

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

LSF's Master Participation vs Andie Crane + Kristie Mowley

NO. 81-15 ED NO. 1673-12 JD

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

BID PRICE (INCLUDES COST) \$ 1967.87

POUNDAGE - 2% OF BID \$ 39.35

TRANSFER TAX - 2% OF FAIR MKT \$

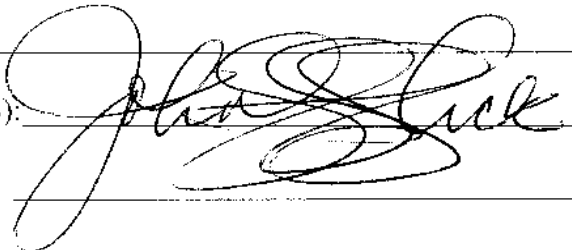
MISC. COSTS \$

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2006.62

PURCHASER(S):

ADDRESS:

NAMES(S) ON DEED:

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2006.62

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$ 656.62

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

LSF8 MASTER PARTICIPATION TRUST

vs.

Defendant

ANDRE CRANE
KRISTIE MOWERY
ANDRE CRANE

Attorney for the Plaintiff:

KML LAW GROUP, P.C.
701 MARKET STREET
PHILADELPHIA, PA 19106

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

Writ of Execution No. : 2012CV1673

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 230 IRON STREET, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,036.77
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	\$24.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$120.00

Total Sheriff Costs \$1,802.77

Municipal Costs

Sewer	\$97.50
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Total Municipal Costs \$97.50

Distribution Costs

Recording Fees	\$67.00
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Total Distribution Costs \$67.00

Grand Total: \$1,967.27

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

KML LAW GROUP, P.C.
SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322 info@kmlawgroup.com

FIRSTTRUST
800.220.BANK / firsttrust.com
3-7380/2360

01/25/2016

PAY TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

\$656.52**

SIX HUNDRED FIFTY-SIX AND 52 / 100

DOLLARS

Sheriff's Office
PO Box 380
Bloomshurg PA. 17815

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS



[Handwritten Signature]
AUTHORIZED SIGNATURE

MEMO **117400/ Crane**

⑈828659⑈ ⑆236073801⑆ 80 00082795⑈

KML LAW GROUP, P.C.
Suite 5000 BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
www.kmlawgroup.com

October 26, 2015

SHERIFF OF COLUMBIA COUNTY
Real Estate Division
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: LSF9 MASTER PARTICIPATION TRUST vs. ANDRE C. CRANE and KRISTIE E. MOWERY
Sale Book/Writ No.: /
Docket Number: 2012-CV-1673
Sale Date: 10/14/2015
Property Address: 230 Iron Street Berwick, PA 18603

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the above-captioned matter.
Please deed the property to:

LSF9 MASTER PARTICIPATION TRUST
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134

If funds are required to settle with the Sheriff and they are not enclosed, please email the cost sheet to the below email address. Please notify our office when the deed is recorded.

KML LAW GROUP, P.C.
Denise Boccella, Legal Assistant
FC Special Services/Post Sale
267-515-5508 (Direct Phone)
267-515-5613 (Fax)
dboccella@kmlawgroup.com

Loretta Crespo, Paralegal
FC Special Services/Post Sale
215-825-6344 (Direct Phone)
215-825-6444 (Fax)
lcrespo@kmlawgroup.com

Enclosed: (if applicable)

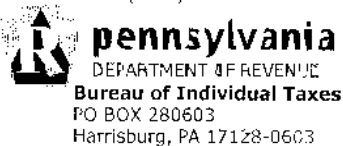
Sheriff's Costs Sheet showing Balance Due of \$ _____

KML Check Number _____

Settlement Amount(s) \$ _____

Loan Type CORRESPONDENCE

KML-117-0011



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name KML Law Group, P.C.		Telephone Number: (215) 627-1322	
Mailing Address 701 Market Street, Suite 5000 BNY Independence Center	City Philadelphia	State PA	ZIP Code 19106-1532

B. TRANSFER DATA

Date of Acceptance of Document **10/26/2015**

Grantor(s)/Lessor(s) SHERIFF OF COLUMBIA COUNTY	Telephone Number: 570-389-5622	Grantee(s)/Lessee(s) LSF9 MASTER PARTICIPATION TRUST	Telephone Number: 215-627-1322
Mailing Address Sheriff's Office, PO Box 380		Mailing Address 13801 WIRELESS WAY,	
City Bloomsburg	State PA	ZIP Code 17815	City OKLAHOMA CITY
			State OK
			ZIP Code 73134

C. REAL ESTATE LOCATION

Street Address 230 Iron Street	City, Township, Borough Berwick - BOROUGH OF BERWICK
County Columbia	School District Berwick
	Tax Parcel Number 04C-04-035

D. VALUATION DATA

Was transaction part of an assignment or relocation?

O Y ☒ N

1. Actual Cash Consideration =\$2,006.62	2. Other Consideration +0	3. Total Consideration =\$2,006.62
4. County Assessed Value \$19,633.00	5. Common Level Ratio Factor X3.60	6. Computed Value =\$70,678.80

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

1a. Amount of Exemption Claimed \$70,678.80	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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2. Check Appropriate Box Below for Exemption Claimed.

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

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

Signature of Correspondent or Responsible Party

Date

10/26/15

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

KML LAW GROUP, P.C.

MICHAEL T. MCKEEVER*
LISA A. LEE*
KRISTINA G. MURTHA*
THOMAS I. PULEO
DAVID B. FEIN*

*PA & NJ BAR

ATTORNEYS AT LAW

SUITE 5000
BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PENNSYLVANIA 19106-1532
(215) 627-1322
(866) 413-2311
FAX (215) 627-7734

WWW.KMLLAWGROUP.COM

ANDREW F. GORNALL
JILL P. JENKINS*
JOSHUA I. GOLDMAN*
ALYK L. OPLAZIAN*
LAUREN M. STEINS*
COLLEEN M. HIRST*
PAUL W. LUONGO*
CAITLIN M. DONNELLY*
CRISTINA LYNN CONNOR*
VICTORIA W. CHEN*
JOHN GORYL
CRYSTAL T. ESPAÑOL*
MATTHEW K. FISSEL*
MICHAEL J. CLARK*

January 27, 2016

SHERIFF OF COLUMBIA COUNTY
Real Estate Division
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: LSF9 MASTER PARTICIPATION TRUST vs. ANDRE C. CRANE and KRISTIE E. MOWERY

Sale Book/Writ No.: /

Docket Number: 2012-CV-1673

Sale Date: 10/14/2015

Property Address: 230 Iron Street Berwick, PA 18603

To the Sheriff:

Enclosed is a check in the amount of \$656.52 for the Sheriff's cost. If you require anything else please contact me at 267-515-5508.

Thank you

KML LAW GROUP, P.C.

Denise Boccella, Legal Assistant
FC Special Services/Post Sale
267-515-5508 (Direct Phone)
267-515-5613 (Fax)
dboccella@kmlgroup.com

SHERIFF'S SALE COST SHEET

VS. Crane
 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>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>406.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1036.77</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1261.77</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

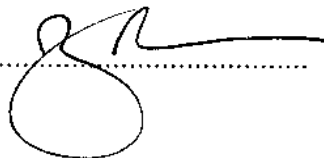
MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>97.50</u>	
WATER 20	\$	
TOTAL *****		\$ <u>97.50</u>

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

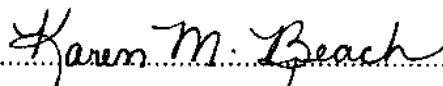
TOTAL COSTS (OPENING BID) \$ 1967.27

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

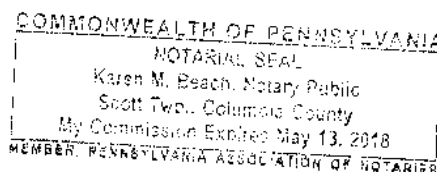
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice August 19, 26 and September 2, 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 2nd day of September 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.

.....

KML LAW GROUP, P.C.

Suite 5000 – BNY Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

215-825-6320

Attorney for Plaintiff

LSF9 MASTER PARTICIPATION TRUST

13801 WIRELESS WAY

OKLAHOMA CITY, OK 73134

Plaintiff

vs.

ANDRE C. CRANE

KRISTIE E. MOWERY

Mortgagor(s) and Record Owner(s)

230 Iron Street

Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2012-CV-1673

Book:

Writ:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for September 09, 2015 at 9:00 AM in the above matter has been continued
until **October 14, 2015 at 9:00 AM**

Date:

8/20/15By: 

KML LAW GROUP, P.C.

701 Market Street, Suite 5000

Philadelphia, PA 19106

(215) 825-6332

☐ Michael McKeever Pa. ID 56129☐ David Fein Pa. ID 82628☐ Jill P. Jenkins Pa. ID 306588☐ Atyk L. Oflazian Pa. ID 312912☐ Cristina Lynn Connor Pa. ID 318389☐ Victoria W. Chen Pa. ID 317741☒ Crystal Español Pa. ID 315477☐ Matthew K. Fissel Pa. ID 314567

Attorneys for Plaintiff

KML LAW GROUP, P.C.

Suite 5000 – BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-825-6320
Attorney for Plaintiff

LSF9 MASTER PARTICIPATION TRUST
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134

Plaintiff

vs.

ANDRE C. CRANE
KRISTIE E. MOWERY
Mortgagor(s) and
Record Owner(s)
230 Iron Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2012-CV-1673

Book:

Writ:


CERTIFICATE OF FILING

I hereby certify that matter was filed or sent for filing with the prothonotary and was served the Notice of Continued Sheriff's Sale in the above upon the following parties on the date listed below:

ANDRE C. CRANE
6 East Sparrow Drive Lot 28
Berwick, PA 18603
KRISTIE E. MOWERY
230 Iron Street
Berwick, PA 18603

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
(via facsimile or e-mail)

PROTHONOTARY OF COLUMBIA COUNTY
Prothonotary of Columbia County
PO Box 380
Bloomsburg, PA 17815
(via e-filing if applicable)

Date: 8/20/15 By: 
KML LAW GROUP, P.C.
701 Market Street, Suite 5000
Philadelphia, PA 19106
Samantha Jeffries- Legal Assistant
Direct: 215-825-6349
Email: sjeffries@kmlawgroup.com

KML LAW GROUP, P.C.
SUITE 5000 - BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
FAX (215) 627-7734

August 20, 2015

Columbia

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX 570-389-5625

BOOK WRIT

RE: LSF9 MASTER PARTICIPATION TRUST
vs.
ANDRE C. CRANE and KRISTIE E. MOWERY
Term No. 2012-CV-1673

Property address:

230 Iron Street
Berwick, PA 18603

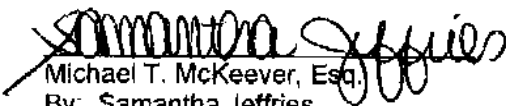
Sheriff's Sale Date: September 09, 2015

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for September 09, 2015 to October 14, 2015.

Thank you for your cooperation.

Very Truly Yours,
KML LAW GROUP, P.C.


Michael T. McKeever, Esq.
By: Samantha Jeffries

cc:

ANDRE C. CRANE
6 East Sparrow Drive Lot 28
Berwick, PA 18603

KRISTIE E. MOWERY
230 Iron Street
Berwick, PA 18603

KML LAW GROUP, P.C.
SUITE 5000 BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM

October 7, 2015

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: **No. 2012-CV-1673**
ANDRE C. CRANE and KRISTIE E. MOWERY

Real Estate Division:

The above case may be sold on October 14, 2015. It has been properly served in accordance with Rule 3129.

Very truly yours,

KML Law Group, P.C.

KML LAW GROUP, P.C.
Suite 5000
BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322
3129@kmlawgroup.com
Attorney for Plaintiff

117400FC
CF: 11/15/2012
SD: 10/14/2015
\$84,674.75

LSF9 MASTER PARTICIPATION TRUST
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134

Plaintiff

vs.

ANDRE C. CRANE
KRISTIE E. MOWERY
**Mortgagor(s) and
Record Owner(s)**

230 Iron Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2012-CV-1673

CERTIFICATE OF SERVICE PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)

Ruby Gyening, an employee of KML Law Group, P.C., counsel for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- (x) Personal Service by the Sheriff's Office/competent adult. Copy of return attached.
- () Certified mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- () Certified mail by Sheriff's Office.
- () Ordinary mail by KML Law Group, P.C. to Attorney for Defendant(s) of record. Proof of mailing is attached (Pa. R.C.P. 440(a)(i)).
- () Acknowledgment of Sheriff's Sale by Attorney for Defendant(s). Proof of acknowledgment attached.
- () Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

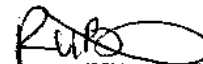
IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- () Premises was posted by Sheriff's Office/competent adult. Copy of return attached.
- () Certified Mail & ordinary mail by Sheriff's Office. Copy of return attached.
- () Certified Mail & ordinary mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- () Published in accordance with court order. Copy of publication attached.

Pursuant to the attached Affidavit under Rule 3129, service on all lienholders (if any) has been made by ordinary mail KML Law Group, P.C. Copies of proofs of mailing attached.

The undersigned understands that the statements herein are subject to the penalties provided by 18 Pa. C.S.A. Section 4904.

Respectfully submitted,



BY: Ruby Gyening
Legal Assistant
KML Law Group, P.C.

Name and Address of Sender
ML LAW GROUP, P.C.
SUITE 5000
301 MARKET STREET
PHILADELPHIA, PA
19106-1532

Check type of mail or service:

- ☐ Certified
☒ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
- ☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Affix Stamp Here
(If issued as a
certificate of mailing,
or for additional copies
of this bill)

Postmark and
Date of Receipt

Handling
Charge

Postage

Addressee (Name, Street, City, State, & ZIP Code)

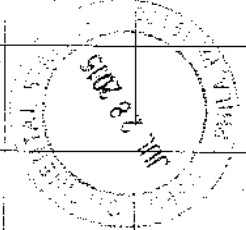
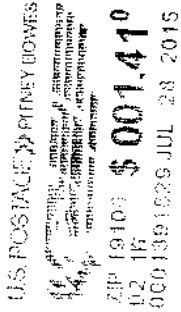
Article Number

DOMESTIC RELATIONS OF COLUMBIA
COUNTY

PO Box 380
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE -
Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

TENANTS/OCCUPANTS
230 Iron Street
Berwick, PA 18603



Postmaster, Per (Name of receiving employee)

Total Number of Pieces
Listed by Sender

Total Number of Pieces
Received at Post Office

See Privacy Act Statement on Reverse

US Form 3877, February 2002 (Page 1 of 2)

Complete by Typewriter, Ink, or Ball Point Pen

17400FC Columbia County Sale Date 09/09/2015

NDRE C. CRANE & KRISTIE E. MOWERY

Name and Address of Sender		Check type of mail or service:		Affix Stamp Here (If issued as a certificate of mailing, or for additional copies of this bill)		Postmark and Date of Receipt		Due Sender if COD		DC Fee		SC Fee		SH Fee		RD Fee		RR Fee	
Article Number		<input type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Delivery Confirmation <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured		<input type="checkbox"/> Recorded Delivery (International) <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation		Address (Name, Street, City, State, & ZIP Code) Postage		Actual Value if Registered Insured Value		Handling Charge Fee		ZIP 19106 02 1W 0001391829 JUL 28 2015		U.S. POSTAGE \$002.60 ⁰⁰					
1.	ML LAW GROUP, P.C. SUITE 5000 01 MARKET STREET PHILADELPHIA, PA 9106-1532	1.	Cascade Capital LLC C/O Ralph Gulko, Esquire 804 West Avenue Jenkintown, PA 19046																
2.		2.	Cascade Capital LLC C/O Ralph Gulko, Esquire 7 Entin Road Persippany, NJ 07054																
3.		3.																	
4.		4.																	
5.		5.																	
6.		6.																	
7.		7.																	
8.		8.																	
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)		See Privacy Act Statement on Reverse													
2																			

PS Form 3877, February 2002 (Page 1 of 2) Complete by Typewriter, Ink, or Ball Point Pen

117400FC Columbia County Sale Date: 09/09/2015

ANDRE C. CRANE & KRISTIE E. MOWERY

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF8 MASTER PARTICIPATION TRUST
vs.
ANDRE CRANE (et al.)

Case Number
2012CV1673

SHERIFF'S RETURN OF SERVICE

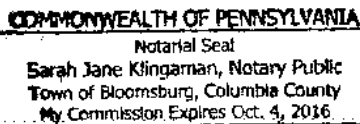
08/05/2015 11:36 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 230 IRON STREET, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

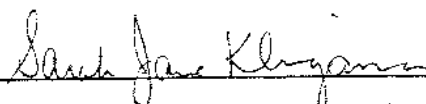
August 06, 2015



NOTARY

Affirmed and subscribed to before me this

6TH day of AUGUST, 2015



Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF8 MASTER PARTICIPATION TRUST
vs.
ANDRE CRANE (et al.)


Case Number
2012CV1673

SHERIFF'S RETURN OF SERVICE

07/01/2015 02:29 PM - DEPUTY SCOTT MAYERNICK, 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 STEPHINE HITTLE HIS GIRLFRIEND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ANDRE CRANE AT 6 EAST SPARROW DRIVE, LOT 28, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

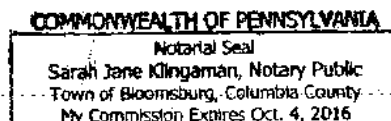

TIMOTHY T. CHAMBERLAIN, SHERIFF

July 02, 2015

NOTARY

Affirmed and subscribed to before me this

2ND day of JULY, 2015





Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

(c) CountyState Sheriff Telegraph, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF8 MASTER PARTICIPATION TRUST
vs.
ANDRE CRANE (et al.)

Case Number
2012CV1673

SHERIFF'S RETURN OF SERVICE

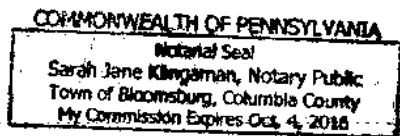
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SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

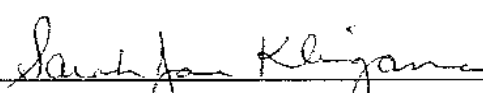
July 02, 2015



NOTARY

Affirmed and subscribed to before me this

2ND day of JULY, 2015



Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

LFS9 MASTER PARTICIPATION TRUST; et seq,
Plaintiff (Petitioner)

CASE and/or DOCKET No.: 2012-CV-1673

Sheriff's Sale Date: 9/9/2015

V.

ANDRE C. CRANE, ET AL,
Defendant (Respondent)

AFFIDAVIT OF SERVICE

☐ Complaint ☐ Summons ☒ Other: NOTICE OF SALE

I, ERIC AFFLERBACH, certify that I am eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served ANDRE C. CRANE the above process on the 16 day of July, 2015, at 3:10 o'clock, PM, at 6 EAST SPARROW DRIVE LOT 28 BERWICK, PA 18603, County of Columbia, Commonwealth of Pennsylvania:

Manner of Service:

☒ By handing a copy to the Defendant(s)

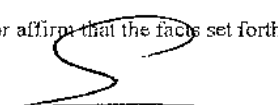
Description: Approximate Age 31-35 Height 5' Weight 200 Race WHITE Sex FEMALE Hair BROWN

Military Status: ☒ No ☐ Yes Branch: _____

Commonwealth/State of Pa)
) SS:
County of Berks)

Before me, the undersigned notary public, this day, personally, appeared Eric Afflerbach to me known, who being duly sworn according to law, deposes the following:

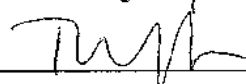
I hereby swear or affirm that the facts set forth in the foregoing Affidavit of Service are true and correct.


(Signature of Affiant)

File Number: 117400FC

Case ID #: 4354367

Subscribed and sworn to before me
this 17 day of July, 2015.


COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Teresa Minzola, Notary Public
Washington Township, Berks County
My Commission Expires December 05, 2017

Notary Public

KML LAW GROUP, P.C.

Suite 5000 – BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-825-6320
Attorney for Plaintiff

LSF9 MASTER PARTICIPATION TRUST
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134

Plaintiff

vs.

ANDRE C. CRANE
KRISTIE E. MOWERY
Mortgagor(s) and Record Owner(s)

230 Iron Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2012-CV-1673

SUPPLEMENTAL AFFIDAVIT PURSUANT TO RULE 3129

LSF9 MASTER PARTICIPATION TRUST, Plaintiff in the above action, by and through an authorized employee of its attorneys, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

230 Iron Street
Berwick, PA 18603

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

ANDRE C. CRANE
6 East Sparrow Drive Lot 28
Berwick, PA 18603

KRISTIE E. MOWERY
230 Iron Street
Berwick, PA 18603

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

ANDRE C. CRANE
6 East Sparrow Drive Lot 28
Berwick, PA 18603

KRISTIE E. MOWERY
230 Iron Street
Berwick, PA 18603

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

Cascade Capital LLC
C/O Ralph Gulko, Esquire
804 West Avenue
Jenkintown, PA 19046

Cascade Capital LLC
C/O Ralph Gulko, Esquire
7 Entin Road
Persippany, NJ 07054

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

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

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

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
230 Iron Street
Berwick, PA 18603

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

DATED: October 7, 2015



KML Law Group, P.C.
BY: Ruby Gyening
Legal Assistant

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

REAL ESTATE TAX CERTIFICATION

Date: 08/10/2015

Fee: \$5.00

Cert. NO: 22440

CRANE ANDRE C
KRISTIE E MOWERY
230 IRON STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20070 -0820
Location: 230 IRON ST LOT 41
Parcel Id: 04C-04 -035-00,000

Assessment: 19,633
Balances as of 08/10/2015

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: COLUMBIA COUNTY SHERIFF Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST
vs.
ANDRE CRANE (et al.)

Case Number
2012CV1673

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: 230 IRON STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date:

8-5-15

Time:

11:30

Deputy:

3

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2012CV1673

230 IRON STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF8 MASTER PARTICIPATION TRUST
vs.
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SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

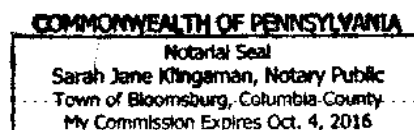

TIMOTHY T. CHAMBERLAIN, SHERIFF

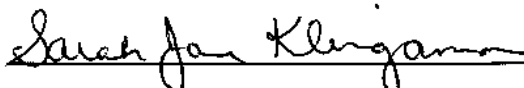
July 02, 2015

NOTARY

Affirmed and subscribed to before me this

2ND day of JULY, 2015





Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF8 MASTER PARTICIPATION TRUST
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SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

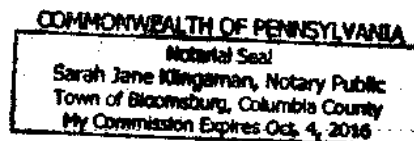

TIMOTHY T. CHAMBERLAIN, SHERIFF

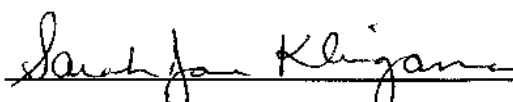
July 02, 2015

NOTARY

Affirmed and subscribed to before me this

2ND day of JULY, 2015





Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

Tax Notice 2015 County & Municipality
BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON TUE THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS
CLOSED HOLIDAYS
PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2015

BILL NO.
3170

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	19,633	9.491	182.61	186.34	204.97
SINKING		1	19.24	19.63	21.59
FIRE		1.25	24.05	24.54	25.77
LIGHT		1.75	33.67	34.36	36.08
BORO RE		11.1	213.57	217.93	228.83
The discount & penalty have been calculated for your convenience			473.14 April 30 If paid on or before	482.80 June 30 If paid on or before	517.24 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

CRANE ANDRE C
KRISTIE E MOWERY
230 IRON STREET
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04C-04 -035-00,000
230 IRON ST
1.1073 Acres
Land
Buildings 17,133
Total Assessment 19,633

Caliber Home
Connie C. Gingher

This tax returned
to courthouse on:
January 1, 2016

CK 473.14

CR-470027

FILE COPY

430

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

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

Make Check Payable To:

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

Telephone: 570-752-7442

Taxes are due and payment is requested from:

CRANE ANDRE C
KRISTIE E MOWERY
230 IRON ST
BERWICK, PA 18603-4626

Bill Date: 7/1/2015 Control #: Bill #: 796

RETURN THIS TOP PART IF PAYING IN FULL

Parcel #: 04C04 03500000

Prop. Type

Property Location and Description:

230 IRON ST
107

Assessment:

L= 2,500
B= 17,133
T= 19,633

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.7500	878.58
HOMESTEAD EXCLUSION	(4,045.00)	(180.09)
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2015	2% Discounted Amount	684.52
If Paid By 10/31/2015	FACE Amount	698.49
If Paid After 10/31/2015	10% Penalty Amount	768.34

Last Day to Pay: 12/31/2015

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

Office Hours:

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

****Homestead/Farmstead Applied****



July 10, 2015

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

LSF9 MASTER PARTICIPATION TRUST

VS.

**ANDRE C. CRANE
KRISTIE E. MOWERY**

**NO: 2012-CV-1673
NO: 2015-ED-81**

Dear Timothy:

The amount due on the sewer account #113572 for the property located at 230 Iron Street, Berwick Pa through September 30, 2015 is \$97.50.

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

Sincerely,

Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

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



71901140006000057056

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

KML Law Group, P.C.

Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322
Attorney for Plaintiff

LSF9 MASTER PARTICIPATION TRUST
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134
Plaintiff

vs.

ANDRE C. CRANE
KRISTIE E. MOWERY
Mortgagor(s) and Record Owner(s)

230 Iron Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2012-CV-1673

2015-ED-81

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: CRANE, ANDRE C.
ANDRE C. CRANE
6 East Sparrow Drive Lot 28
Berwick, PA 18603

Your house at 230 Iron Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on Sept. 9th 2015, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$84,674.75 obtained by LSF9 MASTER PARTICIPATION TRUST against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to LSF9 MASTER PARTICIPATION TRUST, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311 or email homeretention@kmlawgroup.com (KML File Number 117400FC). Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

KML Law Group, P.C.

Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322
Attorney for Plaintiff

LSF9 MASTER PARTICIPATION TRUST
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134
Plaintiff

vs.

ANDRE C. CRANE
KRISTIE E. MOWERY
Mortgagor(s) and Record Owner(s)

230 Iron Street
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Defendant(s)

IN THE COURT OF COMMON PLEAS

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3. You may also be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES NOT 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 price by calling the Sheriff of Columbia County at 570-389-5622.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES

168 E. 5th Street

Bloomsburg, PA 17815

717-784-8760

PENNSYLVANIA BAR ASSOCIATION

P.O. Box 186

Harrisburg, PA 17108

800-692-7375

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 07/06/15

Account:

Name:

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

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

Ad ID:	1042423
Description:	Andre Crane & Kristie
Mowery	
Run Dates:	08/19/15 to 09/02/15
Class:	2
Agate Lines:	189
Blind Box:	

Total Ad Cost	\$1,036.77
Amount Paid	\$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	08/19/15	09/02/15	3	\$1,036.77

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV1673

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, SEPTEMBER 09, 2015
AT 9:00 O'CLOCK A.M.**

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

All that certain lot or piece of ground situate in the Borough of Berwick, formerly the West Berwick, Columbia County, Pennsylvania, bounded and described as follows, to wit: Beginning on Iron Street at corner of Lot Number forty (40); thence in a southerly direction along said Iron Street a distance of thirty eight (38) feet to corner of Lot Number Forty-Two (42); thence in an easterly direction along the line of said Lot Number Forty-Two (42) a distance of one hundred twenty three (123) feet to an alley; thence in a northerly direction along said alley a distance of thirty eight (38) feet to a line of Lot Number Forty (40); thence in a westerly direction along line of said Lot Number Forty (40) a distance of one hundred twenty three (123) feet to Iron Street, the place of beginning. Being Lot Number Forty One (41) in the Woodin and Dickson Addition in the Borough of West Berwick, Pennsylvania, said Addition being tract of land purchased by Woodin and Dickson from Daniel Reedy and Martin Frantz, Borough of West Berwick, now being Borough of Berwick.

TAX PARCEL#: 04C-04-035
BEING KNOWN AS: 230 Iron Street, Berwick, PA 18603

PROPERTY ADDRESS: 230 IRON STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-04-035

Seized and taken into execution to be sold as the property of ANDRE CRANE, KRISTIE MOWERY, ANDRE CRANE in suit of LSF8 MASTER PARTICIPATION TRUST.

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

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

Attorney for the Plaintiff:
KML LAW GROUP, P.C.
PHILADELPHIA, PA

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV1673

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, SEPTEMBER 09, 2015
AT 9:00 O'CLOCK A.M.

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

All that certain lot or piece of ground situate in the Borough of Berwick, formerly the West Berwick, Columbia County, Pennsylvania, bounded and described as follows, to wit:

Beginning on Iron Street at corner of Lot Number forty (40); thence in a southerly direction along said Iron Street a distance of thirty eight (38) feet to corner of Lot Number Forty-Two (42); thence in an easterly direction along the line of said Lot Number Forty-Two (42) a distance of one hundred twenty three (123) feet to an alley; thence in a northerly direction along said alley a distance of thirty eight (38) feet to a line of Lot Number Forty (40); thence in a westerly direction along line of said Lot Number Forty (40) a distance of one hundred twenty three (123) feet to Iron Street, the place of beginning.

Being Lot Number Forty One (41) in the Woodin and Dickson Addition in the Borough of West Berwick, Pennsylvania, said Addition being tract of land purchased by Woodin and Dickson from Daniel Reedy and Martin Frantz, Borough of West Berwick, now being Borough of Berwick.

TAX PARCEL#: 04C-04-035

BEING KNOWN AS: 230 Iron Street, Berwick, PA 18603

PROPERTY ADDRESS: 230 IRON STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-04-035

Seized and taken into execution to be sold as the property of ANDRE CRANE, KRISTIE MOWERY, ANDRE CRANE 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:
KML LAW GROUP, P.C.
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST
vs.
ANDRE CRANE (et al.)

Case Number
2012CV1673

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	81
Manner:	< Not Specified >	Expires:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	KRISTIE MOWERY
Primary Address:	230 IRON STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Chelsea Natale
Relation:	Daughter
Date:	7-1-15
Time:	15:01
Deputy:	3
Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone:
----------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

MOWERY, KRISTIE

2012CV1673

230 IRON STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST
vs.
ANDRE CRANE (et al.)

Case Number
2012CV1673

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 81

Manner: < Not Specified >

Expires:

Warrant:

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

60 SPARROW Drive Lot 28 Berwick, PA

Serve To:

Name: ANDRE CRANE

Primary Address: 6 EAST SPARROW DRIVE
LOT 28
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Stephanie Little

Relation:

Girlfriend

Date:

7-1-15

Time:

14:49

Deputy:

3

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

CRANE, ANDRE

2012CV1673

6 EAST SPARROW DRIVE, LOT 28, BERWICK, PA 18603 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST
vs.
ANDRE CRANE (et al.)

Case Number
2012CV1673

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	81
Manner:	< Not Specified >	Expires:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BERWICK AREA JOINT SEWER AUTH.
Primary Address:	1108 FREAS AVENUE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Kelly Morris
Relation:	Check
Date:	7-1-15
Time:	15:13
Deputy:	3
Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone:
----------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BERWICK AREA JOINT SEI

2012CV1673

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST
vs.
ANDRE CRANE (et al.)

Case Number
2012CV1673

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	81
Manner:	< Not Specified >	Expires:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Connie C. Gingher		
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603		
Phone:	570-752-7442	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:	7-1-15	Time:	15:30
Deputy:	3	Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone:
----------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

GINGHER, CONNIE C.

2012CV1673

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST
vs.
ANDRE CRANE (et al.)

Case Number
2012CV1673

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 81

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 230 IRON STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Chelsee Natale

Relation: Daughter of Homeowner Kristie mawacy

Date: 7-1-15

Time: 15:01

Deputy: 3

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

2012CV1673

230 IRON STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST
vs.
ANDRE CRANE (et al.)

Case Number
2012CV1673

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 81

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Martha Mazon

Relation:

Clerk

Date:

7-1-15

Time:

2:45

Deputy:

4

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2012CV1673 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST
vs.
ANDRE CRANE (et al.)

Case Number
2012CV1673

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 81

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Sherry Evans

Relation:

Clerk

Date:

7-1-15

Time:

2:40

Deputy:

4

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2012CV1673

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

REAL ESTATE OUTLINE

ED # 2015 ED 81

DATE RECEIVED 6-30-2015
DOCKET AND INDEX 2012 CV 1673

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>810756</u>

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

SALE DATE Sept. 9th TIME 9:00 am
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	_____
2 ND WEEK	_____
3 RD WEEK	_____

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P 3180-3183

KML Law Group, P.C.
Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

LSF9 MASTER PARTICIPATION TRUST
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134

Plaintiff

vs.

ANDRE C. CRANE
KRISTIE E. MOWERY
Mortgagor(s) and Record Owner(s)
230 Iron Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2012-CV-1673

2015-ED-81

FILED
PROTHONOTARY
2015 JUN 30 AM 11 56
CLERK OF COURT OFFICE
COUNTY OF COLUMBIA, PA

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$84,674.75

Interest from 4/3/2013

to Date of Sale at

6.5000%

(Costs to be added)

By: _____

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

+ Victoria W. Chan Pa. ID 317741

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 AND Rule 3257

LSF9 MASTER PARTICIPATION TRUST
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134

vs.

ANDRE C. CRANE
KRISTIE E. MOWERY
230 Iron Street
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2012-CV-1673

2015-ED-81

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia Columbia

To the Sheriff of Columbia Columbia County, Pennsylvania

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

PREMISES: 230 Iron Street Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE

\$84,674.75

Interest From **4/3/2013**
Through Date of Sale

(Costs to be added)

Dated:

6-30-15

Barbara N. Silvette

Prothonotary, Common Pleas Court
of Columbia Columbia County, Pennsylvania

Prothonotary & Clerk of Sev. Courts

Deputy My Com. Ex. 1st Monday in 2016

KML Law Group, P.C.
Suite 5000 – BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

LSF9 MASTER PARTICIPATION TRUST
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134

Plaintiff

vs.

ANDRE C. CRANE
KRISTIE E. MOWERY
(Mortgagor(s) and Record Owner(s))
230 Iron Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2012-CV-1673

AFFIDAVIT PURSUANT TO RULE 3129

LSF9 MASTER PARTICIPATION TRUST, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

230 Iron Street
Berwick, PA 18603

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

ANDRE C. CRANE
6 East Sparrow Drive Lot 28
Berwick, PA 18603

KRISTIE E. MOWERY
230 Iron Street
Berwick, PA 18603

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

ANDRE C. CRANE
6 East Sparrow Drive Lot 28
Berwick, PA 18603

KRISTIE E. MOWERY
230 Iron Street
Berwick, PA 18603

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

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

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

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

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
230 Iron Street
Berwick, PA 18603

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

DATED: 6/26/15

By: 

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Jay E. Kivitz Pa. ID 26769

____ Lisa Lee Ra. ID 78020

____ Kristina Murtha Pa. ID 61858

____ David Fein Pa. ID 82628

____ Thomas Puleo Pa. ID 27615

____ Joshua I. Goldman Pa. 205047

____ Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

+ Victoria W. Chen Pa. ID 317741

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

LSF9 MASTER PARTICIPATION TRUST

Plaintiff

vs.

ANDRE C. CRANE
KRISTIE E. MOWERY

Defendant(s)

NO. 2012-CV-1673

2015-ED-81

**VERIFICATION OF NON-MILITARY SERVICE UNDER THE SERVICEMEMBERS CIVIL
RELIEF ACT AS AMENDED**

1. The undersigned attorney with KML Law Group, P.C., as the representative for the Plaintiff in the above entitled matter, does hereby state to the best of his/her information and belief, as follows:

2. That an inquiry has been made with the Defense Manpower Data Center ("DMDC") website operated by the United States Department of Defense (<https://www.dmdc.osd.mil/appj/scra/scraHome.do>) for the following individual(s): ANDRE C. CRANE, has a last known residence of 6 East Sparrow Drive Lot 28, Berwick, PA 18603. The following information was used to search the DMDC (check all that apply):

☒ Last Name

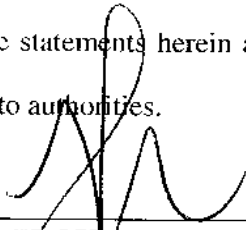
☒ First Name

☒ Social Security Number

3. The DMDC search results, a copy of which is attached, states that based on the information provided, the DMDC does not possess any information indicating that the individual is on active duty or has been on active duty within the last 367 days.

The undersigned understands that the statements herein are made subject to penalties of 18 Pa. C.S.A. 4904 relating to unsworn falsification to authorities.

Date 6/26/15

By: 
KML LAW GROUP, P.C.

☒ Michael McKeever Pa. ID 56129

☐ Lisa Lee Pa. ID 78020

☐ Kristina Murtha Pa. ID 61858

☐ David Fein Pa. ID 82628

☐ Thomas Puleo Pa. ID 27615

☐ Jay Kivitz Pa. ID 26769

☐ Andrew Gornall Pa. ID 92382

☐ Joshua I. Goldman Pa. ID 205047

☐ Jill P. Jenkins Pa. ID 306588

☐ Alyk L. Oflazian Pa. ID 312912

☐ Jennifer Lynn Frechie Pa. ID 316160

☐ Cristina Lynn Connor Pa. ID 318389

☒ Victoria W. Chen Pa. ID 317741

Attorneys for Plaintiff



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: CRANEFirst Name: ANDREMiddle Name: CActive Duty Status As Of: Jun-26-2015

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

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

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

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

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

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

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

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

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

Certificate ID: 08U6DCDFE147RF0

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

LSF9 MASTER PARTICIPATION TRUST

Plaintiff

vs.

ANDRE C. CRANE
KRISTIE E. MOWERY

Defendant(s)

NO. 2012-CV-1673

2015-ED-81

**VERIFICATION OF NON-MILITARY SERVICE UNDER THE SERVICEMEMBERS CIVIL
RELIEF ACT AS AMENDED**

1. The undersigned attorney with KML Law Group, P.C., as the representative for the Plaintiff in the above entitled matter, does hereby state to the best of his/her information and belief, as follows:

2. That an inquiry has been made with the Defense Manpower Data Center ("DMDC") website operated by the United States Department of Defense (<https://www.dmdc.osd.mil/appj/scra/scraHome.do>) for the following individual(s): KRISTIE E. MOWERY, has a last known residence of 230 Iron Street, Berwick, PA 18603. The following information was used to search the DMDC (check all that apply):

X Last Name

X First Name

X Social Security Number

3. The DMDC search results, a copy of which is attached, states that based on the information provided, the DMDC does not possess any information indicating that the individual is on active duty or has been on active duty within the last 367 days.

The undersigned understands that the statements herein are made subject to penalties of 18 Pa. C.S.A. 4904 relating to unsworn falsification to authorities.

Date

6/26/15

By:

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Lisa Lee Pa. ID 78020

____ Kristina Murtha Pa. ID 61858

____ David Fein Pa. ID 82628

____ Thomas Puleo Pa. ID 27615

____ Jay Kivitz Pa. ID 26769

____ Andrew Gornall Pa. ID 92382

____ Joshua I. Goldman Pa. ID 205047

____ Jill P. Jenkins Pa. ID 306588

____ Alyk L. Oflazian Pa. ID 312912

____ Jennifer Lynn Frechie Pa. ID 316160

____ Cristina Lynn Connor Pa. ID 318389

____ Victoria W. Chen Pa. ID 317741

Attorneys for Plaintiff

KML Law Group, P.C.
Suite 5000 – BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

LSF9 MASTER PARTICIPATION TRUST
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134

Plaintiff

vs.

ANDRE C. CRANE
KRISTIE E. MOWERY
Mortgagor(s) and Record Owner(s)
230 Iron Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2012-CV-1673

2015-ED-81

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

Plaintiff, by counsel, hereby certifies that it has complied with the provisions of Act 91 of 1983 and/or the real property in question is not subject to the Act.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Pulco Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

+ Victoria W. Chen Pa. ID 517741

KML Law Group, P.C.
Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

LSF9 MASTER PARTICIPATION TRUST
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134

Plaintiff

vs.

ANDRE C. CRANE
KRISTIE E. MOWERY
Mortgagor(s) and Record Owner(s)

230 Iron Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2012-CV-1673

2015-ED-81

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

By: 

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129
____ Jay E. Kivitz Pa. ID 26769
____ Lisa Lee Pa. ID 78020
____ Kristina Murtha Pa. ID 61858
____ David Fein Pa. ID 82628
____ Thomas Puleo Pa. ID 27615
____ Joshua I. Goldman Pa. 205047
____ Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

+ Victoria W. Chen Pa ID 317741

All that certain lot or piece of ground situate in the Borough of Berwick, formerly the West Berwick, Columbia County, Pennsylvania, bounded and described as follows, to wit:

Beginning on Iron Street at corner of Lot Number forty (40); thence in a southerly direction along said Iron Street a distance of thirty eight (38) feet to corner of Lot Number Forty-Two (42); thence in an easterly direction along the line of said Lot Number Forty-Two (42) a distance of one hundred twenty three (123) feet to an alley; thence in a northerly direction along said alley a distance of thirty eight (38) feet to a line of Lot Number Forty (40); thence in a westerly direction along line of said Lot Number Forty (40) a distance of one hundred twenty three (123) feet to Iron Street, the place of beginning.

Being Lot Number Forty One (41) in the Woodin and Dickson Addition in the Borough of West Berwick, Pennsylvania, said Addition being tract of land purchased by Woodin and Dickson from Daniel Reedy and Martin Frantz, Borough of West Berwick, now being Borough of Berwick.

TAX PARCEL #: 04C-04-035

BEING KNOWN AS: 230 Iron Street, Berwick, PA 18603

KML LAW GROUP, P.C.
SUITE 5000
BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM
(215) 627-1322
FAX (215) 627-7734

June 26, 2015
Docket #2012-CV-1673

ATTENTION: COLUMBIA COUNTY SHERIFF


We would like to bring to your attention that defendant(s):

ANDRE C. CRANE and KRISTIE E. MOWERY will be personally served notice of Sheriff's Sale by an outside process server.

Thank you,

JUDGMENT DEPARTMENT
KML LAW GROUP, P.C.
Main - (215) 627-1322
Fax - (215) 627-7734

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ LSF9 MASTER PARTICIPATION TRUST		COURT NUMBER 2012-CV-1673	2015-ED-81
DEFENDANT/S/ ANDRE C. CRANE and KRISTIE E. MOWERY		TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION	
SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE ANDRE C. CRANE & KRISTIE E. MOWERY		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 230 Iron Street, Berwick, PA 18603		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL			
SIGNATURE OF ATTORNEY KML Law Group, P.C.		TELEPHONE NUMBER (215) 825-6345	DATE June 26, 2015
ADDRESS OF ATTORNEY KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

Document Receipt

Trans #	5705	Carrier / service:	USPS Server	First-Class Mail®	7/1/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000057063

Doc Ref #: 2015ED81

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HARRISBURG PA 17128

Document Receipt

Trans #	5704	Carrier / service:	USPS Server	First-Class Mail®	6/30/2015 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

PO Box 90999

Tracking #: 71901140006000057056

Doc Ref #: 2015ED81

Postage 5.1300

Philadelphia PA 19190

Document Receipt

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OFFICE OF F.A.I.R.

PO Box 90999

Tracking #: 71901140006000057049

Doc Ref #: 2015ED81

Postage 5.1300

Philadelphia PA 19190

Document Receipt

Trans #	5702	Carrier / service:	USPS Server	First-Class Mail®	6/30/2015 12:00:00 AM
Ship to:					
DEPARTMENT OF REVENUE					
329 E. 10th Street			Tracking #:	71901140006000057032	
			Doc Ref #:	2015ED81	
			Postage	5.1300	
Berwick	PA	18603-3208			

810756

KML LAW GROUP, P.C.

SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322 info@kmlawgroup.com

FIRSTTRUST

800.220.BANK / firsttrust.com

3-7380-2360

06/26/2015

PAY TO THE
ORDER OF**SHERIFF OF COLUMBIA COUNTY**

\$ **1,350.00

ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100

DOLLARS

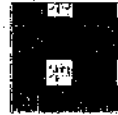
Sheriff's Office

PO Box 380

Bloomsburg PA, 17815

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS

MEMO 117400 Crane



AUTHORIZED SIGNATURE

⑈810756⑈ ⑆236073801⑆ 80 00082795⑈