

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF9 MASTER PARTICIPATION TRUST
vs.
BRADLEY J BURKLAND (et al.)

Case Number
2016CV447

PROPERTY ADDRESS

2693 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
07/01/2016	Advance Fee	Advance Fee	117453	\$0.00	\$1,350.00
07/01/2016	Advertising Sale (Newspaper)			\$15.00	\$0.00
07/01/2016	Advertising Sale Bills & Copies			\$17.50	\$0.00
07/01/2016	Crying Sale			\$10.00	\$0.00
07/01/2016	Docketing			\$15.00	\$0.00
07/01/2016	Levy			\$15.00	\$0.00
07/01/2016	Mailing Costs			\$54.00	\$0.00
07/01/2016	Posting Handbill			\$15.00	\$0.00
07/01/2016	Sheriff Automation Fund			\$50.00	\$0.00
07/01/2016	Web Posting			\$100.00	\$0.00
07/11/2016	Service			\$285.00	\$0.00
07/11/2016	Service Mileage			\$10.00	\$0.00
07/11/2016	Copies			\$9.50	\$0.00
07/11/2016	Notary Fee			\$20.00	\$0.00
07/11/2016	Tax Claim Search			\$5.00	\$0.00
07/11/2016	Surcharge			\$200.00	\$0.00
07/11/2016	Refund	(PAID 07/11/2016)	7420	\$529.00	\$0.00
				\$1,350.00	\$1,350.00

TOTAL BALANCE:	\$0.00
-----------------------	---------------

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

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

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

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

SUITE 2809
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (855) 845-2584

SUITE 102
1407 FOULK ROAD
FOULKSTONE PLAZA
WILMINGTON, DE 19803
(302) 409-3520
FAX 855-425-1980

July 7, 2016

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

Re: LSF9 Master Participation Trust vs. Jennifer L. Burkland, Bradley J. Burkland, Rodney F. Burkland
and Ann M. Burkland
Columbia; C.C.P; No. 2016-CV-447
Premises: 2693 Old Berwick Road, Bloomsburg, Pennsylvania 17815

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **September 7, 2016** Sheriff's Sale. I am requesting at this time that you stay this sale. Answered filed. No monies have been received.

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

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

Very truly yours,

Deborah Flippen, Legal Assistant

/df

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

SIGNATURE

DATE

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>285.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>54.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>16.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>9.50</u>	
NOTARY	\$ <u>20.00</u>	
TOTAL *****		\$ <u>466.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>—</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>150.00</u>

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

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

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

SURCHARGE FEE (DSTE)	\$ <u>200.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>—</u>

TOTAL COSTS (OPENING BID) \$ 821.00



Patrick T. O'Connell, Esquire**

LAW OFFICE OF PATRICK T. O'CONNELL
24 West Main Street
Bloomsburg, Pennsylvania 17815
Ph 570.380.1280
Fax 570.380.1282
Email pat@oconnell-law.com

July 6, 2016

VIA FACSIMILE 215-790-1274

Jacob Ottley, Esquire
Law Firm of McCabe, Weisberg & Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

RE: LSF9 Master Participation Trust v. Jennifer Burkland et al
Columbia County Docket No. 2016-CV-447

Dear Attorney Ottley:

I represent Defendant, Jennifer Burkland, in this matter. The Civil Complaint in this matter was filed April 7, 2016. Jennifer Burkland was served April 8, 2016. I filed an Answer with New Matter on behalf of Jennifer Burkland on April 27, 2016. That Answer And New Matter was served by my office upon you via fax on April 27, 2016. Somehow, there must have been a mix-up in your office. I say this because on May 24, 2016 you filed a Praecipe for Default Judgment in favor of Plaintiff and against all Defendants, including my client Jennifer Burkland. The Columbia County Prothonotary did enter a Default Judgment against Jennifer Burkland based upon your Praecipe. It is my position that the Default Judgment was erroneously entered. I am enclosing with this letter a copy of the docket entries which were printed out on July 5, 2016. I am also enclosing a copy of my fax to your office with the Answer And New Matter which was filed and served on April 27, 2016. I am including the fax confirmation sheet.

The purpose of this letter is to request that you voluntarily agree to have the Prothonotary strike the Default Judgment erroneously entered against Jennifer Burkland. Please let me know right away if you will do this. Otherwise, I will be forced to file a Petition to strike Default Judgment.

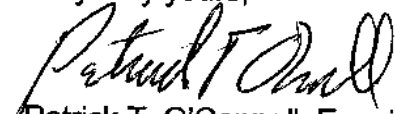
Thank you very much.

***CERTIFIED CIVIL TRIAL ADVOCATE BY NATIONAL BOARD OF TRIAL ADVOCACY
A PENNSYLVANIA SUPREME COURT ACCREDITED AGENCY



July 6, 2016

Very truly yours,



Patrick T. O'Connell, Esquire

PTO/ars
7/6/2016

Enclosures

cc: Tim Chamberlain, Columbia County Sherriff via hand delivery with enclosures

Mortgage Foreclosure

Date	Judge
4/7/2016	<p>Filing: Civil Complaint Paid by: McCbae Weisberg & Conway PC Receipt number: 0002257 Dated: 4/7/2016 Amount: \$130.00 (Check) For: LSF9 Master Participation Trust (plaintiff)</p> <p>REAL PROPERTY MORTGAGE FORECLOSURE: RESIDENTIAL COMPLAINT FILED by Atty Terrence McCabe. 2 copies returned to Atty McCabe by regular mail. 4 certified copies issued to the Sheriff by hand.</p> <p>AGE CIVIL OTHER CASE</p>
4/18/2016	<p>Sheriff Return of Service filed. 4/8/2016 Deputy Michael Beyer, served the requested Complaint by handing a copy to Deft., Jennifer J. Burkland at 204, Montour Blvd. Bloomsburg, PA 17815.</p> <p>Sheriff Return of Service filed. 4/11/2016 Deputy Kevin Dent, served the requested Complaint by handing copy to Deft. Ann Burkland who accepted for Rodney J. Burkland at 97A Savage Hill Rd., Orangeville, PA 17859.</p> <p>Sheriff Return of Service filed. 9:55 AM Deputy Kevin, Dent, served the requested Complaint in Mortgage Foreclosure to Deft. Ann M. Burkland at 97A Savage Hill Rd., Orangeville, PA 17859.</p> <p>Sheriff Return of Service filed. 4/15/2016 Deputy Tkach, served the requested Complaint in mortgage Foreclosure upon Deft., to Bradley J. Burkland at 425 A. Main Street., Orangeville, PA 17859.</p>
4/27/2016	<p>Answer and New Matter of Defendant Jennifer Burkland to Plaintiffs Complaint filed by Atty Patrick O'Connell. 3 copies returned to Atty O'Connells secretary in office by hand.</p>
5/24/2016	<p>Filing: Judgment Fee-Defaults, Non Pros, Revivals, Summary Judg. Paid by: McCabe Weisberg & Conway PC Receipt number: 0003257 Dated: 5/24/2016 Amount: \$25.00 (Check) For: LSF9 Master Participation Trust (plaintiff)</p> <p>DEFAULT JUDGMENT FILED (CIVIL-OTHER) Praecipe for Entry of Judgment and Assessment of Damages filed by Atty Terrence McCabe for want of an answer. One copy returned to Atty McCabe by regular mail. One copy of all documents filed with notice of entry of judgment mailed to the Defendant by regular mail.</p> <p>Judgment is hereby entered in favor of the Plaintiff and against the Defendants in the amount of \$103,520.99 /s/ Barbara N Silvetti, Prothonotary.</p>
6/30/2016	<p>Praecipe for Writ of Execution f/b Atty. Joseph Riga on behalf of Pltff. to writ no. 2016-ED-108. {3 Writs issued to Sheriff by hand.} {1 praecipe w/ 1 Writ returned to Atty. Riga by office mailbox.}</p>



Patrick T. O'Connell, Esquire**

LAW OFFICE OF PATRICK T. O'CONNELL
24 West Main Street
Bloomsburg, Pennsylvania 17815
Ph 570.380.1280
Fax 570.380.1282
Email pat@oconnell-law.com

April 27, 2016

VIA FACSIMILE 215-790-1274
VIA REGULAR MAIL

Attorney Terrence J. McCabe
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

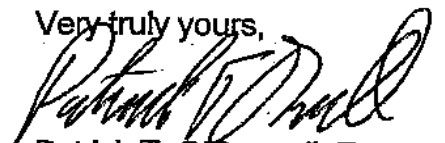
RE: LSF9 Master Participation Trust v. Jennifer Burkland et al
Columbia County Docket No. 2016-CV-447

Dear Attorney McCabe:

Enclosed you will find an Answer And New Matter Of Defendant Jennifer Burkland, which was filed on today's date.

Thank you very much.

Very truly yours,



Patrick T. O'Connell, Esquire

PTO/ars
4/27/2016

Enclosure

***CERTIFIED CIVIL TRIAL ADVOCATE BY NATIONAL BOARD OF TRIAL ADVOCACY
A PENNSYLVANIA SUPREME COURT ACCREDITED AGENCY



(WED)

14:36 ATTORNEY PATRICK O'CONNELL

(FAX) 15703801282

P.001

Transaction Report

Transaction(s) completed

No.	TX Date/Time	Destination
743	APR-27 14:33	12157901274

Duration P.#

Result

Mode

0'02'30" 007

OK

Normal

LAW OFFICE OF PATRICK T. O'CONNELL

24 WEST MAIN STREET

BLOOMSBURG, PA 17815

PH 570-380-1280

FAX 570-380-1282

CONFIDENTIAL ATTORNEY/CLIENT COMMUNICATION.

IF YOU ARE NOT THE INTENDED RECIPIENT PLEASE CONTACT THE ABOVE OFFICE.

FACSIMILE TRANSMITTAL SHEET

TO:

Attorney Terrence McCabe

FROM:

Attorney Patrick O'Connell

COMPANY:

DATE:

4/27/16

FAX NUMBER:

1-215-790-1274

TOTAL NO. OF PAGES (INCLUDING COVER)

7

PHONE NUMBER:

RE:

Columbia County Docket No. 2016-CV-447

☐ URGENT☐ FOR REVIEW☐ PLEASE COMMENT☐ PLEASE REPLY

PLEASE RECYCLE

NOTES/COMMENTS:

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
BURKLAND, BRADLEY J (et al.)

Case Number
2016CV447

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 108

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 09/07/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: ANN M BURKLAND

Primary Address: 97A SAVAGE HILL ROAD
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address: 425 A MAIN STREET
ORANGEVILLE, PA 17859

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: ROONEY BURKLAND

Relation: HUSBAND

Date: 7/5/16

Time: 1239

Deputy: 5

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BURKLAND, ANN M

2016CV447

97A SAVAGE HILL ROAD, ORANGEVILLE, PA 17859

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
BURKLAND, BRADLEY J (et al.)

Case Number
2016CV447

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	108
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 09/07/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	RODNEY J BURKLAND
Primary Address:	97A SAVAGE HILL ROAD ORANGEVILLE, PA 17859
Phone:	DOB:
Alternate Address:	425 A MAIN STREET ORANGEVILLE, PA 17859
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:	7/5/16	Time:	1239
Deputy:	5	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BURKLAND, RODNEY J

2016CV447

97A SAVAGE HILL ROAD, ORANGEVILLE, PA 17859

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF9 MASTER PARTICIPATION TRUST
vs.
BRADLEY J BURKLAND (et al.)

Case Number
2016CV447

SHERIFF'S RETURN OF SERVICE

07/01/2016 10:26 AM - DEPUTY MICHAEL BEYER, 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: JENNIFER J BURKLAND AT 204 MONTOUR BLVD, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

July 01, 2016

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

NOTARY

Affirmed and subscribed to before me this

1ST day of JULY, 2016

Sarah Jane Klingaman

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
BURKLAND, BRADLEY J (et al.)

Case Number
2016CV447

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 108

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/07/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Served C
this Address & 2693 Old berwick Rd Bloomsburg PA 17815

Serve To:

Name: JENNIFER J BURKLAND

Primary Address: 204 MONTOUR BLVD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 97A SAVAGE HILL ROAD
ORANGEVILLE, PA 17859

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Bradley Burkland Jennifer

Relation: DEF

Date: 7-1-16

Time: 10:26

Deputy: 4

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BURKLAND, JENNIFER J

2016CV447

204 MONTOUR BLVD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
BURKLAND, BRADLEY J (et al.)

Case Number
2016CV447

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 108

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/07/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Quinter

Serve To:

Name: OCCUPANT

Primary Address: 2626 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-7823 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: H. James Hook

Relation: Tax office

Date: 7-1-16

Time: 10:22

Deputy: Y

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

2016CV447

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
BURKLAND, BRADLEY J (et al.)

Case Number
2016CV447

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 108

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/07/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: H. James Hock

Primary Address: 2626 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-7823 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: H. James Hock

Relation: Tax office

Date: 7-1-16

Time: 10:22

Deputy: 4

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

HOCK, H. JAMES

2016CV447

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
BURKLAND, BRADLEY J (et al.)

Case Number
2016CV447

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 108

Warrant:

Notes: SALE DATE & TIME: 09/07/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: REMIT CORPORATION

Primary Address: 36 WEST MAIN STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Deputy:

Time:

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

REMIT CORPORATION

2016CV447

36 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
BURKLAND, BRADLEY J (et al.)

Case Number
2016CV447

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 188

Warrant:

Notes: SALE DATE & TIME: 09/07/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: PATRICK O'CONNELL

Primary Address: 24 WEST MAIN STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 14 WEST MAIN STREET
BLOOMSBURG, PA 17815

Phone: 570-380-1280

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: April Strach

Relation: Clerk

Date: 7-1-16

Time: 09:46

Deputy: 4

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

O'CONNELL, PATRICK

2016CV447

24 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
BURKLAND, BRADLEY J (et al.)

Case Number
2016CV447

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	108
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 09/07/2016 AT 9:00 AM 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:	Alison	Hasen	
Relation:	Clerk		
Date:	7-1-16	Time:	9:45
Deputy:	4	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2016CV447 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

LSF9 MASTER PARTICIPATION TRUST
vs.
BURKLAND, BRADLEY J (et al.)

Case Number
2016CV447

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 108

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/07/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Sherry Evans

Relation: Clerk

Date: 7-1-16

Time: 9:46

Deputy: 4

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2016CV447

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
BURKLAND, BRADLEY J (et al.)

Case Number
2016CV447

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/07/2016 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 2693 OLD BERWICK ROAD
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: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2016CV447

2693 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV447

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 07, 2016
AT 9:00 O'CLOCK A.M.**

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

ALL that certain piece, parcel or lot of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on Old Berwick Road, being U.S. route No. 11 in the Village of Espy and on the westerly side of a 12 foot alley; THENCE along Old Berwick Road South 74 degrees 35 minutes 40 seconds

West 47.54 feet to an iron pin in line of other lands now or formerly of Larry P. and Dorothy J. Hess;

THENCE along other lands now or formerly of Larry P. and Dorothy J. Hess, North 15 degrees 24 minutes 20 seconds West, 190 feet to south side of a 12 foot wide alley, THENCE along the south side of said alley, North 74 degrees 35 minutes 40 seconds East 47.54 to the west side of a 12 foot alley; THENCE along said alley, South 15 degrees 24 minutes 20 seconds East 190 feet to the place of BEGINNING.

CONTAINING 9,032.60 square feet. WHEREON is erected a frame dwelling.

IT BEING Lot No. 1 of a draft of lots prepared by L. Wayne Laidacker, R. S. dated July 20, 1983 recorded in Columbia County Map Book 5, page 112.

BEING KNOWN AS: 2693 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 031-03C2-108-01-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Rodney F. Burkland and Ann M. Burkland, his wife by deed dated August 8, 2006 and recorded August 10, 2006 in Instrument Number 200608233, granted and conveyed unto Jennifer L. Burkland, Bradley J. Burkland, Rodney F. Burkland, and Ann M. Burkland.

PROPERTY ADDRESS: 2693 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 031-03C2-108-01-000

Seized and taken into execution to be sold as the property of BRADLEY J BURKLAND, JENNIFER J BURKLAND, RODNEY J BURKLAND, ANN M BURKLAND in suit of LSF9 MASTER PARTICIPATION TRUST.

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

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY PC
PHILADELPHIA, PA 215-790-1010

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

LSF9 Master Participation Trust

Plaintiff

v.

Jennifer L. Burkland, Bradley J. Burkland, Rodney F.
Burkland and Ann M. Burkland

Defendants

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

No. 2016 Term 108 E.D.

No. _____ Term _____ A.D.

No. 2016-CV-447 Term _____
_____ J.D.

**WRIT OF EXECUTION
MORTGAGE FORECLOSURE**

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgement, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

Being Known As: 2693 Old Berwick Road, Bloomsburg, Pennsylvania
17815

Amount Due \$ 103,520.99

Interest from 05/19/16 to DATE OF SALE \$

plus \$17.02 per diem thereafter

(Costs to be added)

Total \$

Dated: 6/30/2016

(SEAL)

Barbara N. Silveti

Prothonotary, Common Pleas Court of
Columbia County Penna.

By: Rosalee Antonello Deputy

**Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020**

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2016-CV-447 Term _____ J.D.

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

LSF9 Master Participation Trust

v.

Jennifer L. Burkland, Bradley J. Burkland, Rodney F. Burkland and
Ann M. Burkland

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCABE, WEISBERG & CONWAY, P.C.

BY: _____

☐ Terrence J. McCabe, Esq.

☐ Margaret Gairo, Esq.

☐ Heidi R. Spivak, Esq.

☐ Christine L. Graham, Esq.

☐ Ann E. Swartz, Esq.

☐ Joseph I. Foley, Esq.

☐ Lena Kravets, Esq.

Attorneys for Plaintiff

☐ Edward D. Conway, Esq.

☐ Andrew L. Markowitz, Esq.

☐ Marisa J. Cohen, Esq.

☐ Brian T. LaManna, Esq.

☒ Joseph F. Riga, Esq.

☐ Celine P. DerKrikorian, Esq.

☐ Jacob M. Ottley, Esq.

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BEING KNOWN AS: 2693 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 031-03C2-108-01-000

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REAL DEBT: \$103,520.99

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JENNIFER L. BURKLAND, BRADLEY J. BURKLAND, RODNEY F. BURKLAND, AND ANN M. BURKLAND

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

Seot+Twp.

REAL ESTATE OUTLINE

ED #2016 E0108

DATE RECEIVED 6-30-16
 DOCKET AND INDEX 2016 CV 447

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>117453</u>

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

SALE DATE Sept. 7th TIME 9:00
 POSTING DATE _____
 ADV. DATES FOR NEWSPAPER

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

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

LSF9 Master Participation Trust

Plaintiff

v.

Jennifer L. Burkland, Bradley J. Burkland, Rodney F.
Burkland and Ann M. Burkland

Defendants

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

No. 2016 Term 108 E.D.

No. _____ Term _____ A.D.

No. 2016-CV-447 Term
_____ J.D.

**WRIT OF EXECUTION
MORTGAGE FORECLOSURE**

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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(Costs to be added)

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Dated: 6/30/2016

(SEAL)

Barbara N. Silvestri
Prothonotary, Common Pleas Court of
Columbia County Penna.

By: Rosalie Antonelli

**Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020**

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

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2016-CV-447 Term _____ J.D.

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

LSF9 Master Participation Trust

v.

Jennifer L. Burkland, Bradley J. Burkland, Rodney F. Burkland and
Ann M. Burkland

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCABE, WEISBERG & CONWAY, P.C.

BY: _____

☐ Terrence J. McCabe, Esq.

☐ Margaret Gairo, Esq.

☐ Heidi R. Spivak, Esq.

☐ Christine L. Graham, Esq.

☐ Ann E. Swartz, Esq.

☐ Joseph I. Foley, Esq.

☐ Lena Kravets, Esq.

Attorneys for Plaintiff

☐ Edward D. Conway, Esq.

☐ Andrew L. Markowitz, Esq.

☐ Marisa J. Cohen, Esq.

☐ Brian T. LaManna, Esq.

☒ Joseph F. Riga, Esq.

☐ Celine P. DerKrikorian, Esq.

☐ Jacob M. Ottley, Esq.

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
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JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
LENA KRAVETS, ESQUIRE - ID # 316421
JACOB M. OTTLEY, ESQUIRE - ID # 319404

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

LSF9 Master Participation Trust

Plaintiff

v.

Jennifer L. Burkland, Bradley J. Burkland, Rodney F.
Burkland and Ann M. Burkland

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2016-CV-447

AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 2693 Old Berwick Road, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owners or Reputed Owners

Name	Address
Rodney F. Burkland	97A Savage Hill Road Orangeville, Pennsylvania 17859
Ann M. Burkland	97A Savage Hill Road Orangeville, Pennsylvania 17859
Jennifer L. Burkland	204 Montour Boulevard Bloomsburg, Pennsylvania 17815
Bradley J. Burkland	425 A Main Street Orangeville, Pennsylvania 17859

2. Name and address of Defendants in the judgment:

Name	Address
Jennifer L. Burkland	204 Montour Boulevard Bloomsburg, Pennsylvania 17815
Bradley J. Burkland	425 A Main Street Orangeville, Pennsylvania 17859
Rodney F. Burkland	97A Savage Hill Road Orangeville, Pennsylvania 17859
Ann M. Burkland	97A Savage Hill Road Orangeville, Pennsylvania 17859

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

Name	Address
Plaintiff herein	
Remit Corporation	36 West Main Street Bloomsburg, Pennsylvania 17815
Household Finance Discount Company	636 Grand Regency Blvd. Brandon, Florida 33510
Household Finance Discount Company c/o Milstead & Associates	1 East Stow Road Marlton, New Jersey 08053

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

Name	Address
Plaintiff herein	

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

Name	Address
None	

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

Name	Address
None	

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

Name	Address
Tenants/Occupants	2693 Old Berwick Road Bloomsburg, Pennsylvania 17815
Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
Domestic Relations of Columbia County	11 West Main Street Bloomsburg, PA 17815
Tax Claim Bureau	Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815
Commonwealth of PA Department of Revenue	Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Sales

United States of America

c/o United States Attorney for the
Middle District of PA
William J. Nealon Federal Bldg.
235 North Washington Avenue, Ste. 311
Scranton, PA 18503

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

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

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

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

8. Name and address of Attorney of record:

Name

Address

Pat O'Connell , Esquire

24 West Main Street
Bloomsburg, Pennsylvania 17815

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.

6/21/16
DATE

McCABE, WEISBERG & CONWAY, P.C.

BY: 

☐ Terrence J. McCabe, Esq.

☐ Edward D. Conway, Esq.

☐ Margaret Gairo, Esq.

☐ Andrew L. Markowitz, Esq.

☐ Heidi R. Spivak, Esq.

☐ Marisa J. Cohen, Esq.

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Attorneys for Plaintiff

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McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
EDWARD D. CONWAY, ESQUIRE - ID # 34687
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(215) 790-1010

LSF9 Master Participation Trust

Plaintiff

v.

Jennifer L. Burkland, Bradley J. Burkland, Rodney F.
Burkland and Ann M. Burkland

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2016-CV-447

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Household Finance Discount Company c/o Milstead & Associates	1 East Stow Road Marlton, New Jersey 08053

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

Name	Address
Plaintiff herein	

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

Name	Address
None	

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

Name	Address
None	

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

Name	Address
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Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
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United States of America

c/o United States Attorney for the
Middle District of PA
William J. Nealon Federal Bldg.
235 North Washington Avenue, Ste. 311
Scranton, PA 18503

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

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

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

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

8. Name and address of Attorney of record:

Name

Address

Pat O'Connell , Esquire

24 West Main Street
Bloomsburg, Pennsylvania 17815

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.

6/21/16
DATE

McCABE, WEISBERG & CONWAY, P.C.

BY: 

☐ Terrence J. McCabe, Esq.

☐ Edward D. Conway, Esq.

☐ Margaret Gallo, Esq.

☐ Andrew L. Markowitz, Esq.

☐ Heidi R. Spivak, Esq.

☐ Marisa J. Cohen, Esq.

☐ Christine L. Graham, Esq.

☐ Brian T. LaManna, Esq.

☐ Ann E. Swartz, Esq.

☒ Joseph F. Riga, Esq.

☐ Joseph I. Foley, Esq.

☐ Celine P. DerKrikorian, Esq.

☐ Lena Kravets, Esq.

☐ Jacob M. Ottley, Esq.

Attorneys for Plaintiff

LEGAL DESCRIPTION

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BEING KNOWN AS: 2693 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 031-03C2-108-01-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Rodney F. Burkland and Ann M. Burkland, his wife by deed dated August 8, 2006 and recorded August 10, 2006 in Instrument Number 200608233, granted and conveyed unto Jennifer L. Burkland, Bradley J. Burkland, Rodney F. Burkland, and Ann M. Burkland.

REAL DEBT: \$103,520.99

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JENNIFER L. BURKLAND, BRADLEY J. BURKLAND, RODNEY F. BURKLAND, AND ANN M. BURKLAND

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

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
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CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
LENA KRAVETS, ESQUIRE - ID # 316421
JACOB M. OTTLEY, ESQUIRE - ID # 319404

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

LSF9 Master Participation Trust

Plaintiff

v.

Jennifer L. Burkland, Bradley J. Burkland, Rodney F.
Burkland and Ann M. Burkland

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2016-CV-447

AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 2693 Old Berwick Road, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owners or Reputed Owners

Name	Address
Rodney F. Burkland	97A Savage Hill Road Orangeville, Pennsylvania 17859
Ann M. Burkland	97A Savage Hill Road Orangeville, Pennsylvania 17859
Jennifer L. Burkland	204 Montour Boulevard Bloomsburg, Pennsylvania 17815
Bradley J. Burkland	425 A Main Street Orangeville, Pennsylvania 17859

2. Name and address of Defendants in the judgment:

Name	Address
Jennifer L. Burkland	204 Montour Boulevard Bloomsburg, Pennsylvania 17815
Bradley J. Burkland	425 A Main Street Orangeville, Pennsylvania 17859
Rodney F. Burkland	97A Savage Hill Road Orangeville, Pennsylvania 17859
Ann M. Burkland	97A Savage Hill Road Orangeville, Pennsylvania 17859

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

Name	Address
Plaintiff herein	
Remit Corporation	36 West Main Street Bloomsburg, Pennsylvania 17815
Household Finance Discount Company	636 Grand Regency Blvd. Brandon, Florida 33510
Household Finance Discount Company c/o Milstead & Associates	1 East Stow Road Marlton, New Jersey 08053

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

Name	Address
Plaintiff herein	

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

Name	Address
None	

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

Name	Address
None	

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

Name	Address
Tenants/Occupants	2693 Old Berwick Road Bloomsburg, Pennsylvania 17815
Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
Domestic Relations of Columbia County	11 West Main Street Bloomsburg, PA 17815
Tax Claim Bureau	Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815
Commonwealth of PA Department of Revenue	Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Sales

United States of America

c/o United States Attorney for the
Middle District of PA
William J. Nealon Federal Bldg.
235 North Washington Avenue, Ste. 311
Scranton, PA 18503

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

U.S. Dept of Justice, Room 5111
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123 South Broad Street, Suite 1400
Philadelphia, PA 19109

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
 EDWARD D. CONWAY, ESQUIRE - ID # 34687
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123 South Broad Street, Suite 1400
 Philadelphia, Pennsylvania 19109
 (215) 790-1010

CIVIL ACTION LAW

LSF9 Master Participation Trust

v.

Jennifer L. Burkland, Bradley J. Burkland, Rodney F.
 Burkland and Ann M. Burkland

COURT OF COMMON PLEAS
 COLUMBIA COUNTY

Number 2016-CV-447

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Jennifer L. Burkland
 204 Montour Boulevard
 Bloomsburg, Pennsylvania 17815

Bradley J. Burkland
 425 A Main Street
 Orangeville, Pennsylvania 17859

Rodney F. Burkland
 97A Savage Hill Road
 Orangeville, Pennsylvania 17859

Ann M. Burkland
 97A Savage Hill Road
 Orangeville, Pennsylvania 17859

Your house (real estate) at **2693 Old Berwick Road, Bloomsburg, Pennsylvania 17815** is scheduled to be sold at Sheriff's Sale on Sept 7, 2016 at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$103,520.99 obtained by LSF9 Master Participation Trust against the above premises.

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 LSF9 Master Participation Trust the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY
AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

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

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

ASSOCIATION DE LICENCIADOS
Columbia County Lawyer Referral Service
North Penn Legal Services
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570-784-8760

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

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
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LSF9 Master Participation Trust
Plaintiff

v.

Jennifer L. Burkland, Bradley J. Burkland, Rodney F.
Burkland and Ann M. Burkland
Defendants

Attorneys for Plaintiff

I hereby certify that this Affidavit was
filed with the court on

(Date)

By: _____
(Attorney Signature)

(Attorney Printed Name)

McCabe, Weisberg & Conway, P.C.

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2016-CV-447

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:
SS.

COUNTY OF PHILADELPHIA:

The undersigned, being duly sworn according to law, deposes and says that the Defendants, Jennifer L. Burkland, Bradley J. Burkland, Rodney F. Burkland, and Ann M. Burkland, 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, 50 U.S.C. App. §501, *et seq.*; and that the Defendants, Jennifer L. Burkland, Bradley J. Burkland, Rodney F. Burkland, and Ann M. Burkland, are over eighteen (18) years of age, and reside as follows:

Jennifer L. Burkland,
204 Montour Boulevard
Bloomsburg, PA 17815

Bradley J. Burkland,
425 A Main Street
Orangeville, PA 17859

Rodney F. Burkland,
97A Savage Hill Road
Orangeville, PA 17859

Ann M. Burkland,
97A Savage Hill Road
Orangeville, PA 17859

SWORN AND SUBSCRIBED

BEFORE ME THIS 23 DAY

OF June, 2016

NOTARY PUBLIC

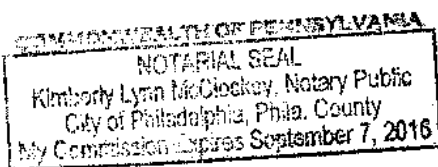
Date: 6/23/16

McCABE, WEISBERG & CONWAY, P.C.

BY:

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Edward D. Conway, Esq.
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<input type="checkbox"/> Joseph I. Foley, Esq.	<input type="checkbox"/> Celine P. DerKrikorian, Esq.
<input type="checkbox"/> Lena Kravets, Esq.	<input type="checkbox"/> Jacob M. Ottley, Esq.

Attorneys for Plaintiff





Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: BURKLAND
First Name: JENNIFER
Middle Name:
Active Duty Status As Of: Jun-21-2016

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

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

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

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

Mary M. Snavelly-Dixon

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

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

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via this URL: <https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating Service Members or Getting a Mailing Addresss>. 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: 4467U70863ACJ80



**Status Report
Pursuant to Servicemembers Civil Relief Act**

Last Name: BURKLAND

First Name: BRADLEY

Middle Name:

Active Duty Status As Of: Jun-21-2016

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

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

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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			

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Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
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Arlington, VA 22350

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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 this URL: [https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating Service Members or Getting a Mailing Address](https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating%20Service%20Members%20or%20Getting%20a%20Mailing%20Address). 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: X4796758H3ACAD0



Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: BURKLAND
First Name: RODNEY
Middle Name:
Active Duty Status As Of: Jun-21-2016

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

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

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

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

Mary M. Snavelly-Dixon

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

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Certificate ID: 04Y6Y7D8R3ACGD0



**Status Report
Pursuant to Servicemembers Civil Relief Act**

Last Name: BURKLAND

First Name: ANN

Middle Name:

Active Duty Status As Of: Jun-21-2016

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
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This response reflects whether the individual or his/her unit has received early notification to report for active duty			

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

Mary M. Snavelly-Dixon

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

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Certificate ID: Y409J7D863ACI70

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

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

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

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

SUITE 2809
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX (855) 845-2584

SUITE 102
1407 FOULK ROAD
FOULKSTONE PLAZA
WILMINGTON, DE 19803
(302) 409-3520
FAX 855-425-1980

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

Re: LSF9 Master Participation Trust vs. Jennifer L. Burkland, Bradley J. Burkland, Rodney F. Burkland and Ann M. Burkland
Columbia County, Number 2016-CV-447
Premises: 2693 Old Berwick Road, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

****Kindly post the handbill to the property address: 2693 Old Berwick Road, Bloomsburg, Pennsylvania 17815.**

Very truly yours,

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

/kmt
Enclosures

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

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

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

LSF9 Master Participation Trust
Plaintiff

v.

Jennifer L. Burkland, Bradley J. Burkland, Rodney F.
Burkland and Ann M. Burkland
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2016-CV-447

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

SIR OR MADAM:

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

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:

2693 Old Berwick Road, Bloomsburg, Pennsylvania 17815

(more fully described as attached)

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

Jennifer L. Burkland
204 Montour Boulevard
Bloomsburg, Pennsylvania 17815

Bradley J. Burkland
425 A Main Street
Orangeville, Pennsylvania 17859

Rodney F. Burkland
97A Savage Hill Road
Orangeville, Pennsylvania 17859

Ann M. Burkland
97A Savage Hill Road
Orangeville, Pennsylvania 17859

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 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.

6/21/16
DATE

McCABE, WEISBERG & CONWAY, P.C.

BY:

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

Attorneys for Plaintiff

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate Scott Township, Columbia County, Pennsylvania, and being known as 2693 Old Berwick Road, Bloomsburg, Pennsylvania 17815.

TAX MAP AND PARCEL NUMBER:031-03C2-108-01-000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$103,520.99

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Jennifer L. Burkland, Bradley J. Burkland, Rodney F. Burkland and Ann M. Burkland

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

LEGAL DESCRIPTION

ALL that certain piece, parcel or lot of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on Old Berwick Road, being U.S. route No. 11 in the Village of Espy and on the westerly side of a 12 foot alley;

THENCE along Old Berwick Road South 74 degrees 35 minutes 40 seconds West 47.54 feet to an iron pin in line of other lands now or formerly of Larry P. and Dorothy J. Hess;

THENCE along other lands now or formerly of Larry P. and Dorothy J. Hess, North 15 degrees 24 minutes 20 seconds West, 190 feet to south side of a 12 foot wide alley;

THENCE along the south side of said alley, North 74 degrees 35 minutes 40 seconds East 47.54 to the west side of a 12 foot alley;

THENCE along said alley, South 15 degrees 24 minutes 20 seconds East 190 feet to the place of BEGINNING.

CONTAINING 9,032.60 square feet. WHEREON is erected a frame dwelling.

IT BEING Lot No. 1 of a draft of lots prepared by L. Wayne Laldacker, R. S. dated July 20, 1983 recorded in Columbia County Map Book 5, page 112.

BEING KNOWN AS: 2693 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 031-03C2-108-01-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Rodney F. Burkland and Ann M. Burkland, his wife by deed dated August 8, 2006 and recorded August 10, 2006 in Instrument Number 200608233, granted and conveyed unto Jennifer L. Burkland, Bradley J. Burkland, Rodney F. Burkland, and Ann M. Burkland.

REAL DEBT: \$103,520.99

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JENNIFER L. BURKLAND, BRADLEY J. BURKLAND, RODNEY F. BURKLAND, AND ANN M. BURKLAND

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

Document Receipt

Trans #	8309	Carrier / service:	USPS Server	First-Class Mail®	7/1/2016 12:00:00 AM
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Ship to:

UNITED STATES OF AMERICA

ATTY GENERAL

950 PENNSYLVANIA AVE NW ROOM
4400

Tracking #: 71901140006000083055

Doc Ref #: 2016ED108

Postage 5.1300

WASHINGTON DC 20530

108

Document Receipt

Trans #	8308	Carrier / service:	USPS Server	First-Class Mail®	7/1/2016 12:00:00 AM
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Ship to:

ATTY GENERAL OF THE UNITED
STATES950 PENNSYLVANIA AVE NW ROOM
5111

Tracking #: 71901140006000063046

Doc Ref #: 2016ED108

Postage 5.1300

WASHINGTON DC 20530

186

Document Receipt

Trans #	8309	Carrier / service:	USPS Server	First-Class Mail®	7/1/2016 12:00:00 AM
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Ship to:

UNITED STATES OF AMERICA

ATTY GENERAL

950 PENNSYLVANIA AVE NW ROOM
4400

Tracking #: 71901140006000083055

Doc Ref #: 2016ED108

Postage 5.1300

WASHINGTON DC 20530

Document Receipt

Trans #	8308	Carrier / service:	USPS Server	First-Class Mail®	7/1/2016 12:00:00 AM
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Ship to:

ATTY GENERAL OF THE UNITED
STATES950 PENNSYLVANIA AVE NW ROOM
5111

Tracking #: 71901140006000083048

Doc Ref #: 2016ED108

Postage 5.1300

WASHINGTON DC 20530

108

Document Receipt

Trans #	8307	Carrier / service:	USPS Server	First-Class Mail®	7/1/2016 12:00:00 AM
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Ship to:

UNITED STATES OF AMERICA

MIDDLE DISTRICT OF PA

235 NORTH WASHINGTON AVE STE.
311

Tracking #: 71901140006000083031

Doc Ref #: 2016ED108

Postage 5.1300

SCRANTON PA 18503

Document Receipt

Trans #	8305	Carrier / service:	USPS Server	First-Class Mail®	7/1/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000083017

Doc Ref #: 2016ED108

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	8304	Carrier / service:	USPS Server	First-Class Mail®	7/1/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000083000

Doc Ref #: 2016ED108

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	8303	Carrier / service:	USPS Server	First-Class Mail®	7/1/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000082997

Doc Ref #: 2016ED108

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	8306	Carrier / service:	USPS Server	First-Class Mail®	7/1/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000083024

Doc Ref #: 2016ED108

Postage 5.1300

PHILADELPHIA PA 19106

108

117453 1:03 1000 503: 20000 1 24 300 2

Listing Prop for Sheriff Sale(14-103459) - Burkland, Rodney & Ann



Rodney & Ann

ESCROW TRUST
VOID AFTER 90 DAYS

Sheriff of Columbia County

PA

HE

One thousand three hundred fifty and NO/100

(215) 790-1010

PHILADELPHIA, PA 19109

123 S. BROAD STREET SUITE 1400

ATTORNEYS AT LAW

MCCABE, WEISBERG & CONWAY, P.C.

3-50/310



NO.

117453

AMOUNT \$1,350.00

DATE 06/29/2016

DATE

117453

DOCUMENT INCLUDES VISIBLE PRINT, CHEMICAL REACTIVE PROPERTIES AND FEATURES A POLYMER

HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT

PAPER CONTAINS TONER ADHESION PROPERTIES

TO BE REMOVED FROM THE DOCUMENT TO PREVENT FALSIFICATION

Security Features: No. 117453

Date of Issue: 06/29/2016