<b>\$2,318.76</b>

## Municipal Costs

Delinquent Taxes	\$1,809.38
<b>Total Municipal Costs</b>	<b>\$1,809.38</b>

## Distribution Costs

Recording Fees	\$68.00
<b>Total Distribution Costs</b>	<b>\$68.00</b>

**Grand Total: \$4,196.14**

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

Phelan Hallinan Diamond & Jones, LLP  
One Penn Center Ste 1400  
Philadelphia, PA 19103

TD Bank, NA  
3-180/360

001570276

DATE  
12/1/2015

AMOUNT  
\*\*\*\*\$2,930.06

PAY TWO THOUSAND NINE HUNDRED THIRTY AND 06 / 100 Dollars

TO THE Sheriff of Columbia County  
ORDER 35 W Main Street  
OF Bloomsburg, PA 17815

MSA [952594] 309 TALMAR ROAD (2015-CV-228)

  
AUTHORIZED SIGNATURE

THIS COUPON IS COMPOSED OF HEAT SENSITIVE INK. TO REMOVAL OF PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

⑈001570276⑈ ⑆036001808⑆ 361508666⑈



1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000  
Fax #: 215-568-7616  
marielena.santiago@phclanhallinan.com

Marielena Santiago  
Legal Assistant,

November 18, 2015

Office of the Sheriff  
COLUMBIA County Courthouse  
PO Box 380  
W. Main Street  
Bloomsburg, PA 17815

Re: TRACY CARL MCCLORY  
LORI GENE MCCLORY  
309 TALMAR ROAD,  
BLOOMSBURG, PA 17815  
2015-CV-228

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan Diamond & Jones, LLP as "attorney-on-the-writ," please prepare the Sheriff's Deed to **LSF8 MASTER PARTICIPATION TRUST**, 13801 WIRELESS WAY, OKLAHOMA CITY, OK 73134.

Enclosed are two (2) transfer tax affidavits reflecting the assignment, and a stamped self-addressed envelope for your convenience.

Thank you in advance for your cooperation in this matter.

Very truly yours,  
  
Marielena Santiago  
For Phelan Hallinan Diamond & Jones, LLP

cc: LSF8 MASTER PARTICIPATION TRUST

PH # 952594

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
DEPT. 280603  
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**  
  
**See Reverse for Instructions**

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorders 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 <b>Phelan Hallinan Diamond &amp; Jones, LLP</b>		Telephone Number: <b>215-563-7000</b>	
Mailing Address <b>1617 JFK Boulevard, Suite 1400, One Penn Center Plaza</b>		City <b>Philadelphia</b>	State ZIP Code <b>PA 19103</b>

**B. TRANSFER DATA**

Date of Acceptance of Document <b>11/30/15</b>			
Grantor(s)/Lessor(s) <b>Timothy Chamberlain</b>	Telephone Number: <b>(570) 389-5622</b>	Grantee(s)/Lessee(s) <b>LSF8 MASTER PARTICIPATION TRUST</b>	Telephone Number: <b>(800) 401-6587</b>
Mailing Address <b>PO Box 380, W. Main Street</b>		Mailing Address <b>13801 WIRELESS WAY</b>	
City <b>Bloomsburg</b>	State <b>PA</b>	ZIP Code <b>17815</b>	City <b>OKLAHOMA CITY</b>
			State ZIP Code <b>OK 73134</b>

**C. REAL ESTATE LOCATION**

Street Address <b>309 TALMAR ROAD, BLOOMSBURG, PA 17815</b>	City, Township, Borough <b>PINE TOWNSHIP</b>
--	---

County <b>COLUMBIA</b>	School District <b>MILLVILLE AREA S.D.</b>	Tax Parcel Number <b>29-07-00601</b>
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**D. VALUATION DATA**Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration <b>\$ 4,196.14 (winning bid)</b>	2. Other Consideration <b>+ -0-</b>	3. Total Consideration <b>= \$ 4,196.14</b>
4. County Assessed Value <b>\$ 28,612.00</b>	5. Common Level Ratio Factor <b>X 3.6</b>	6. Computed Value <b>= \$103,003.20</b>

**E. EXEMPTION DATA – Refer to instructions for exemption status.**

1a. Amount of Exemption Claimed <b>= \$103,003.20</b>	1b. Percentage of Grantor's Interest in Real Estate <b>100%</b>	1c. Percentage of Grantor's Interest Conveyed <b>100%</b>
--	--	--

**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.)
- ☐ Transfer to the Commonwealth, the United States 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 confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)
- ☐ \*Other (Please explain exemption claimed, if other than listed above.)

**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 <b>Marielena Santiago</b>	Date <b>11-30-15</b>
--	-------------------------

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

TAX YEAR 2015

\_\_\_\_\_

11/11/2011

**Fund**

* 2014	PRIM	1.462.94	108.63	145.74	75.00		1.792.31
		1.462.94	108.63	145.74	75.00		1.792.31

1-792-514

12. 97.7

5. 4

Interest  
Tax cert.

003

1,809-584

Total

1,809.38

November  
amount

# SHERIFF'S SALE COST SHEET

VS. McClung  
 NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</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>40.00</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>5.50</u>	
NOTARY	\$ <u>157.00</u>	
TOTAL *****		\$ <u>422.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1541.76</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1766.76</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>68.00</u>	
TOTAL *****		\$ <u>78.00</u>

## REAL ESTATE TAXES:

BORO, TWP & COUNTY	20	\$ _____	
SCHOOL DIST.	20	\$ _____	
DELINQUENT	20	\$ <u>1773.16</u>	
TOTAL *****		\$ <u>1773.16</u>	

## MUNICIPAL FEES DUE:

SEWER	20	\$ _____	
WATER	20	\$ _____	
TOTAL *****		\$ <u>-0-</u>	

SURCHARGE FEE (DSTE)		\$ <u>120.00</u>	
MISC.		\$ _____	
TOTAL *****		\$ <u>-0-</u>	

TOTAL COSTS (OPENING BID)

\$ 4159.92

Phelan Hallinan Diamond & Jones, LLP  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103  
215-563-7000  
Main Fax 215-568-7616

David A. Blakesley  
Legal Assistant

Representing Lenders in  
Pennsylvania

OFFICE OF THE SHERIFF  
COLUMBIA COUNTY COURTHOUSE

Re: LSF8 MASTER PARTICIPATION TRUST  
vs. TRACY CARL MCCLORY and LORI GENE MCCLORY  
No.: 2015-CV-228

Dear Sir/Madame:

Enclosed is an Affidavit of Service for the above captioned matter for filing with your office. We have forwarded copies of same to the sheriff.

Thank you for your cooperation.

Sincerely,

David A. Blakesley  
cc: Prothonotary of COLUMBIA COUNTY



**PHELAN HALLINAN DIAMOND & JONES, LLP**

Attorney for Plaintiff  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

LSF8 MASTER PARTICIPATION TRUST

Plaintiff

vs.

TRACY CARL MCCLORY  
LORI GENE MCCLORY

Defendants

:  
:  
COLUMBIA COUNTY  
COURT OF COMMON PLEAS  
:  
:  
CIVIL DIVISION  
:  
:  
NO. 2015-CV-228  
:

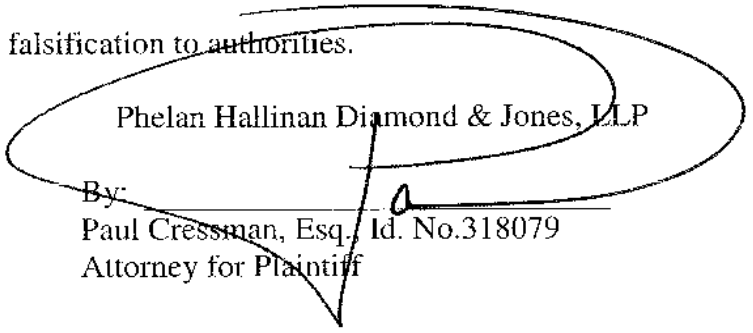
**AFFIDAVIT OF SERVICE OF NOTICE OF SHERIFF'S SALE  
PURSUANT TO P.R.C.P., 404(2)/403**

I hereby certify that a true and correct copy of the Notice of Sheriff Sale in the above captioned matter was sent by regular mail and certified mail, return receipt requested, to LORI GENE MCCLORY on 7/10/2015 in accordance with the Order of Court dated 6/29/2015. The property was posted on 7/23/2015.

The undersigned understands that this statement is made subject to the penalties of 18 Pa.C.S. §4904 relating to the unsworn falsification to authorities.

DATE: 8/18/15

Phelan Hallinan Diamond & Jones, LLP

By:   
Paul Cressman, Esq. Id. No. 318079  
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

LSF8 MASTER PARTICIPATION TRUST

Plaintiff

v.

TRACY CARL MCCLORY  
LORI GENE MCCLORY

Defendants

CIVIL DIVISION

NO. 2015-CV-228

ORDER

AND NOW, this 29 day of June, 2015, after

consideration of Plaintiff's Motion for Service of Notice of Sale Pursuant to Special Order of Court, it is hereby:

**ORDERED** that pursuant to Pa. R.C.P. 430(a), service of the Notice of Sale is permitted on Defendant, **LORI GENE MCCLORY**, by:

✓

REGULAR MAIL TO 309 TALMAR ROAD, BLOOMSBURG,  
PA 17815 **Service by mail is complete upon the date of mailing**

✓

CERTIFIED MAIL TO 309 TALMAR ROAD, BLOOMSBURG,  
PA 17815 **Service by mail is complete upon the date of mailing**

✓

POSTING 309 TALMAR ROAD, BLOOMSBURG, PA 17815

BY THE COURT:

16 Thomas A. James, Jr.  
J.

PH # 952594/LAS

CC PHELAN HALLINAN DIAMOND & JONES, LLP  
1617 JFK Boulevard, Suite 1400  
Philadelphia, PA 19103

FILED  
PROTHONOTARY  
2015 JUN 29 AM 10 37  
CLERK OF COURT'S OFFICE  
COUNTY OF COLUMBIA, PA

Name and Address of Sender  
One Penn Center at Suburban, Suite 1400  
Philadelphia, PA 19103

Line	Article Number	Name of Addressee, Street, and Post-Office Address	Postage
		Lori Gene McClory 309 Talmar Road, Bloomsburg, PA 17815	
2			
3			
4			
5			
6	****		
7	****		
8	****		
9	****		
10	****		
11	****		
12	****		
13	****		
14			
15		Re: Lori Gene McClory	
Total Number of Pieces Listed by Sender		PH: 952594 Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee) Columbia

DWB-CERTIFICATE OF MAILING-NOS  
CODE-1020

U.S. POSTAGE  
\$ 001.84  
0501201151 JUL 10 2015

**AFFIDAVIT OF SERVICE**

**PLAINTIFF**  
LSF8 MASTER PARTICIPATION TRUST

**COLUMBIA COUNTY**

PH # 952594

**DEFENDANT**  
TRACY CARL MCCLORY  
LORI GENE MCCLORY

SERVICE TEAM/ spj  
COURT NO.: 2015-CV-228

**SERVE LORI GENE MCCLORY AT:**  
309 TALMAR ROAD  
BLOOMSBURG, PA 17815

**TYPE OF ACTION**  
XX Notice of Sheriff's Sale  
SALE DATE: 10/14/2015

**\*\*\*\*PLEASE POST THE PROPERTY\*\*\*\***

**SERVED**

Served and made known to LORI GENE MCCLORY, Defendant on the 23<sup>rd</sup> day of July, 20 15, at 7:10 o'clock P. M., at 309 TALMAR ROAD, BLOOMSBURG, PA 17815, in the manner described below:

- ☐ Defendant personally served.  
☐ Adult family member with whom Defendant(s) reside(s).  
     Relationship is \_\_\_\_\_  
☐ Adult in charge of Defendant's residence who refused to give name 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.

XX Other: POSTED THE PROPERTY

Description: Age \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_ Other \_\_\_\_\_

I, Ronald Moll, a competent adult, hereby verify that I personally posted the property with a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 7/23/15

NAME: Ronald Moll

PRINTED NAME: Ronald Moll

TITLE: Process Server

**NOT SERVED**

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby state that Defendant **NOT FOUND** because:

- ☐ Vacant      ☐ Does Not Exist      ☐ Moved      ☐ Does Not Reside (Not Vacant)  
☐ No Answer on \_\_\_\_\_ at \_\_\_\_\_  
☐ Service Refused

**Other:**

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

7/14

5  
151

---

USPS CERTIFIED MAIL™



9214 8969 0096 4000 3627 18

---

LORI GENE MCCLORY  
309 TALMAR ROAD  
BLOOMSBURG, PA 17815-0000

--fold here (regular)

-- fold here (6x9) PH# 952594 / DWB

--fold here (regular)



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Tracking Number: 9214896900964000362718

Updated Delivery Day: Monday, July 20, 2015

## Product & Tracking Information

Postal Product:  
First-Class Mail®Features:  
Certified Mail™

July 20, 2015 , 11:55 am

Delivered

PHILADELPHIA, PA 19103

Your item was delivered at 11:55 am on July 20, 2015 in PHILADELPHIA, PA 19103.

July 18, 2015 , 10:35 am

Available for Pickup

PHILADELPHIA, PA 19103

July 18, 2015 , 10:14 am

Arrived at Unit

PHILADELPHIA, PA 19103

July 17, 2015 , 10:42 pm

Departed USPS Origin  
Facility

PHILADELPHIA, PA 19176

July 17, 2015 , 6:57 am

Arrived at USPS Origin  
Facility

PHILADELPHIA, PA 19176

July 16, 2015 , 8:29 am

Departed USPS Facility

LANCASTER, PA 17604

July 15, 2015 , 3:34 am

Arrived at USPS Facility

LANCASTER, PA 17604

July 14, 2015 , 7:53 am

Moved, Left no Address

BENTON, PA 17814

July 14, 2015 , 7:47 am

Arrived at Unit

BENTON, PA 17814

July 13, 2015 , 9:01 am

Forwarded

BLOOMSBURG, PA

July 13, 2015 , 7:59 am

Out for Delivery

BLOOMSBURG, PA 17815

July 13, 2015 , 7:49 am

Sorting Complete

BLOOMSBURG, PA 17815

July 13, 2015 , 5:43 am

Arrived at Unit

BLOOMSBURG, PA 17815

July 12, 2015 , 12:24 pm

Departed USPS Facility

HARRISBURG, PA 17107

July 11, 2015 , 9:01 am

Arrived at USPS Facility

HARRISBURG, PA 17107

July 10, 2015 , 9:17 pm

Departed USPS Facility

PHILADELPHIA, PA 19176

July 10, 2015 , 9:01 pm

Arrived at USPS Origin  
Facility

PHILADELPHIA, PA 19176

July 10, 2015 , 7:46 pm

Accepted at USPS Origin  
Sort Facility

PHILADELPHIA, PA 19103

July 10, 2015

Pre-Shipment Info Sent to  
USPS

## Available Actions

[Return Receipt Electronic](#)[Text Updates](#)[Email Updates](#)

DATE & TIME

STATUS OF ITEM

LOCATION

## Track Another Package

Tracking (or receipt) number

Track It

## Manage Incoming Packages

Track all your packages from a dashboard.  
No tracking numbers necessary.

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

DATE: 17-JUN-15

FEE: \$5.00

CERT. NO22147

MCCLORY TRACY CARL & LORI GENE  
PO BOX 51  
MILLVILLE PA 17846

DISTRICT: PINE TWP  
DEED 20060-6866  
LOCATION: 309 TALMAR RD BENTON  
PARCEL: 29 -07 -006-01,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2014	PRIM	1,744.03	24.13	0.00	1,768.16
TOTAL DUE :					\$1,768.16

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

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

REQUESTED BY:

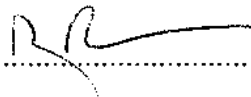
*Columbia County Sheriff*

*PS*

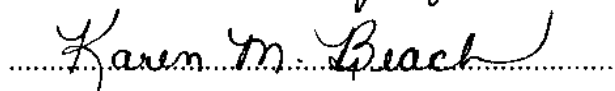


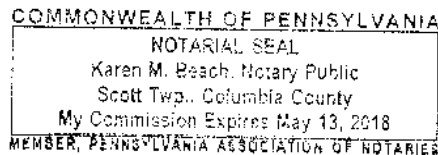
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA                      } SS

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 June 24 and July 1, 8, 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 8<sup>th</sup> day of July 2015...

  
(Notary Public)



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

.....

TAXCOLLECTOR COPY						
PINE TWP						
MAKE CHECKS PAYABLE TO:						
DEBRA PIATT						
211 BEECH GLENN RD						
BENTON, PA 17814						
DESCRIPTION	ASSESSMENT	TAX	2% DISC	TAX AMOUNT	10% PENALTY	
REAL ESTATE	28612	46.7500	1128.38	1151.41	1266.55	
INSTALLMENT PLAN						
Face Penalty						
FIRST INSTALLMENT	383.80	383.80	28612	1337.611	1128.38	1151.41
SECOND	383.80	422.18	-3983	-186.205		1266.55
THIRD INSTALLMENT	383.81	422.19	24629	1151.406	AUG 31	OCT 31

M  
A MCCLORY TRACY CARL & LORI GENE  
I PO BOX 51  
L MILLVILLE PA 17846  
  
T  
O

PROPERTY DESCRIPTION		School Penalty @ 10%	
PARCEL 29 07 00601000		ACCT.	19553
309 TALMAR RD	4576.00	THIS TAX TURNED OVER TO COLLECTION JANUARY 1, 2016.	
20060-6866	24036.00		
1.22 ACRES			

**Phelan Hallinan Diamond & Jones, LLP**  
**1617 JFK Boulevard, Suite 1400**  
**One Penn Center Plaza**  
**Philadelphia, PA 19103**  
**215-563-7000**  
**Fax: 215-568-7616**

Timothy Chamberlain  
Acting Sheriff  
PO Box 380  
W. Main Street  
Bloomsburg, PA 17815

**Re: LSF8 MASTER PARTICIPATION TRUST v. TRACY CARL MCCLORY et al.**  
**No.: 2015-CV-228**

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

**\*\*Property is listed for the 10/14/2015 Sheriff Sale.\*\***

Very truly yours,

**Phelan Hallinan Diamond & Jones, LLP**  
By: Legal Assistant

CC: TRACY CARL MCCLORY and LORI GENE MCCLORY

PHELAN HALLINAN DIAMOND & JONES, LLP  
Adam H. Davis, Esq., Id. No.203034  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Adam.Davis@PhelanHallinan.com  
215-563-7000

Attorney for Plaintiff

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

**LSF8 MASTER PARTICIPATION TRUST**  
Plaintiff

v.

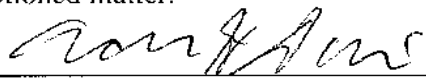
**TRACY CARL MCCLORY**  
**LORI GENE MCCLORY**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2015-CV-228**  
:  
:

**CERTIFICATE OF FILING**

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 6/23/15

  
Adam H. Davis, Esq., Id. No.203034  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Adam H. Davis, Esq., Id. No.203034  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Adam.Davis@PhelanHallinan.com  
215-563-7000

Attorney for Plaintiff

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

**LSF8 MASTER PARTICIPATION TRUST**  
Plaintiff

v.

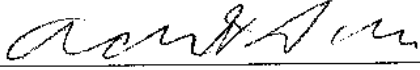
**TRACY CARL MCCLORY**  
**LORI GENE MCCLORY**  
Defendant(s)

:  
:  
: **CIVIL DIVISION**  
:  
: **No.: 2015-CV-228**  
:  
:

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for 07/15/2015 at 09:00 AM in the above-captioned matter has been continued until 10/14/2015 at 09:00 AM.

Date: 6/23/15

  
Adam H. Davis, Esq., Id. No.203034  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Adam H. Davis, Esq., Id. No.203034  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Adam.Davis@PhelanHallinan.com  
215-563-7000

Attorney for Plaintiff

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

**LSF8 MASTER PARTICIPATION TRUST**  
Plaintiff

v.

**TRACY CARL MCCLORY**  
**LORI GENE MCCLORY**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2015-CV-228**  
:  
:

**CERTIFICATION OF SERVICE**

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

TRACY CARL MCCLORY  
451 NORTH SCHOOL STREET  
DIAMOND, IL 60416-7074

TRACY CARL MCCLORY  
309 TALMAR ROAD  
BLOOMSBURG, PA 17815

LORI GENE MCCLORY

170 SOUTH CENTER STREET, APARTMENT 309

3

MILLVILLE, PA 17846

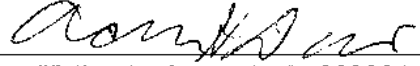
LORI GENE MCCLORY

309 TALMAR ROAD

BLOOMSBURG, PA 17815

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

6/23/15



Adam H. Davis, Esq., Id. No.203034

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Adam H. Davis, Esq., Id. No.203034  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Adam.Davis@PhelanHallinan.com  
215-563-7000

Attorney for Plaintiff

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

**LSF8 MASTER PARTICIPATION TRUST**  
Plaintiff

v.

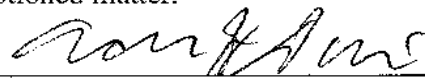
**TRACY CARL MCCLORY**  
**LORI GENE MCCLORY**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2015-CV-228**  
:  
:

**CERTIFICATE OF FILING**

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 6/23/15

  
Adam H. Davis, Esq., Id. No.203034  
Attorney for Plaintiff



**Phelan Hallinan Diamond & Jones, LLP**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**  
**Fax: (215) 563-7009**

Representing Lenders in  
Pennsylvania

Foreclosure Manager

June 18, 2015

Office of the Sheriff  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: LSF8 MASTER PARTICIPATION TRUST v.  
TRACY CARL MCCLORY and LORI GENE MCCLORY  
309 TALMAR ROAD BLOOMSBURG, PA 17815  
No.: 2015-CV-228

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for July 15, 2015 due to the following: Service of NOS.

The Property is to be relisted for the October 14, 2015 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,  
David Tran for  
Phelan Hallinan Diamond & Jones, LLP

Phelan Hallinan Diamond & Jones, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000  
Fax 215-568-7616

KIM ZIELINSKI  
Legal Assistant, 1328

Representing Lenders in  
Pennsylvania

---

Office of the Prothonotary  
Columbia County Courthouse  
35 W. Main St.  
Bloomsburg, PA 17815

No.: 2015-CV-228

No.: 2015-ED-50

Re: LSF8 MASTER PARTICIPATION TRUST VS. TRACY CARL MCCLORY, and LORI GENE  
MCCLORY  
No.: 2015-CV-228, No.: 2015-ED-50

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2**

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.2 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

**\*\*\*Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.\*\*\***

**\*\*Property is listed for the 07/15/2015 Sheriff Sale.\*\***

**IMPORTANT NOTICE:** This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

KIM ZIELINSKI, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN DIAMOND & JONES, LLP  
Adam H. Davis, Esq., Id. No.203034  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Adam.Davis@PhelanHallinan.com  
215-563-7000

Attorney for Plaintiff

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

**LSF8 MASTER PARTICIPATION TRUST**  
Plaintiff,

v.

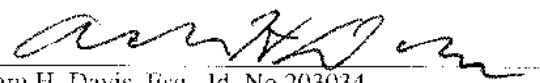
**TRACY CARL MCCLORY**  
**LORI GENE MCCLORY**  
Defendant(s)

: **COLUMBIA COUNTY**  
:  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **No.: 2015-CV-228**  
: **No.: 2015-ED-50**

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2**

**COMMONWEALTH OF PENNSYLVANIA     )**  
**PHILADELPHIA COUNTY                     )**     **SS:**

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".

  
Adam H. Davis, Esq., Id. No.203034  
Attorney for Plaintiff

Date: 6/16/15

**IMPORTANT NOTICE:** This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Name and  
Address  
Of Sender

Phelan Hallinan Diamond & Jones, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103

AZK/JKM - 07/15/2015 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 309 TALMAR ROAD BLOOMSBURG, PA 17815	\$0.47
2	****	Xto Energy, Inc. 810 HOUSTON STREET FORT WORTH, TX 76102	\$0.47
3	****	Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.47
4	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105	\$0.47
5	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222	\$0.47
6	****	U.S. Department of Justice U.S. Attorney for The Middle District of PA Federal Building 228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754	\$0.47
		RE: TRACY CARL MCCLORY (COLUMBIA)	\$2.82

Postmaster, Per (Name of  
Receiving Employee)

Total Number of Pieces  
Received at Post Office

Total Number of  
Pieces Listed by Sender

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of negotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.

Form 3877 Facsimile

U.S. POSTAGE & METS  
ZIP 10103  
02 1M  
\$ 004.120  
0001381161 MAY 10 2015

1617 John F Kennedy Blvd  
Suite 1400  
Philadelphia, PA 19103  
Phone: (215) 563-7000  
Fax: (215) 563-6656

**Phelan Hallinan  
Diamond & Jones, LLP**

# Fax

**To:** Columbia County Sheriff Office **From:** David Tran

**Fax:** 570-389-5625 **Date:** 6/17/2015

**Phone:** **Pages:** 1

**Re:** Postpone Sale Date – PHS 952594 **CC:**

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

**•Comments:**

Good afternoon,

Currently the sale is set for 7/15/15. We would like to postpone our scheduled sheriff sale for 90 days. Please provide a new sale date and time as soon as possible.

Defendants: MCCLORY, TRACY CARL  
MCCLORY, LORI GENE  
Property: 309 TALMAR ROAD  
BLOOMSBURG, PA 17815  
Complaint Docket #: 2015-CV-228

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for you assistance in this matter.

Thank you,

**David Tran**

David.tran@phelanhallinan.com

**Phone – 215-320-0007 Ext 31495**

**Fax – 215-563-8656**

*Sale October 14, 2015 at 9:00 AM*

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



LSF8 MASTER PARTICIPATION TRUST  
vs.  
TRACY C MCCLORY (et al.)

Case Number  
2015CV228

## SHERIFF'S RETURN OF SERVICE

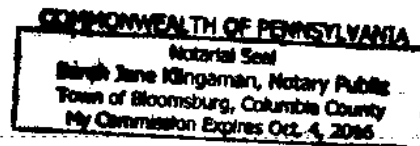
05/06/2015 12:30 PM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: LORI G MCCLORY AT 170 SOUTH CENTER STREET, MILLVILLE, PA 17846

MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

June 09, 2015



NOTARY

Affirmed and subscribed to before me this

9TH day of JUNE, 2015

PHILAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

Notary Public/State of Pennsylvania, Telecast, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



LSF8 MASTER PARTICIPATION TRUST  
vs.  
TRACY C MCCLORY (et al.)

Case Number  
2015CV228

## SHERIFF'S RETURN OF SERVICE

06/10/2015 12:15 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 309 TALMAR ROAD, BENTON, PA 17814.

  
MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

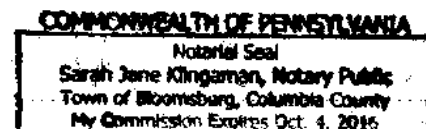
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

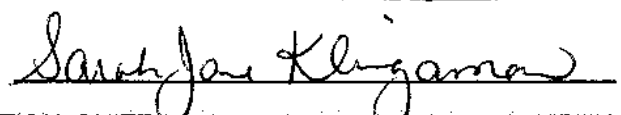
June 10, 2015

NOTARY

Affirmed and subscribed to before me this

10TH day of JUNE, 2015





PHILAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

for County/Suite Sheriff Telecopied, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST  
vs.  
TRACY C MCCLORY (et al.)

Case Number  
2015CV228

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 50

Warrant:

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

570-458-6335 -

1404  
570-854-0126

### Serve To:

Name: LORI G MCCLORY

Primary Address: 309 TALMAR ROAD  
BENTON, PA 17814

Phone: *OK* DOB: 09/13/1960

Alternate Address: 170 SOUTH CENTER STREET  
MILLVILLE, PA 17846 *AM3*

Phone: *1404 BR254 Millville*

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: *DEF*

Date: *5-6-15*

Time: *1230*

Deputy: *8*

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:	<i>5/4/15</i>	<i>5/4/15</i>	<i>5/5/15</i>			
Time:	<i>0940</i>	<i>1008</i>	<i>0903</i>			
Mileage:						
Deputy:	<i>5</i>	<i>5</i>	<i>5</i>			

### Service Attempt Notes:

- NO ANSWER AT S. CENTER ST. L/C*
- 309 TALMAR IS VACANT*
- NO ANSWER*
- 
- 
- 

MCCLORY, LORI G

2015CV228

309 TALMAR ROAD, BENTON, PA 17814

NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST  
vs.  
TRACY C MCCLORY (et al.)

Case Number  
2015CV228

## 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: 309 TALMAR ROAD  
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

(POSTING)

2015CV228

309 TALMAR ROAD, BENTON, PA 17814

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



LSF8 MASTER PARTICIPATION TRUST  
vs.  
TRACY C MCCLORY (et al.)

Case Number  
2015CV228

## SHERIFF'S RETURN OF SERVICE

05/06/2015 09:54 AM - I, DEPUTY KEVIN DENT, BEING DULY SWORN ACCORDING TO LAW, STATES HE MADE DILIGENT SEARCH AND INQUIRY FOR THE WITHIN NAMED DEFENDANT TO WIT: TRACY C MCCLORY, BUT WAS UNABLE TO LOCATE THE DEFENDANT IN HIS BAILIWICK. THE SHERIFF THEREFORE RETURNS THE WITHIN REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS AS "NOT FOUND" AT 309 TALMAR ROAD, BENTON, PA 17814. MOVED TO ILLINOIS.

*Signature on file*  
KEVIN DENT, DEPUTY

SO ANSWERS,

*Timothy T. Chamberlain*  
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 09, 2015

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public  
Town of Bloomsburg, Columbia County  
My Commission Expires Oct. 9, 2016

NOTARY

Affirmed and subscribed to before me this

9TH day of JUNE, 2015

*Sarah Jane Klingaman*

· PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

(a) County Clerk (b) County Treasurer (c) County Prothonotary

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST  
vs.  
TRACY C MCCLORY (et al.)

Case Number  
2015CV228

## 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

MOVED TO  
ILLINOIS

### Serve To:

Name: TRACY C MCCLORY

Primary Address: 309 TALMAR ROAD  
BENTON, PA 17814

Phone: DOB: 09/13/1960

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted Other

Adult In Charge:

Relation:

Date:

5/6/15

Time:

0954

Deputy:

5

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:	5/4/15	5/4/15	5/5/15			
Time:	1008	1700	1400			
Mileage:						
Deputy:	5	5	5			

### Service Attempt Notes:

- 309 TALMAR IS VACANT
- JUST SAME - POST OFFICE SAME
- STORES TO LOAN STATED HE MOVED TO ILLINOIS
- 
- 
- 

MCCLORY, TRACY C

2015CV228

309 TALMAR ROAD, BENTON, PA 17814

NO EXPIRATION

**WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)**

**Pa.R.C.P. 3180-3183 and Rule 3257**

Lsf8 Master Participation Trust

vs.

Tracy Carl McClory  
Lori Gene McClory

**COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO.: 2015-CV-228**

*2015 - ED - 50*

**COLUMBIA COUNTY**

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 property (specifically described property below):**

PREMISES: 309 Talmar Road, Bloomsburg, PA 17815  
(See Legal Description attached)

Amount Due  
Interest from 04/24/2015 to Date of Sale  
@ \$27.57 per diem

\$167,713.73  
\$\_\_\_\_\_ and costs.

Dated 4-30-15  
(SEAL)

PH # 952594

*Barbara N. Silvestri / KPB*  
(Clerk) Office of the Prothonotary Support, Common Pleas Court  
of Columbia County, Penna.

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

**Phelan Hallinan & Schmieg, LLP**  
1617 JFK Boulevard, Suite 1400  
Philadelphia, PA 19103-1814  
215-320-0007  
Fax: 215-563-7009

Judith Pomroy  
Legal Assistant, Ext. 1630

Representing Lenders in  
Pennsylvania and New Jers

June 4, 2015  
Office of the Sheriff  
**COLUMBIA** County Courthouse

Dear Sir/Madame:

Enclosed are Affidavits of Service of Notice of Sale for filing with your office. We have forwarded copies of the same to the Prothonotary.

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,

Judith Pomroy  
Enclosure

PLAINTIFF  
LSFS MASTER PARTICIPATION TRUST

AFFIDAVIT OF SERVICE

COLUMBIA COUNTY

PH # 952594

DEFENDANT  
TRACY CARL MCCLORY  
LORI GENE MCCLORY

SERVICE TEAM/ lnm  
COURT NO.: 2015-CV-228

SERVE TRACY CARL MCCLORY AT:  
451 NORTH SCHOOL STREET  
DIAMOND, IL 60416-7074

TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: July 15, 2015

SERVED

Served and made known to TRACY CARL MCCLORY, Defendant on the 19 day of May, 20 15, at 6:59 o'clock P. M., at 451 N. School St., Diamond, IL. In the manner described below:

☒ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is \_\_\_\_\_.

☐ Adult in charge of Defendant's residence who refused to give name 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: \_\_\_\_\_.

Description: Age 50's Height 5'9 Weight 210 Race white Sex M Other \_\_\_\_\_

I, Lewis Ellis, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed  
before me this 26 day  
of May, 2015

Notary: Walter Sindelar

OFFICIAL SEAL  
WALTER SINDELAR  
NOTARY PUBLIC - STATE OF ILLINOIS  
By: MY COMMISSION EXPIRES: 06/06/17

NOT SERVED

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby state that Defendant NOT FOUND because:

☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer on \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_

☐ Service Refused

Other: \_\_\_\_\_

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_

Notary: \_\_\_\_\_

5-06876

AFFIDAVIT OF SERVICE

PLAINTIFF  
LSF8 MASTER PARTICIPATION TRUST

COLUMBIA COUNTY

PH # 952594

DEFENDANT  
TRACY CARL MCCLORY  
LORI GENE MCCLORY

SERVICE TEAM/ Inm  
COURT NO.: 2015-CV-228

SERVE TRACY CARL MCCLORY AT:  
451 NORTH SCHOOL STREET  
DIAMOND, IL 60416-7074

TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: July 15, 2015

SERVED

Served and made known to TRACY CARL MCCLORY, Defendant on the 19 day of May, 2015, at 6:59 o'clock P. M., at 451 N. School St., Diamond, IL, in the manner described below:

☒ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is \_\_\_\_\_.

☐ Adult in charge of Defendant's residence who refused to give name 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: \_\_\_\_\_.

Description: Age 50's Height 5'9 Weight 210 Race White Sex M Other \_\_\_\_\_

I, Lewis Ellis, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed  
before me this 26 day  
of May, 2015

Notary: Walter Sindelar

OFFICIAL SEAL  
WALTER SINDELAR  
NOTARY PUBLIC - STATE OF ILLINOIS  
By: MY COMMISSION EXPIRES: 08/08/17

NOT SERVED

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby state that Defendant NOT FOUND because:

☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer on \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_

☐ Service Refused

Other: \_\_\_\_\_

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_

Notary: \_\_\_\_\_

**AFFIDAVIT OF SERVICE (FHL/MC)**

**PLAINTIFF**  
WELLS FARGO BANK, N.A.

**COLUMBIA COUNTY**

**PH # 959362 B**

**DEFENDANT**  
LARRY F. REICHENBACH  
TAMMY K. REICHENBACH

**SERVICE TEAM/ lhm**  
**COURT NO.: 2015-CV-91**

**SERVE LARRY F. REICHENBACH AT:**  
**1005 LASALLE STREET**  
**BERWICK, PA 18603-1816**

**TYPE OF ACTION**  
**XX Notice of Sheriff's Sale**  
**SALE DATE: July 15, 2015**

**\*\*DIVORCED- One cannot accept service for the other\*\***

**SERVED**

Served and made known to LARRY F. REICHENBACH, Defendant on the 18<sup>TH</sup> day of MAY, 2015, at 11:30 o'clock A. M., at 1005 LASALLE STREET in the manner described below:

☒ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is \_\_\_\_\_.

☐ Adult in charge of Defendant's residence who refused to give name 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: \_\_\_\_\_

Description: Age 57 Height 5'8" Weight 155 Race W Sex M Other BEN NAIL

I, J. NEUBAUER, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 05-18-2015

NAME: John Neubauer

PRINTED NAME: JOHN NEUBAUER

TITLE: PROCESS SERVER

**NOT SERVED**

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby state that Defendant **NOT FOUND** because:

☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer on \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_

☐ Service Refused

Other: \_\_\_\_\_

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

576

6  
289



AFFIDAVIT OF SERVICE

PLAINTIFF  
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE ON  
BEHALF OF THE SARM 2006-2 TRUST FUND

COLUMBIA COUNTY

PH # 927349 B

DEFENDANT  
MELISSA S. ALEXANDER  
DREW W. ALEXANDER

SERVICE TEAM/ Inm  
COURT NO.: 2014-CV-46

SERVE MELISSA S. ALEXANDER AT:  
106 SHAWNEE ROAD  
BLOOMSBURG, PA 17815-9401

TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: June 10, 2015

SERVED

Served and made known to MELISSA S. ALEXANDER, Defendant on the 3<sup>RD</sup> day of MAY, 20 15, at 12:40 o'clock P.M., at 106 SHAWNEE ROAD, in the manner described below:

Defendant personally served.

☒ Adult family member with whom Defendant(s) reside(s).

Relationship is SON MATTHEW

☐ Adult in charge of Defendant's residence who refused to give name 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: \_\_\_\_\_

Description: Age 17 Height 5'8" Weight 145 Race W Sex M Other BRN HAIR

I, J. NEUBAUER, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 05-03-2015

NAME: John Neubauer

PRINTED NAME: JOHN NEUBAUER

TITLE: PROCESS SERVER

NOT SERVED

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby state that Defendant NOT FOUND because:

☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer on 05-30-15 at 1:25 P. at \_\_\_\_\_

☐ Service Refused

Other: \_\_\_\_\_

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

4/22

47m

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26

**AFFIDAVIT OF SERVICE**

**PLAINTIFF**  
**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE ON**  
**BEHALF OF THE SARM 2006-2 TRUST FUND**

**COLUMBIA COUNTY**

PH # 927349

**DEFENDANT**  
**MELISSA S. ALEXANDER**  
**DREW W. ALEXANDER**

**SERVICE TEAM/ lnm**  
**COURT NO.: 2014-CV-46**

**SERVE DREW W. ALEXANDER AT:**  
**106 SHAWNEE ROAD**  
**BLOOMSBURG, PA 17815-9401**

**TYPE OF ACTION**  
**XX Notice of Sheriff's Sale**  
**SALE DATE: June 10, 2015**

**SERVED**

Served and made known to DREW W. ALEXANDER, Defendant on the 3<sup>RD</sup> day of MAY, 20 15, at 12:40, o'clock P. M., at 106 SHAWNEE ROAD, in the manner described below:

\_\_\_\_ Defendant personally served.

☒ Adult family member with whom Defendant(s) reside(s).

Relationship is SON MATTHEW

\_\_\_\_ Adult in charge of Defendant's residence who refused to give name 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: \_\_\_\_\_

Description: Age 17 Height 5'8" Weight 145 Race W Sex M Other BRN HAIR

I, J. NEUBAUER, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 05-03-2015

NAME: John Neubauer

PRINTED NAME: JOHN NEUBAUER

TITLE: PROCESS SERVER

**NOT SERVED**

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby state that Defendant **NOT FOUND** because:

\_\_\_\_ Vacant      \_\_\_\_ Does Not Exist      \_\_\_\_ Moved      \_\_\_\_ Does Not Reside (Not Vacant)

\_\_\_\_ No Answer on \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_

\_\_\_\_ Service Refused

Other: \_\_\_\_\_

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

**AFFIDAVIT OF SERVICE**

**PLAINTIFF**

WILMINGTON TRUST, NATIONAL ASSOCIATION, AS  
SUCCESSOR TRUSTEE TO CITIBANK, N.A. AS TRUSTEE FOR  
BEAR STEARNS ASSET BACKED SECURITIES TRUST 2007-SD2,  
ASSET BACKED CERTIFICATES SERIES 2007-SD2

COLUMBIA COUNTY

PH # 957457 *B*

**DEFENDANT**

ROBERT M. CALARCO A/K/A ROBERT CALARCO  
THERESA A. CALARCO

SERVICE TEAM/ lnm

COURT NO.: 2014-CV-1625

SERVE ROBERT M. CALARCO A/K/A ROBERT CALARCO AT:  
125 EAST 5TH STREET  
BERWICK, PA 18603

TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: May 13, 2015

**\*\*DIVORCED- One cannot accept service for the other\*\***

**SERVED**

Served and made known to ROBERT M. CALARCO A/K/A ROBERT CALARCO, Defendant on the 19<sup>TH</sup> day of APRIL, 2015, at 11:30 o'clock A M., at 125 EAST 5<sup>TH</sup> STREET in the manner described below:

Defendant personally served.

☒ Adult family member with whom Defendant(s) reside(s).

Relationship is NEW WIFE - "WENDY CALARCO"

Adult in charge of Defendant's residence who refused to give name 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:

Description: Age 45 Height 5'-3" Weight 105 Race W Sex F Other BLOND HAIR

I, J. NEUBAUER, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 04-19-2015

NAME:

John Neubauer

PRINTED NAME:

JOHN NEUBAUER

TITLE:

PROCESS SERVER

**NOT SERVED**

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby state that Defendant NOT FOUND because:

\_\_\_ Vacant

\_\_\_ Does Not Exist

\_\_\_ Moved

\_\_\_ Does Not Reside (Not Vacant)

\_\_\_ No Answer on \_\_\_\_\_ at \_\_\_\_\_;

at \_\_\_\_\_

\_\_\_ Service Refused

Other:

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

6

278

4/15

**AFFIDAVIT OF SERVICE**

**PLAINTIFF**  
WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

**COLUMBIA COUNTY**

PII # 954741 *B*

**DEFENDANT**  
DEBRA A. SPONENBURG  
DENNIS C. STEINRUCK, in his capacity as Executor of the Estate of  
CLIFFORD STEINRUCK A/K/A CLIFFORD P. STEINRUCK A/K/A  
CLIFFORD PAUL STEINRUCK

**SERVICE TEAM/ lhm**  
COURT NO.: 2015-CV-28

SERVE DENNIS C. STEINRUCK, in his capacity as Executor of the  
Estate of CLIFFORD STEINRUCK A/K/A CLIFFORD P.  
STEINRUCK A/K/A CLIFFORD PAUL STEINRUCK AT:  
4027 NORTH MARKET STREET  
BERWICK, PA 18603-6715

**TYPE OF ACTION**  
XX Notice of Sheriff's Sale  
SALE DATE: June 10, 2015

**SERVED**

Served and made known to DENNIS C. STEINRUCK, in his capacity as Executor of the Estate of CLIFFORD STEINRUCK A/K/A CLIFFORD P. STEINRUCK A/K/A CLIFFORD PAUL STEINRUCK, Defendant on the  
21<sup>st</sup> day of APRIL, 20 15, at  
6:30 o'clock P. M., at 4027 NORTH MARKET ST., in the manner described below:

☒ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is \_\_\_\_\_.

☐ Adult in charge of Defendant's residence who refused to give name 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: \_\_\_\_\_.

Description: Age 45 Height 5'-9" Weight 175 Race W Sex M Other BRN HAIR

I, J. NEUBAUER a competent adult, hereby verify that I personally handed a true and correct copy of the  
Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address  
indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to  
unsworn falsification to authorities.

DATE: 04-21-2015

NAME: John Neubauer

PRINTED NAME: JOHN NEUBAUER

TITLE: PROCESS SERVER

**NOT SERVED**

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby  
state that Defendant **NOT FOUND** because:

☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer on 04/19/15 at 10:50 AM \_\_\_\_\_ at \_\_\_\_\_

☐ Service Refused

Other: \_\_\_\_\_

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn  
falsification to authorities.

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

4/15

6  
370

**AFFIDAVIT OF SERVICE**

**PLAINTIFF**  
**FIFTH THIRD MORTGAGE COMPANY**

**COLUMBIA COUNTY**

**PH # 955346**

**DEFENDANT**  
**TIMOTHY J. NEWHART**

**SERVICE TEAM/ lnm**  
**COURT NO.: 2015-CV-161**

**SERVE TIMOTHY J. NEWHART AT:**  
**926 LASALLE STREET**  
**BERWICK, PA 18603-1815**

**TYPE OF ACTION**  
**XX Notice of Sheriff's Sale**  
**SALE DATE: June 10, 2015**

**SERVED**

Served and made known to TIMOTHY J. NEWHART, Defendant on the 21<sup>ST</sup> day of APRIL, 2015, at 6:00 o'clock P. M., at 926 LASALLE ST., in the manner described below:

☒ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is \_\_\_\_\_.

☐ Adult in charge of Defendant's residence who refused to give name 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: \_\_\_\_\_.

Description: Age 30 Height 5'-7" Weight 190 Race W Sex M Other BALDING

I, J. NEUBAUER, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 04-21-2015

NAME: John Neubauer

PRINTED NAME: JOHN NEUBAUER

TITLE: PROCESS SERVER

**NOT SERVED**

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby state that Defendant **NOT FOUND** because:

☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer on 04-19-15 at 11:45 A; \_\_\_\_\_ at \_\_\_\_\_

☐ Service Refused

Other: \_\_\_\_\_

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

4/15

6  
2/20

**AFFIDAVIT OF SERVICE**

**PLAINTIFF**

WILMINGTON TRUST, NATIONAL ASSOCIATION, AS  
SUCCESSOR TRUSTEE TO CITIBANK, N.A. AS TRUSTEE FOR  
BEAR STEARNS ASSET BACKED SECURITIES TRUST 2007-SD2,  
ASSET BACKED CERTIFICATES SERIES 2007-SD2

COLUMBIA COUNTY

PH # 957457 C

**DEFENDANT**

ROBERT M. CALARCO A/K/A ROBERT CALARCO  
THERESA A. CALARCO

SERVICE TEAM/lmm

COURT NO.: 2014-CV-1625

SERVE THERESA A. CALARCO AT:

224 EAST 6TH STREET  
A/K/A 224 EAST SIXTH STREET  
BERWICK, PA 18603-3104

**TYPE OF ACTION**

XX Notice of Sheriff's Sale

SALE DATE: May 13, 2015

**\*\*DIVORCED- One cannot accept service for the other\*\***

**SERVED**

Served and made known to THERESA A. CALARCO, Defendant on the 21<sup>ST</sup> day of APRIL, 2015, at 6:15 o'clock P. M., at 224 EAST 6TH STREET in the manner described below:

XX Defendant personally served.

\_\_\_ Adult family member with whom Defendant(s) reside(s).

Relationship is \_\_\_\_\_.

\_\_\_ Adult in charge of Defendant's residence who refused to give name 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: \_\_\_\_\_.

Description: Age 45 Height 5'6 Weight 145 Race W Sex F Other BLACK HAIR

I, J. NEUBAUER, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 04-21-2015

NAME: John Neubauer

PRINTED NAME: JOHN NEUBAUER

TITLE: PROCESS SERVER

**NOT SERVED**

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby state that Defendant **NOT FOUND** because:

\_\_\_ Vacant \_\_\_ Does Not Exist \_\_\_ Moved \_\_\_ Does Not Reside (Not Vacant)

\_\_\_ No Answer on 09-19-15 at 11:25 A. \_\_\_\_\_ at \_\_\_\_\_

\_\_\_ Service Refused

Other: \_\_\_\_\_

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

4/15

6  
277

**AFFIDAVIT OF SERVICE**

**PLAINTIFF**  
WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

COLUMBIA COUNTY

PH # 954741

**DEFENDANT**  
DEBRA A. SPONENBURG  
DENNIS C. STEINRUCK, in his capacity as Executor of the Estate of  
CLIFFORD STEINRUCK A/K/A CLIFFORD P. STEINRUCK A/K/A  
CLIFFORD PAUL STEINRUCK

SERVICE TEAM/Imm  
COURT NO.: 2015-CV-28

SERVE DEBRA A. SPONENBURG AT:  
208 MAPLE ROAD  
BERWICK, PA 18603-4216

**TYPE OF ACTION**  
XX Notice of Sheriff's Sale  
SALE DATE: June 10, 2015

**SERVED**

Served and made known to DEBRA A. SPONENBURG, Defendant on the 19<sup>TH</sup> day of APRIL, 2015, at 12:05 o'clock P. M., at 208 MAPLE ROAD, in the manner described below:

\_\_\_ Defendant personally served.

XX Adult family member with whom Defendant(s) reside(s).

Relationship is HUSBAND "SCOTT FENSTERMAHER"

\_\_\_ Adult in charge of Defendant's residence who refused to give name 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: \_\_\_\_\_

Description: Age 47 Height 5'-8" Weight 140 Race W Sex M Other BAD TEETH & BRN HAIR

I, J. NEUBAUER, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 04-19-2015

NAME: John Neubauer

PRINTED NAME: JOHN NEUBAUER

TITLE: PROCESS SERVER

**NOT SERVED**

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby state that Defendant **NOT FOUND** because:

\_\_\_ Vacant \_\_\_ Does Not Exist \_\_\_ Moved \_\_\_ Does Not Reside (Not Vacant)

\_\_\_ No Answer on \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_

\_\_\_ Service Refused

Other: \_\_\_\_\_

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

4/15

6/273

**AFFIDAVIT OF SERVICE**

**PLAINTIFF**  
**NATIONSTAR MORTGAGE, LLC**

**COLUMBIA COUNTY**

**PH # 789502**

**DEFENDANT**  
**ADAM W. ULRICH A/K/A ADAM ULRICH**  
**CHEREE L. ULRICH A/K/A CHEREE ULRICH**

**SERVICE TEAM/lmm**  
**COURT NO.: 2013-CV-817**

**SERVE ADAM W. ULRICH A/K/A ADAM ULRICH AT:**  
**5232 BODEGA DRIVE**  
**MILTON, FL 32583-9308**

**TYPE OF ACTION**  
**XX Notice of Sheriff's Sale**  
**SALE DATE: March 18, 2015**

**SERVED**

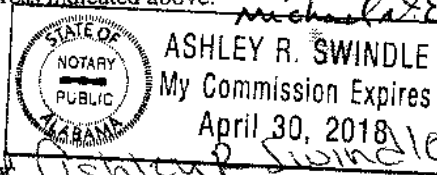
Served and made known to ADAM W. ULRICH A/K/A ADAM ULRICH, Defendant on the 4 day of FEB., 2015, at 5232 BODEGA DRIVE, 6:45 o'clock P. M., at MILTON, FL 32583, in the manner described below:

- ☒ Defendant personally served.  
☐ Adult family member with whom Defendant(s) reside(s).  
     Relationship is \_\_\_\_\_.  
☐ Adult in charge of Defendant's residence who refused to give name 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: \_\_\_\_\_.

Description: Age 35 Height 5'7 Weight 185 Race W Sex M Other D.O.B 2/13/79

I, MICHAEL D. ENGLE, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed  
before me this 5 day  
of FEB, 2015



Notary Ashley R. Swindle Ashley R. Swindle

**Michael D. Engle** *CPS: 573*  
**362 Gulf Breeze Parkway**  
**Suite 100**  
**Gulf Breeze, FL 32561** *(850) 485-7570*

**NOT SERVED**

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby state that Defendant **NOT FOUND** because:

- ☐ Vacant      ☐ Does Not Exist      ☐ Moved      ☐ Does Not Reside (Not Vacant)  
☐ No Answer on \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_  
☐ Service Refused

Other:

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_.

By:

**Notary:**



## AFFIDAVIT OF SERVICE

PLAINTIFF  
NATIONSTAR MORTGAGE, LLC

COLUMBIA COUNTY

PH # 789502

DEFENDANT  
ADAM W. ULRICH A/K/A ADAM ULRICH  
CHEREE L. ULRICH A/K/A CHEREE ULRICH

SERVICE TEAM/ lnm  
COURT NO.: 2013-CV-817

SERVE CHEREE L. ULRICH A/K/A CHEREE ULRICH AT:  
5232 BODEGA DRIVE  
MILTON, FL 32583-9308

TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: March 18, 2015

SERVED

Served and made known to CHEREE L. ULRICH A/K/A CHEREE ULRICH, Defendant on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_, o'clock \_\_, M., at \_\_\_\_\_, in the manner described below:

- \_\_\_ Defendant personally served.  
\_\_\_ Adult family member with whom Defendant(s) reside(s).  
Relationship is \_\_\_\_\_.  
\_\_\_ Adult in charge of Defendant's residence who refused to give name 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: \_\_\_\_\_

Description: Age \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_ Other \_\_\_\_\_

I, \_\_\_\_\_, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_.

Notary:

By:

NOT SERVED

On the 4 day of FEB., 2015, at 6:45 o'clock P. M., I, MICHAEL ENGLE, a competent adult hereby state that Defendant NOT FOUND because:

- \_\_\_ Vacant \_\_\_ Does Not Exist \_\_\_ Moved ☒ Does Not Reside (Not Vacant) CONFIRMED BY ADAM ULRICH.  
\_\_\_ No Answer on \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_  
\_\_\_ Service Refused

Other:

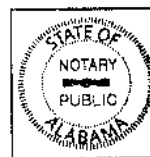
Sworn to and subscribed  
before me this 5 day  
of FEB., 2015

By: Ashley R Swindle

Notary:

Ashley R Swindle

*Michael D. Engle*  
**Michael D. Engle** CPS: 573  
362 Gulf Breeze Parkway  
Suite 100  
Gulf Breeze, FL 32561 (850) 485-7570



**ASHLEY R. SWINDLE**  
My Commission Expires  
April 30, 2018

## AFFIDAVIT OF SERVICE (EHLMC)

PLAINTIFF  
OCWEN LOAN SERVICING, LLC

COLUMBIA COUNTY

PH # 957171

DEFENDANT  
FRED W. BARNES

SERVICE TEAM/ Inm  
COURT NO.: 2015-CV-180

SERVE FRED W. BARNES AT:  
4732 RED ROCK ROAD  
BENTON, PA 17814-7610

TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: June 10, 2015

SERVED

Served and made known to FRED W. BARNES, Defendant on the 19<sup>TH</sup> day of APRIL, 20 15, at 12:55, o'clock P. M., at 4732 RED ROCK ROAD, in the manner described below:

\_\_\_ Defendant personally served.

☒ Adult family member with whom Defendant(s) reside(s).

Relationship is STEP DAUGHTER - LAST NAME "JAMES"

\_\_\_ Adult in charge of Defendant's residence who refused to give name 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: \_\_\_\_\_

Description: Age 22 Height 5'6" Weight 120 Race W Sex F Other BLOND HAIR

I, S. NEUBAUER a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 04-19-2015

NAME: John NeubauerPRINTED NAME: JOHN NEUBAUERTITLE: PROCESS SERVERNOT SERVED

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby state that Defendant NOT FOUND because:

\_\_\_ Vacant \_\_\_ Does Not Exist \_\_\_ Moved \_\_\_ Does Not Reside (Not Vacant)

\_\_\_ No Answer on \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_

\_\_\_ Service Refused

Other: \_\_\_\_\_

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

4/15

6  
3/08

**AFFIDAVIT OF SERVICE**

**PLAINTIFF**

**BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC  
HOME LOANS SERVICING, LP**

**COLUMBIA COUNTY**

**PH # 939599**

**DEFENDANT**

**KATHLEEN JOHNSTON A/K/A KATHLEEN CRUZ  
JOSHUA JOHNSTON**

**SERVICE TEAM/ lnm**

**COURT NO.: 2014-CV-979**

**SERVE KATHLEEN JOHNSTON A/K/A KATHLEEN CRUZ AT:  
2609 EAST KINGS ROAD  
VIRGINIA BEACH, VA 23456-5480**

**TYPE OF ACTION**

**XX Notice of Sheriff's Sale**

**SALE DATE: June 10, 2015**

**SERVED**

Served and made known to KATHLEEN JOHNSTON A/K/A KATHLEEN CRUZ, Defendant on the 25 day of 15, 2015, at 1:00 o'clock P. M., at 2609 East Kings Road Virginia Beach, VA 23456 in the manner described below:

☒ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is \_\_\_\_\_.

☐ Adult in charge of Defendant's residence who refused to give name 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.

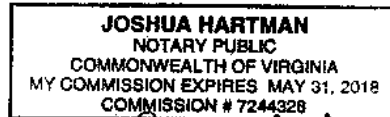
☐ \_\_\_\_\_ an officer of said Defendant's company.

☐ Other: \_\_\_\_\_

Description: Age 45 Height 5'7" Weight 160 Race White Sex F Other \_\_\_\_\_

I, Carol J. Donaldson, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed  
before me this 27 day  
of April, 2015



Notary: [Signature] By: Carol J. Donaldson Carol J. Donaldson

**NOT SERVED**

On the 27 day of April, 2015, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby state that Defendant NOT FOUND because:

☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer on \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_

☐ Service Refused

Other: \_\_\_\_\_

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_. By:

Notary:

**AFFIDAVIT OF SERVICE**

**PLAINTIFF**  
**BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC**  
**HOME LOANS SERVICING, LP**

**COLUMBIA COUNTY**

**PH # 939599**

**DEFENDANT**  
**KATHLEEN JOHNSTON A/K/A KATHLEEN CRUZ**  
**JOSHUA JOHNSTON**

**SERVICE TEAM/lmm**  
**COURT NO.: 2014-CV-979**

**SERVE JOSHUA JOHNSTON AT:**  
**737 CREEKWOOD DRIVE**  
**CHESAPEAKE, VA 23323-3830**

**TYPE OF ACTION**  
**XX Notice of Sheriff's Sale**  
**SALE DATE: June 10, 2015**

**SERVED**

Served and made known to **JOSHUA JOHNSTON**, Defendant on the 25 day of April, 2015, at 1:30 o'clock P. M., at 737 Creekwood Dr., Chesapeake, VA in the manner described below:

☒ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is \_\_\_\_\_.

☐ Adult in charge of Defendant's residence who refused to give name 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: \_\_\_\_\_.

Description: Age 40 Height 5'9" Weight 170 Race White Sex M Other \_\_\_\_\_

I, Carol J. Donaldson, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed  
before me this 27 day  
of April, 2015



Notary: Josh Hartman

By: Carol J. Donaldson Carol J. Donaldson  
**NOT SERVED**

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby state that Defendant **NOT FOUND** because:

☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer on \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_

☐ Service Refused

Other: \_\_\_\_\_

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_

**Notary:**

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



71901140006000052600

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

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Lsf8 Master Participation Trust

: COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

: NO.: 2015-CV-228

Tracy Carl Mcclory

Lori Gene Mcclory

: COLUMBIA County

Defendant(s) :

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Tracy Carl Mcclory  
451 North School Street  
Diamond, IL 60416-7074

Lori Gene Mcclory  
170 South Center Street, Apartment 3  
Millville, PA 17846

**\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

Your house (real estate) at **309 Talmar Road, Bloomsburg, PA 17815** is scheduled to be sold at the Sheriff's Sale on July 15<sup>th</sup> 2015 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$167,713.73 obtained by Lsf8 Master Participation Trust (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**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 the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**

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.

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.)

PINE TWP. TAX COLLECTOR

5/7/2015

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 Tracy & Lori McClory (Sheriff  
sale 7/15/15)

CC:

COMMENTS: Upcoming sheriff sale 7/15/15. I am sending a copy of Tracy & Lori McClory's 2015 County/Twp. real estate tax, parcel #29-07-006-01,000, 309 Talmar Rd. Benton, PA 17814. 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

1.22 Acres

Land  
Buildings

4,570  
24,036  
28,612

Total Assessment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT



**Tax Notice** 2015 County & Municipality

PINE TWP

**MAKE CHECKS PAYABLE TO:**

Debra Piatt  
211 BEECH GLENN RD  
Benton PA 17814

**HOURS** MONDAY: 8PM TO 8PM DURING DISCOUNT  
AFTER DISCOUNT BY APPT. ONLY.

MY HOME: 1PM TO 3PM ON APRIL 25 &amp; AUG 29

PHONE:570-458-6072

FOR: COLUMBIA County

DATE

03/01/2015

BILL NO.

28121

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	28,612	9.481	266.13	271.56	298.72
SINKING		1	28.04	28.61	31.47
TWP RE		.389	10.91	11.13	11.69
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT	305.08	311.30
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after
					341.88

TAXES ARE DUE &amp; PAYABLE. PROPERTY PAYMENT IS REQUESTED.

MCCLORY TRACY CARL & LORI GENE  
PO BOX 51  
MILLVILLE PA 17846

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 5 %  
PARCEL: 29-07-008-01,000  
309 TALMAR RD  
1.22 Acres

Land 4,576  
Buildings 24,036  
Total Assessment 28,612

This tax returned  
to courthouse on:  
January 1, 2016

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST  
vs.  
TRACY C MCCLORY (et al.)

Case Number  
2015CV228

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 50

Manner: < Not Specified >

Expires:

Warrant:

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

### Serve To:

Name: LORI G MCCLORY

Primary Address: 170 SOUTH CENTER STREET  
MILLVILLE, PA 17846

Phone: DOB: 09/13/1960

Alternate Address: 309 TALMAR ROAD  
BENTON, PA 17814

Phone: 1404 SR254 millville

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation: DEF

Date: 5-6-15

Time: 1230

Deputy: 8

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

MCCLORY, LORI G

2015CV228

170 SOUTH CENTER STREET, MILLVILLE, PA 17846

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST  
vs.  
TRACY C MCCLORY (et al.)

Case Number  
2015CV228

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 50

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: TAX COLLECTOR

Date: 5/4/15

Time: 1017

Deputy: 5

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

PIATT, DEBRA

2015CV228

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 05/01/15

Account:

Name:  
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**  
Address: **PO BOX 380  
BLOOMSBURG, PA 17815**

Ad ID: **1034059**  
Description: **Tracy & Lori McClory**  
Run Dates: **06/24/15 to 07/08/15**  
Class: **2**  
Agate Lines: **282**  
Blind Box:

**Total Ad Cost \$1,541.76**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	06/24/15	07/08/15	3	\$1,541.76

## SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2015CV228

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.

WEDNESDAY, JULY 16, 2015  
AT 9:00 O'CLOCK A.M.

All parties interested and claimants are further notified that a proposed schedule of the sale may not be made by the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and possibly even of the proceeds will be made in accordance with the schedule for 100 days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THOSE TWO CERTAIN pieces, parcels and tracts of land situate in Pine Township, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1.

BEGINNING at an iron pin on the southern side of the right of way of State Highway Route # 806B in line of and now or formerly of Elwyn F. Muaney and Helen F. Muaney, his wife, said iron pin being South eighty-five degrees East one hundred and two feet (S 85 degrees E - 82 feet) from the center of a twenty-eight inch steel cover pipe and one hundred and thirty feet (N 108 degrees E) from the southeast intersection of State Highway Route # 1806B and State Highway Route # 1811D; THENCE along the southern side of the right of way of State Highway Route # 1806B, South eighty-five degrees East one hundred and twenty feet (S 85 degrees E - 78 feet) to an iron pin in one of other lands of Elwyn F. Muaney and Helen F. Muaney, his wife; THENCE by the same, South twenty-three degrees fifteen minutes East two hundred feet (S 23 degrees 15 minutes E - 200 feet) to an iron pin; THENCE by the same, North eighty-five degrees West, one hundred and twenty feet (N 85 degrees W - 120 feet) to an iron pin; THENCE by the same North thirty-three degrees fifteen minutes West, two hundred feet (N 33 degrees 15 minutes W - 200 feet) to an iron pin; on the southern side of the right of way of State Highway Route # 1806B, the place of beginning.

CONTAINING 0.45 acre of land. This description made from a survey by A. Carl Wolfe P.E., dated April 11, 1971.

TRACT NO. 2.

BEGINNING at a steel pin 1780 feet from the southern right of way of Legislative House # 906B through a steel pin, south 33 degrees 15 minutes 32 seconds East, a distance of 18214 feet to an iron pin along other lands now or late of the Gentles here; THENCE south 85 degrees 20 minutes 14 seconds West along other lands now or late of Gentles here; a distance of 2532 feet to an iron pin; THENCE south 33 degrees 15 minutes 30 seconds East, a distance of 8000 feet along other lands now or late of the Gentles here; to a steel pin; THENCE south 64 degrees 08 minutes 51 seconds West, a distance of 27423 feet along other lands now or late of the Gentles here; to a steel pin; THENCE along other lands now or late of the Gentles here North 77 degrees 50 minutes 33 seconds West, a distance of 33705 feet to a steel pin, the place of beginning.

CONTAINING 0.225 acres and being identified as Parcel No. 1 on a map recorded in Record Book 403, page 707. This area was surveyed by Charles B. Webb, Registered Professional Engineer and Registered Surveyor on January 22, 1987 and approved for development by the Columbia County Planning Commission on March 25, 1987.

This subdivision was approved for development by the Columbia County Planning Commission on March 25, 1987. This parcel of ground may not be developed by the Gentles, his heirs, successors or assigns without first obtaining the written approval of Columbia County Planning Commission pursuant to a review of a properly submitted application in conformance with the Columbia County Subdivision and Land Development Ordinance.

TITLE TO SAID PREMISES IS VESTED IN Tracy Carl McClory and Lori Gene McClory, his wife, by deed from Kenneth R. Muaney and Janet W. Muaney, his wife, dated 07/08/2006, recorded 07/10/2006 in Instrument Number 200606866.

Tax Parcel 2940700601

Premises being 308 Talmor Road, Bloomsburg, PA 17815

PROPERTY ADDRESS: 308 TALMOR ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 2940700601

Served and taken into execution to be sold as the property of "TRACY C MCCLORY, LORI G MCCLORY in and of LSF8 MASTER PARTICIPATION TRUST"

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of (a) 10% percent of the bid price or (b) cash (covering bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check or (c) form 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 release of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the event 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 representative of the Plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff  
MICHAEL B. HALLINAN LLP  
Pittsburgh, PA 15203-0000

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST  
vs.  
TRACY C MCCLORY (et al.)

Case Number  
2015CV228

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

50

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:

5-1-14

Time:

3:10

Deputy:

4

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2015CV228

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST  
vs.  
TRACY C MCCLORY (et al.)

Case Number  
2015CV228

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 50

Manner: < Not Specified >

Expires:

Warrant:

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

### Serve To:

Name: Domestic Relations Office of Columbia County

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

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2015CV228 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2015CV228

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, JULY 15, 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 THOSE TWO CERTAIN pieces, parcels and tracts of land situate in Pine Township, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at an iron pin on the southern side of the right of way of State Highway Route #19065 in line of land now or formerly of Elwin F. Mulaney and Helen F. Mulaney, his wife, said iron pin being South eighty-five degrees East one hundred sixty-two feet (S. 85 degrees E. 162 feet) from the center of a forty-eight inch steel culvert pipe and one thousand eighty-six feet (1,086 feet) from the southeast intersection of State Highway Route #19065 and State Highway Route #19110; THENCE along the southern side of the right of way of State Highway Route #19065, South eighty-five degrees East one hundred twenty-five feet (S. 85 degrees E. 125 feet) to an iron pin in line of other lands of Elwin F. Mulaney and Helen F. Mulaney, his wife; THENCE by the same, South thirty-three degrees fifteen minutes East two hundred feet (S. 33 degrees 15 minutes E. 200 feet) to an iron pin; THENCE by the same, North eighty-five degrees West, one hundred twenty-five feet (N. 85 degrees W. 125 feet) to an iron pin; THENCE by the same North thirty-three degrees fifteen minutes West, two hundred feet (N. 33 degrees 15 minutes W. 200 feet) to an iron pin on the southern side of the right of way of State Highway Route #19065, the place of beginning.

CONTAINING 0.45 acre of land. This description made from a survey by A. Carl Wolfe, P.E., dated April 13, 1971.

TRACT NO. 2:

BEGINNING at a steel pin, 17.60 feet from the southerly right of way of Legislative Route 19065 through a steel pin, south 33 degrees 15 minutes 32 seconds east, a distance of 182.14 feet to an iron pipe along other lands now or late of the Grantees herein; THENCE south 85 degrees 20 minutes 14 seconds east along other lands, now or late of Grantees herein, a distance of 125.92 feet to an iron pipe; THENCE south 33 degrees 15 minutes 00 seconds east, a distance of 83.00 feet along other lands now or late of the Grantors herein to a steel pin; THENCE south 64 degrees 06 minutes 31 seconds west, a distance of 224.23 feet along other lands now or late of the Grantors herein to a steel pin; THENCE along other lands now or late of the Grantors herein north 11 degrees 50 minutes 39 seconds west, a distance of 337.05 feet to a steel pin, the place of beginning.

CONTAINING 0.729 acres and being identified as Parcel No. 1 on a map recorded in Record Book 403, page 701. This area was survey by Charles B. Webb, Registered Professional Engineer and Registered Surveyor on January 22, 1987, and approved not for development by the Columbia County Planning Commission on March 25, 1987.

This subdivision was approved 'not for development' by the Columbia County Planning Commission on March 25, 1987. This parcel of ground may not be developed by the Grantees, his (their) successors or assigns without first obtaining the written approval of Columbia County Planning Commission pursuant to its review of a properly submitted application in conformance with the Columbia County Subdivision and Land Development Ordinance.

TITLE TO SAID PREMISES IS VESTED IN Tracy Carl McClory and Lori Gene McClory, h/w, by Deed from Kenneth R. Mulaney and Janet W. Mulaney, h/w, dated 07/06/2006, recorded 07/10/2006 in Instrument Number 200606866.

Tax Parcel: 29-07-00601

Premises being: 309 Talmar Road, Bloomsburg, PA 17815

PROPERTY ADDRESS: 309 TALMAR ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 29-07-00601

---

**Seized and taken into execution to be sold as the property of TRACY C MCCLORY, LORI G MCCLORY 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:**  
PHELAN & HALLINAN LLP  
PHILADELPHIA, PA 215-563-7000

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



WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

Lsf8 Master Participation Trust

vs.

Tracy Carl Mcclory  
Lori Gene Mcclory

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2015-CV-228

2015-ED-50

COLUMBIA COUNTY

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 property (specifically described property below):

PREMISES: 309 Talmar Road, Bloomsburg, PA 17815  
(See Legal Description attached)

Amount Due  
Interest from 04/24/2015 to Date of Sale  
@ \$27.57 per diem

\$167,713.73  
\$\_\_\_\_\_ and costs.

Dated

4-30-15  
(SEAL)

PH # 952594

Barbara N. Silvestri | KB |

(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna.

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

No.: 2015-CV-228

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

Lsf8 Master Participation Trust

vs.

Tracy Carl Meclory  
Lori Gene Meclory

---

WRIT OF EXECUTION  
(Mortgage Foreclosure)

---

Costs

Office of Judicial Support

Judg. Fee

Cr.

Sat.



---

Phelan Kailhan Diamond & Jones, LLP  
Jonathan Lobb, Esq., Id. No. 312174  
Attorney for Plaintiff

Address where papers may be served:

Tracy Carl Meclory  
451 North School Street  
Diamond, IL 60416-7074

Lori Gene Meclory  
170 South Center Street, Apartment 3  
Millville, PA 17846

# REAL ESTATE OUTLINE

ED # 2015 ED 50

DATE RECEIVED 4-30-15  
DOCKET AND INDEX 2015 CV 228

## 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>1516876</u>

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

SALE DATE July 15<sup>th</sup> TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

Lsf8 Master Participation Trust	:	COURT OF COMMON PLEAS
	:	
Plaintiff	:	CIVIL DIVISION
	:	
vs.	:	NO.: <u>2015-CV-228</u>
	:	
Tracy Carl McClory	:	
Lori Gene McClory	:	COLUMBIA County
Defendant(s)	:	

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO: Tracy Carl McClory**  
**451 North School Street**  
**Diamond, IL 60416-7074**

**Lori Gene McClory**  
**170 South Center Street, Apartment 3**  
**Millville, PA 17846**

**\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

Your house (real estate) at **309 Talmar Road, Bloomsburg, PA 17815** is scheduled to be sold at the Sheriff's Sale on July 15 2015 at 9:00 am in the Office of The Sheriff, **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$167,713.73** obtained by **Lsf8 Master Participation Trust** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**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 the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**

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.

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 215-563-7000.
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 215-563-7000.
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 the 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 proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. 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 filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home 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 East 5th Street  
Bloomsburg, PA 17815**

**Telephone (570) 784-8760**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2015-CV-228**

**Lsf8 Master Participation Trust**

v.

**Tracy Carl Mcclory**

**Lori Gene Mcclory**

owner(s) of property situate in **PINE TOWNSHIP**, COLUMBIA County, Pennsylvania, being

**309 Talmar Road, Bloomsburg, PA 17815**

**Parcel No. 29-07-00601**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$167,713.73**

**Attorneys for Plaintiff**

Phelan Hallinan Diamond & Jones, LLP

### LEGAL DESCRIPTION

ALL THOSE TWO CERTAIN pieces, parcels and tracts of land situate in Pine Township, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

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CONTAINING 0.45 acre of land. This description made from a survey by A. Carl Wolfe, P.E., dated April 13, 1971.

**TRACT NO. 2:**

BEGINNING at a steel pin, 17.60 feet from the southerly right of way of Legislative Route 19065 through a steel pin, south 33 degrees 15 minutes 32 seconds east, a distance of 182.14 feet to an iron pipe along other lands now or late of the Grantees herein; THENCE south 85 degrees 20 minutes 14 seconds east along other lands, now or late of Grantees herein, a distance of 125.92 feet to an iron pipe; THENCE south 33 degrees 15 minutes 00 seconds east, a distance of 83.00 feet along other lands now or late of the Grantors herein to a steel pin; THENCE south 64 degrees 06 minutes 31 seconds west, a distance of 224.23 feet along other lands now or late of the Grantors herein to a steel pin; THENCE along other lands now or late of the Grantors herein north 11 degrees 50 minutes 39 seconds west, a distance of 337.05 feet to a steel pin, the place of beginning.

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his (their) successors or assigns without first obtaining the written approval of the Columbia County Planning Commission pursuant to its review of a properly submitted application in conformance with the Columbia County Subdivision and Land Development Ordinance.

TITLE TO SAID PREMISES IS VESTED IN Tracy Carl McClory and Lori Gene McClory, h/w, by Deed from Kenneth R. Mulancy and Janet W. Mulancy, h/w, dated 07/06/2006, recorded 07/10/2006 in Instrument Number 200606866.

Tax Parcel: 29-07-00601

Premises Being: 309 Talmar Road, Bloomsburg, PA 17815



<b>Lsf8 Master Participation Trust</b>	:	<b>COURT OF COMMON PLEAS</b>
Plaintiff	:	
	:	<b>CIVIL DIVISION</b>
<b>v.</b>	:	
	:	<b>NO.: <u>2015-CV-228</u></b>
<b>Tracy Carl Mcclory</b>	:	
<b>Lori Gene Mcclory</b>	:	
Defendant(s)	:	<b>COLUMBIA COUNTY</b>

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**Lsf8 Master Participation Trust**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **309 Talmar Road, Bloomsburg, PA 17815**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<b>Tracy Carl Mcclory</b>	<b>451 North School Street Diamond, IL 60416-7074</b>
<b>Lori Gene Mcclory</b>	<b>170 South Center Street, Apartment 3 Millville, PA 17846</b>
  
2. Name and address of Defendant(s) in the judgment:
 

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<b>Tracy Carl Mcclory</b>	<b>451 North School Street Diamond, IL 60416-7074</b>
<b>Lori Gene Mcclory</b>	<b>170 South Center Street, Apartment 3 Millville, PA 17846</b>
  
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 (if address cannot be reasonably ascertained, please indicate)
<b>None.</b>	
  
4. Name and address of last recorded holder of every mortgage of record:
 

Name	Address (if address cannot be reasonably ascertained, please indicate)
<b>None.</b>	
  
5. Name and address of every other person who has any record lien on the property:
 

Name	Address (if address cannot be reasonably ascertained, please indicate)
<b>None.</b>	

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.

Name

Address (if address cannot be reasonably ascertained, please indicate)

**Xto Energy, Inc.**

**810 Houston Street  
Fort Worth, TX 76102**

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 (if address cannot be reasonably ascertained, please indicate)

**Tenant/Occupant**

**309 Talmar Road  
Bloomsburg, PA 17815**

**Domestic Relations of  
Columbia County**

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

**Commonwealth of Pennsylvania  
Department of Welfare**

**P.O. Box 2675  
Harrisburg, PA 17105**

**Internal Revenue Service Advisory**

**1000 Liberty Avenue Room 704  
Pittsburgh, PA 15222**


**U.S. Department of Justice  
U.S. Attorney for The Middle District of PA  
Federal Building**

**228 Walnut Street, Suite 220  
PO Box 11754  
Harrisburg, PA 17108-1754**

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.A. § 4904 relating to unsworn falsification to authorities.

Date: 4/29/15

By: \_\_\_\_\_

  
**Phelan Hallinan Diamond & Jones, LLP**  
Jonathan Lobb, Esq., Id. No. 312174  
Attorney for Plaintiff  
PHELAN HALLINAN DIAMOND & JONES, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza, Philadelphia, PA 19103  
215-563-7000

### LEGAL DESCRIPTION

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Premises Being: 309 Talmar Road, Bloomsburg, PA 17815

PHELAN HALLINAN DIAMOND & JONES, LLP  
Jonathan Lobb, Esq., Id. No.312174  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Jonathan.Lobb@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

**Lsf8 Master Participation Trust**

**vs.**

**Tracy Carl Mcclory  
Lori Gene Mcclory**

: **COLUMBIA County**  
:  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2015-CV-228**  
:

**VERIFICATION OF NON-MILITARY SERVICE**


The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) Tracy Carl Mcclory and Lori Gene Mcclory are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

(b) that defendant Tracy Carl Mcclory is over 18 years of age and resides at 451 North School Street, Diamond, IL 60416-7074 and 309 Talmar Road, Bloomsburg, PA 17815.

(c) that defendant Lori Gene Mcclory is over 18 years of age and resides at 170 South Center Street, Apartment 3, Millville, PA 17846 and 309 Talmar Road, Bloomsburg, PA 17815.

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

  
\_\_\_\_\_  
**Phelan Hallinan Diamond & Jones, LLP**  
Jonathan Lobb, Esq., Id. No.312174  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Jonathan Lobb, Esq., Id. No.312174  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Jonathan.Lobb@phelanhallinan.com  
215-563-7000

Attorneys for Plaintiff

**Lsf8 Master Participation Trust**  
Plaintiff

v.

**Tracy Carl Mcclory**  
**Lori Gene Mcclory**  
Defendant(s)


: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2015-CV-228**  
:  
: **COLUMBIA County**  
:

**CERTIFICATION**

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- ( ) the mortgage is an FHA Mortgage
- ( ) the premises is non-owner occupied
- ( ) the premises is vacant
- (X) Act 91 procedures have been fulfilled
- ( ) Act 91 is Not Applicable pursuant to Pa Bulletin. Doc No 11-1197, 41 Pa.B. 3943

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

By:   
**Phelan Hallinan Diamond & Jones, LLP**  
Jonathan Lobb, Esq., Id. No.312174  
Attorney for Plaintiff

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CONTAINING 0.45 acre of land. This description made from a survey by A. Carl Wolfe, P.E., dated April 13, 1971.

**TRACT NO. 2:**

BEGINNING at a steel pin, 17.60 feet from the southerly right of way of Legislative Route 19065 through a steel pin, south 33 degrees 15 minutes 32 seconds east, a distance of 182.14 feet to an iron pipe along other lands now or late of the Grantees herein; THENCE south 85 degrees 20 minutes 14 seconds east along other lands, now or late of Grantees herein, a distance of 125.92 feet to an iron pipe; THENCE south 33 degrees 15 minutes 00 seconds east, a distance of 83.00 feet along other lands now or late of the Grantors herein to a steel pin; THENCE south 64 degrees 06 minutes 31 seconds west, a distance of 224.23 feet along other lands now or late of the Grantors herein to a steel pin; THENCE along other lands now or late of the Grantors herein north 11 degrees 50 minutes 39 seconds west, a distance of 337.05 feet to a steel pin, the place of beginning.

CONTAINING 0.729 acres and being identified as Parcel No. 1 on a map recorded in Record Book 403, page 701. This area was survey by Charles B. Webb, Registered Professional Engineer and Registered Surveyor on January 22, 1987, and approved not for development by the Columbia County Planning Commission on March 25, 1987.

This subdivision was approved 'not for development' by the Columbia County Planning Commission on March 25, 1987. This parcel of ground may not be developed by the Grantees,

his (their) successors or assigns without first obtaining the written approval of the Columbia County Planning Commission pursuant to its review of a properly submitted application in conformance with the Columbia County Subdivision and Land Development Ordinance.

TITLE TO SAID PREMISES IS VESTED IN Tracy Carl McClory and Lori Gene McClory, h/w, by Deed from Kenneth R. Mulaney and Janet W. Mulaney, h/w, dated 07/06/2006, recorded 07/10/2006 in Instrument Number 200606866.

Tax Parcel: 29-07-00601

Premises Being: 309 Talmar Road, Bloomsburg, PA 17815



**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2015-CV-228**

**Lsf8 Master Participation Trust**

v.

**Tracy Carl Mcclory**

**Lori Gene Mcclory**

owner(s) of property situate in **PINE TOWNSHIP**, COLUMBIA County, Pennsylvania, being

**309 Talmar Road, Bloomsburg, PA 17815**

**Parcel No. 29-07-00601**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$167,713.73**

**Attorneys for Plaintiff**

**Phelan Hallinan Diamond & Jones, LLP**

## **To the Sheriff of COLUMBIA County**

### **Attention: Real Estate Department**

Please be advised that we will be serving the Notice of Sale on defendant(s) Tracy Carl McClory, at any out of county address(es) via process server for this action.

I remain available should you wish to discuss this matter further.

Thank You

Bradley Davis  
Supervisor  
Writ Department  
Phelan Hallinan Diamond & Jones, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Automated Attendant: (215) 320-0007 Ext. 1265  
Front Desk: (215) 563-7000 Ext. 1265  
Fax: (215) 563-3826

## SHERIFF'S RETURN

Lsf8 Master Participation Trust

Plaintiff

vs.

Tracy Carl Mcclory

Lori Gene Mcclory

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2015-CV-228

ISSUED

NOW, \_\_\_\_\_ 20\_\_1, \_\_\_\_\_ High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of \_\_\_\_\_ County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.  
Defendants alleged address is \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Sheriff, Columbia County, Pennsylvania

By \_\_\_\_\_  
Deputy Sheriff

### AFFIDAVIT OF SERVICE

Now, \_\_\_\_\_ 20\_\_, at \_\_\_\_\_ O'Clock \_\_\_\_\_ m., served the within upon \_\_\_\_\_ at \_\_\_\_\_ by handing to \_\_\_\_\_ a true and correct copy of the original Notice of Sale and made known to \_\_\_\_\_ the contents thereof.

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

day of \_\_\_\_\_ 20\_\_

\_\_\_\_\_  
Notary Public

BY: \_\_\_\_\_  
Sheriff

20\_\_\_\_\_. See return endorsed hereon by Sheriff of \_\_\_\_\_ County, Pennsylvania, and made a part of this

return

So Answers,

\_\_\_\_\_  
Sheriff

\_\_\_\_\_  
Deputy Sheriff

# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>	<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies. <b>Expiration date</b>
<b>Plaintiff</b> Lsf8 Master Participation Trust	No.: 2015-CV-228
<b>Defendant</b> Tracy Carl Meclory Lori Gene Meclory	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>

**SERVE**

**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE,

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

309 Talmar Road

Bloomsburg, PA 17815

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

**PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.**

NOW, \_\_\_\_\_, 20\_\_\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

\_\_\_\_\_  
 Sheriff of COLUMBIA County, Penna.

**NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. 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 is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant	Telephone Number (215)563-7000	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

**SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE**

<b>PLAINTIFF</b>	Court Number
------------------	--------------

**RETURNED:**

AFFIRMED and subscribed to before me this _____ day of _____ 20____	<b>SO ANSWERS</b> Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of	

# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>	<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies. <b>Expiration date</b>
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<b>Plaintiff</b> Lsf8 Master Participation Trust	No.: <u>2015-CV-228</u>
<b>Defendant</b> Tracy Carl Mcclory Lori Gene Mcclory	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>

<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <u>TRACY CARL MCCLORY</u> <hr/> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>309 Talmar Road</u> <u>Bloomsburg, PA 17815</u>
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SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

**SERVE DEFENDANT WITH THE NOTICE OF SALE.**

NOW, \_\_\_\_\_, 20\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

\_\_\_\_\_  
 Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. 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 is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date
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**SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE**

PLAINTIFF	Court Number
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**RETURNED:**

AFFIRMED and subscribed to before me this _____ day of _____ 20__	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>		<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies.	
Plaintiff Lsf8 Master Participation Trust		Expiration date No.: <u>2015-CV-228</u>	
Defendant Tracy Carl Mcclory Lori Gene Mcclory		Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>	
<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <b>LORI GENE MCCLORY</b> <hr/> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>309 Talmar Road</u> <u>Bloomsburg, PA 17815</u>		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.			
<b>SERVE DEFENDANT WITH THE NOTICE OF SALE.</b> NOW, _____, 20__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.			
_____ Sheriff of COLUMBIA County, Penna.			
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. 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 is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.			
Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		Telephone Number (215)563-7000	Date
<b>SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE</b>			
PLAINTIFF		Court Number	
<b>RETURNED:</b>			
AFFIRMED and subscribed to before me this _____ day of _____ 20__		SO ANSWERS Signature of Dep. Sheriff	Date
		Signature of Sheriff	Date
		Sheriff of	

<b>SHERIFF SERVICE</b>		<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies.	
<b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>		<b>Expiration date</b>	
Plaintiff Lsf8 Master Participation Trust		No.: <u>2015-CV-228</u>	
Defendant Tracy Carl McClory Lori Gene McClory		Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>	
<b>SERVE AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC.. TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <u>LORI GENE MCCLORY</u>		
	ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>309 Talmar Road</u>		
	<u>Bloomsburg, PA 17815</u>		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.			
<b>SERVE DEFENDANT WITH THE NOTICE OF SALE.</b>			
NOW, _____, 20__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.			
_____ Sheriff of COLUMBIA County, Penna.			
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. 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 is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.			
Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant		Telephone Number	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		(215)563-7000	
<b>SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE</b>			
PLAINTIFF		Court Number	

AFFIRMED and subscribed to before me this _____ day  of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
Sheriff of _____		

## Document Receipt

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Trans #	5267	Carrier / service:	USPS Server	First-Class Mail®	5/1/2015 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 #: 71901140006000052600

Doc Ref #: 2015ED50

Postage 5.1300

PHILADELPHIA PA 19107

50



## Document Receipt

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000052594

Doc Ref #: 215ED50

Postage 5.1300

HARRISBURG PA 17105

## Document Receipt

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Trans #	5265	Carrier / service:	USPS Server	First-Class Mail®	5/1/2015 12:00:00 AM
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## Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000052587

Doc Ref #: 2015ED50

Postage 5.1300

HARRISBURG PA 17128

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## Document Receipt

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Ship to:

XTO ENERGY INC

810 HOUSTON STREET

FORT WORTH TX 76102

Tracking #: 71901140006000052624

Doc Ref #: 2015ED50

Postage 5.1300

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Phelan Hallinan Diamond & Jones, LLP  
One Penn Center Ste 1400  
Philadelphia, PA 19103

TD Bank, NA  
3-180/360

001516876

DATE  
4/28/2015

AMOUNT  
\*\*\*\*\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

TO THE ORDER OF  
Sheriff of Columbia County  
35 W Main Street  
Bloomsburg, PA 17815

JKM [952594] 309 TALMAR ROAD (2015-CV-228)

*Francis S. Hallinan*  
AUTHORIZED SIGNATURE

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

⑈001516876⑈ ⑈036001808⑈ 361508666⑈