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	МЕМО	СНК #	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

Printed: 7/11/2016 2:01:54PM

## 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, NI 08108 (856) 858-7080 FAX (856) 858-7020 SUITE 1400 123 SOUTH BROAD STREET PHILADELPHIA, PA 19109 (215) 790-1010 FAX (215) 790-1274

July 7, 2016

SUITE2S09 I HUNTINGTON QUADRANGLE MELVILLE, NY 11747 (631) 812-4084 FAX: (855) 845-2584

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

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:

SIGNATURE

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.

DATE

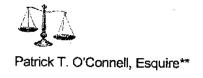
Very truly yours,

Deborah Flippen, Legal Assistant

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

## SHERIFF'S SALE COST SHEET

_	vs. Burkland
NOED NO	JD DATE/TIME OF SALE
DOCKET/RETURN	Ø15.00
SERVICE PER DEF.	\$15.00 <b>\$                                   </b>
LEVY (PER PARCEL	
MAILING COSTS	\$15.00 \$ <b>57.00</b>
ADVERTISING SALE BILLS & CO	
ADVERTISING SALE BILLS & CC ADVERTISING SALE (NEWSPAP)	• • • • • • •
MILEAGE	ER) \$15.00 \$ <b>/ሪ&gt;の</b> る
POSTING HANDBILL	
CRYING/ADJOURN SALE	\$15.00 \$10.00
SHERIFF'S DEED	\$10.00 \$35.00
TRANSFER TAX FORM	\$33.00 \$25.00
DISTRIBUTION FORM	\$25.00 \$25.00
COPIES	\$ 9,50
NOTARY	\$ 20.00
ΤΟΤΔΙ ****	************* \$ 466,00
101/11,	<u> </u>
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$
SOLICITOR'S SERVICES	\$100.00
	************* \$ 150,00
70	Ψ
PROTHONOTARY (NOTARY)	\$10.00
DECORDED OF DEEDS	dt .
TOTAL *****	*******
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REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ 5,00
TOTAL *****	****** \$ 5.00
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MUNICIPAL FEES DUE:	
SEWER 20	\$
WATER 20	\$
TOTAL *****	*******
	<b>D D</b>
SURCHARGE FEE (DSTE)	\$ 900,00
MISC.	\$
	\$
TOTAL *****	\$
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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



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

Date: 7/5/2016 Time: 01:38 PM

Page 1 of 1

**Columbia County Court of Common Pleas** 

User: PUBLIC

ROA Report

Case: 2016-CV-0000447-MF

Current Judge: No Judge

LSF9 Master Participation Trust vs. Jennifer L Burkland, et al

## Mortgage Foreclosure

Date		Judge
4/7/2016	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)	
·	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.	
	AGE CIVIL OTHER CASE	
4/18/2016	Sheriff Return of Service filed. 4/8/2016 Deputy Michael Beyer, served the requested Complaint by handin a copy to Deft., Jennifer J. Burkland at 204, Montour Blvd. Bloomsburg, PA 17815.	ξ
	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 Hilld Rd., Orangeville, PA 17859.	
	Sheriff Return of Service filed. 9:55 AM Deputy Kevin, Dent, served the requested Complaint in Morgage Foreclosure to Deft. Ann M. Burkland at 97A Savage Hill Rd., Orangeville, PA 17859.	
	Sheriff Return of Service filed. 4/15/2016 Deputy Tkach, served the requested Complaint in morgage Foreclosure upon Deft., to Bradley J. Burkland at 425 A. Main Street., Orangeville, PA 17859.	
4/27/2016	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.	
5/24/2016	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)	
	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.	
	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.	
6/30/2016	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.}	
	,	



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



Duration P.#

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LAW OFFICE OF PATRICK T. O'CONNELL

24 WEST MAIN STREET
BLOOMSBURG PA 17815

Destination

14:33 12157901274

No. TX Date/Time

743 APR-27

BLOOMSBURG, PA 17815 PH 570-380-1280 FAX 570-380-1282

	INTENDED RECIPIENT PLEASE CONTACT THE ABOVE OFFICE.
	FACSIMILE TRANSMITTAL SHEET
TO: Attorney Terre COMPANY:	nce meabe. Attorney Patrick Oconne
FAX NUMBER:	TOTAL NO. OF PAGES (INCLUDING COVER)
PHONE NUMBER:	
re: Columbia	County Docket No 2016-CV-447
□ URGENT	☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY
NOTES/COMMENTS	PLEASE RECYCLE

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	TER PARTICIPATION TRUST  D, BRADLEY J (et al.)				Number 6CV447
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Name:	ANN M BURKLAND	Served: Personally Adult In Charge Posted Other  Adult In Charge: RODNEY B-AKLANG			
Primary Address:	97A SAVAGE HILL ROAD ORANGEVILLE, PA 17859	Adult In Charge:	ROONEY	B-LKLA	N9
Phone:	DOB:	Relation:	HUSBANI	? 	The Control of the Co
Alternate Address:	425 A MAIN STREET ORANGEVILLE, PA 17859	Date:	7/5/16	Time:	1239
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Attorney / (	Originator:				
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010		erana are established and are e
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BURKLAND, ANN M

016CV447

97A SAVAGE HILL ROAD, ORANGEVILLE, PA 17859

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	TER PARTICIPATION TRUST  D, BRADLEY J (et al.)				Number 6CV447
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**BURKLAND, RODNEY J** 

2016CV447

97A SAVAGE HILL ROAD, ORANGEVILLE, PA 17859

NO EXPIRATION

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.

SO ANSWERS,

Timothy T. C

TIMOTHY T. CHAMBERLAIN, SHERIFF

July 01, 2016

COMMONWE	ALTH CF	PERNSY	LVANIA

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

Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19105

1. A Court of Street, Millerton, Commission, Com-

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	STER PARTICIPATION TRUST ID, BRADLEY J (et al.)		-		e Number 16CV447	
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	Real Estate Sale - Sale Notice			Zone:	108	
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ierve To: Name:	JENNIFER J BURKLAND	Final \$erv Served:		dult In Charge	· Posted · Other	
Primary	204 MONTOUR BLVD	Adult In	Market and Committee of the Committee of			
Address:	BLOOMSBURG, PA 17815	Charge:	Buday	Durk lan	and Jump	
Phone:	DOB:	Relation:	EF			
Alternate Address:	97A SAVAGE HILL ROAD ORANGEVILLE, PA 17859	Date:	7-1-16	Time:	10:26	
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SERVICE COVER SHEET  Service Details:  Category: Real Estate Sale - Sale Notice  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: Final Service:  Name: OCCUPANT Served: Personally: Adultin Charge: Posted: Other Adult in Charge: If James Hock  Address: Bloomsburg, PA 17815  Phone: 570-784-7823 DOB: Relation: TAX office  Alternate Address: Deputy: Y Mileage:  Attorney / Originator:  Name: MCCABE, WEISBERG & CONWAY PC Phone: 215-790-1010  Service Attempts:  Deputy: Deputy: Service Attempt Notes:  1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	VS.	STER PARTICIPATION D, BRADLEY J (et al.)		-			Number 16CV447
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OCCUPAN

2016CV447

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs. BURKLAND, Service Detail	BRADLEY J (et al.)					Number SCV447
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Notes: S	SALE DATE & TIME: 09 PLAINTIFF NOTICE OF	9/07/2016 AT 9:00 AM SHERIFF'S SALE A	M ND DEBTOR'S R	RIGHTS		***************************************
Serve To:			Final Servi	Ge:		
Name: H	I. James Hock		Served:	e province de les contratos provincios de la contrato de la contrato de la contrato de la contrato de la contra	lult In Charge	Posted · Other
	626 Old Berwick Roa Bloomsburg, PA 1781		Adult in Charge:	good to free organic	nes Hocu	grander and the second
Phone: 5	70-784-7823	DOB:	Relation:	-A	y office	
Alternate Address:	to the term of demonstrates as a second	e contrata de la cont	Date:	7-1-14	Time:	10:22
Phone:	manne e e e e e e e e e e e e e e e e e e		Deputy:	4	Mileage:	Property of Communications
Attorney / Ori	iginator:			1		
Name: M	ICCABE, WEISBERG	& CONWAY PC	Phone:	215-790-1010		WAY .
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HOCK, H. JAMES

2016CV447

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

enders the page 1

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	TER PARTICIPATION TRUST  D, BRADLEY J (et al.)				e Number 16CV447
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Serve To;		Final Servi	man en en en para en elegande Merman en en en en en el e		
Name:	REMIT CORPORATION	Served:	Personally Ad	ult (n Charge	· Posted · Other
Primary Address:	36 WEST MAIN STREET BLOOMSBURG, PA 17815	Adult In Charge: Relation:	Melissa	a oviel	
Phone:	DOB:			Clerk	
Alternate Address:		Date:	7-1-16	Time:	0946
Phone:	en e	Deputy:	Ч	Mileage:	
Attorney / C	Originator:				5.08411
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010		
Service Atte	ompts:	and Su			
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REMIT CORPORATION

2016CV447

36 WEST MAIN STREET, BLOOMSBURG

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	STER PARTICIPATION TRUST				Number 6CV447
	SERVICE	COVER SH	EET		<u> </u>
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Serve To:		Final Servi	ice:		
Name:	PATRICK O'CONNELL	Served:	Personally · A	duk In Charge	Posted · Other
Primary Address:	24 WEST MAIN STREET BLOOMSBURG, PA 17815	Adult In Charge:	april	Strauch	
Phone:	DOB:	Relation:	Clerk		
Alternate Address:	14 WEST MAIN STREET BLOOMSBURG, PA 17815	Date:	7-1-16	Time:	09:46
Phone:	570-380-1280	Deputy:	4	Mileage:	State Control of Control of Control
Attorney /	Originator:		T		
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010		
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O'CONNELL, PATRICK

2016CV447

24 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	STER PARTICIPATION TRUST  ID, BRADLEY J (et al.)	"			Number 6CV447
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e same mercher i salaranda	Real Estate Sale - Sale Notice	· · · · · · · · · · · · · · · · · · ·		_	T. Ger
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Serve To:		Final Servi	íce:		
Name:	Domestic Relations Office of Columbia Col	Served:	Personally · Ad	ult In Charge	Posted · Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR	Adult In Charge:	MISON	Hous	er
Phone:	Bloomsburg, PA 17815 DOB:	Relation:		Clerk	
Alternate Address:		Date:	7-1-16	Time:	9,45
Phone:	AMARONNO - PARAGONIA MARONIA M	Deputy:	4	Mileage:	
Attorney /	Originator:	-			
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010		
Service Ati	tempts:				
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Mileage:	PRINTING AND				***************************************
Deputy:	Secretary of the secret				***************************************
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DOMESTIC RELATIONS OF

2016CV447

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	STER PARTICIPATIO					Number 6CV447	
		SERVICE	COVER SH	EET			_ <u>c</u>
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Serve To:			Final Servi	ce:			20
Name:	Columbia County	Tax Office	Served:	Personally · A	dult In Charge	Posted Other	
Primary Address:	PO Box 380 Bloomsburg, PA 1	7815	Adult In Charge:		y Evan. Clenk		2016CV447
Phone:	570-389-5649	DOB:	Relation:		Clerk	er i de l'extreme de l'agrecia d	
Alternate Address:		e contract of contract of a property contract of a contrac	Date:	7-1-16	Time:	9:48	1
Phone:			Deputy:	4	Mileage:	process as success to a consultation of the process	B
Attorney /	Originator:						BOX
Name:	MCCABE, WEISBEI	RG & CONWAY PC	Phone:	215-790-1010			BOX 380,
Service At	empts:						
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	TER PARTICIPATION TRUST				Number 6CV447
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Service De		E COVER SH	EET		
0				_	
Manner:	Real Estate Sale - Posting - Sale Bill < Not Specified >			Zone:	
	***************************************	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 09/07/2016 AT 9:00 SHERIFF'S SALE BILL	AM			
Serve To:		Final Servi	ce:		
Name:	(POSTING)	Served:		dult in Charge	Posted · Other
Primary Address:	2693 OLD BERWICK ROAD BLOOMSBURG, PA 17815	Adult In Charge:			
Phone:	DOB:	Relation:			
Alternate Address:		Date:		Time:	
Phone:		Deputy:		Mileage:	
Attorney / (	Originator:				
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010		
Service Att	ampts:				
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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 failts 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 agiainst 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 conneciton 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

	oation Trust		l Of COMMON DUNTY, PENNSY	
Pla	intiff			
	v.	No. <u>2016</u>	Term100	E.D.
T		No	Term	A.D.
Burkland and Ann M	Bradley J. Burkland, Rodney F. Burkland		7Term	n
Defendants		J.I	).	
			IT OF EXECUT	
Commonwealth of Pe	nnsylvania:			
County of Columbia				
TO THE SHERIFF C	OF <u>COLUMBIA</u> COUNTY, PENNS	YLVANIA		
lescribed property (spe	ecifically described property below):			
Being Known As: 269 17815	93 Old Berwick Road, Bloomsburg, P	ennsylvania		
	93 Old Berwick Road, Bloomsburg, P Amount Due	·	103,520.99	9
	Amount Due	s	103,520.99	9
		s	103,520.99	9
	Amount Due	s	103,520.99	9
	Amount Due Interest from 05/19/16 to DATE OF	s	103,520.99	9
	Amount Due Interest from 05/19/16 to DATE Of plus \$17.02 per diem thereafter	s	103,520.9	9
	Amount Due Interest from 05/19/16 to DATE Of  plus \$17.02 per diem thereafter (Costs to be added)	S FSALE \$	103,520.99	9
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17815  Dated: 4 30	Amount Due Interest from 05/19/16 to DATE OF  plus \$17.02 per diem thereafter (Costs to be added)  Total  Protho	s s s	n Silve	th

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

No	Term		_E.D.	
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No. <u>2016-CV-4</u>	47	_Term		_ <b>J</b> .D.
IN THE COU				

**ESF9** 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 McCabe, Esq.	[ ] Edward D. Conway, Esq.
[ ] Margaret Gairo, Esq.	[ ] Andrew L. Markowitz, Esq.
[ ] Heidi R. Spivak, Esq.	[ ] Marisa J. Cohen, Esq.
[ ] Christine L. Graham, Esq.	[ ] Brian T. LaManna, Esq.
[ ] Ann E. Swartz, Esq.	[>] Joseph F. Riga, Esq.
[ ] Joseph I. Foley, Esq.	[/] Celine P. DerKrikorian, Esq
[ ] Lena Kravets, Esq.	[ ] Jacob M. Ottley, Esq.
Attorneys for Plaintiff	

### 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;

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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 Scottup.

## REAL ESTATE OUTLINE

ED#2016 80108

DATE RECEIVED  DOCKET AND INDEX  2016	
CHECK FOR PROPER	INFO.
WRIT OF EXECUTION COPY OF DESCRIPTION	
WHEREABOUTS OF LKA	<del></del>
NON-MILITARY AFFIDAVIT	X
NOTICES OF SHERIFF SALE	
WAIVER OF WATCHMAN	×
AFFIDAVIT OF LIENS LIST	<u>×</u> :
CHECK FOR \$1,350.00 OR	<u>X</u> CK# <u>117453</u>
**IF ANY OF ABOVE IS MISSING	G DO NOT PROCEED**
SALE DATE POSTING DATE	Sept. 7th TIME 9:00
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK 2 <sup>ND</sup> WEEK 3 <sup>RD</sup> WEEK

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

	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
Plaintiff	No. 2016 Term 108 E.D.
v.  Jennifer L. Burkland, Bradley J. Burkland, Rodney F.  Burkland and Ann M. Burkland	No. <u>2016-CV-447</u> Term
Defendants	J.D.
Commonwealth of Pennsylvania:	WRIT OF EXECUTION MORTGAGE FORECLOSURE
County of Columbia	
TO THE SHERIFF OF <u>COLUMBIA</u> COUNTY, P	ENNSYLVANIA
Being Known As: 2693 Old Berwick Road, Bloomst	area Donnarduania
17815	
	\$ 103,520.99
17815	\$ 103,520.99
Amount Due Interest from 05/19/16 to DA	\$ 103,520.99 TE OF SALE \$
Amount Due	\$ 103,520.99 TE OF SALE \$
Amount Due Interest from 05/19/16 to DA  plus \$17.02 per diem then	\$ 103,520.99 TE OF SALE \$

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

### 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;

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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.

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

No	Term		E.D.
No	Term	·	A.D.
No. <u>2016</u> -	CV-447	Term	J.D.
	COURT OF MBIA COUN		
	LSF9 Master F	Participation T	'rust
		v.	
Jennifer L. Burkia		Burkland, Ro . Burkland	dney F. Burkland and
<del></del>		EXECUTION Foreclosure)	
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McCABE, WEISB	ERG & CONV	VAY, P.C.	
BY:  [ ] Terrence   McC [ ] Margare Gairo [ ] Heidi R. Spivak, [ ] Christine L. Gra [ ] Ann E. Swartz, [ ] Joseph I. Foley, [ ] Lena Kravets, E. Attorneys for Plai	, Esq. Esq. ham, Esq. Esq. Esq.	[ ] Andrew [ ] Marisa. [ ] Brian T. [ ] Joseph. [ ] Celine P	D. Conway, Esq. L. Markowitz, Esq. J. Cohen, Esq. LaManna, Esq. F. Riga, Esq. DerKrikorian, Esq. J. Ottley, Esq.

### McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

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

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

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 real property to be sold:	judgment creditor whose judgment is a record lien on the
	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 l	holder of every mortgage of record:
	Name	Address
5.	Plaintiff herein  Name and address of every other person	n who has any record lien on the property:
	Name	Address
6.	None Name and address of every other person affected by the sale:	n who has any record interest in the property which may be
	Name	Address
	None	
7.	Name and address of every other person in the property which may be affected by	n of whom the plaintiff has knowledge who has any interest 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 110 North 8th Street Commonwealth of Pennsylvania Suite #204 Inheritance Tax Office Philadelphia, PA 19107 6th Floor, Strawberry Square Commonwealth of Pennsylvania Bureau of Individual Tax Department #280601 Inheritance Tax Division Harrisburg, PA 17128 Willow Oak Building Department of Public Welfare P.O. Box 8486 TPL Casualty Unit Estate Harrisburg, PA 17105-8486 Recovery Program Bureau of Compliance PA Department of Revenue P.O. Box 281230 Harrisburg, PA 17128-1230 PA Department of Revenue PO BOX 280948 Harrisburg PA 17128-0948 Bureau of Compliance Lien Section Clearance Support Department 281230 Commonwealth of Pennsylvania Harrisburg, PA 17128-1230 Department of Revenue Bureau of ATTN: Sheriff's Sales Compliance 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 11 West Main Street County Bloomsburg, PA 17815

Tax Claim Bureau Columbia County Courthouse 35 West Main Street

Basement Level Bloomsburg, PA 17815

Commonwealth of PA

Department of Revenue

Department 280946

Harrisburg, PA 17128-0946

Attn: Sheriff's Sales

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 U.S. Dept of Justice, Room 5111 Atty General of the United States 950 Pennsylvania Avenue NW Washington, DC 20530-0001 United States of America c/o U.S. Dept of Justice, Room 4400 Atty General of the United States 950 Pennsylvania Avenue NW Washington, DC 20530-0001 Name and address of Attorney of record: Name Address Pat O'Connell, Esquire 24 West Main Street Bloomsburg, Pennsylvania 17815

United States of America

8,

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. [ ] Terrence J. Mc abe, Esq. ] Edward D. Conway, Esq. ] Margaret Gairo, Esq. Andrew L. Markowitz, Esq. [ ] Heidi R. Spivak, Esq. [ ] Marisa J. Cohen, Esq. [ ] Christine L. Graham, Esq. [ ] Brian T. LaManna, Esq. ] Ann E. Swartz, Esq. [⋈] Joseph F. Riga, Esq. [ ] Celine P. DerKrikorian, Esq. [ ] Joseph I. Foley, Esq. [ ] Lena Kravets, Esq. [ ] Jacob M. Ottley, Esq. Attorneys for Plaintiff

LSF9 Master Participation Trust v. Jennifer L. Burkland, Bradley J. Burkland, Rodney F. Burkland and Ann M. Burkland Columbia County; Number: 2016-CV-447

### 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;

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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.

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

HEIDI R. SPIVAK, ESQUIRE - ID # 74770 MARISA J. COHEN, ESQUIRE - ID # 87830

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LENA KRAVETS, ESQUIRE - ID # 316421 JACOB M. OTTLEY, ESQUIRE - ID # 319404

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

LSF9 Master Participation Trust

Plaintiff

٧.

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

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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 8th 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

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35 West Main Street Basement Level Bloomsburg, PA 17815

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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 U.S. Dept of Justice, Room 5111 Atty General of the United States 950 Pennsylvania Avenue NW Washington, DC 20530-0001 United States of America c/o U.S. Dept of Justice, Room 4400 Atty General of the United States 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

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McCABE, WEISBERG

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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
MARGARET GAIRO, ESQUIRE - ID # 34419
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JACOB M. OTTLEY, ESQUIRE - ID # 319404 123 South Broad Street, Suite 1400 Philadelphia, Pennsylvania 19109

(215) 790-1010

LSF9 Master Participation Trust

Plaintiff

ν.

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

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

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P.O. Box 2675

Harrisburg, PA 17105 ATTN: Dan Richard

Commonwealth of Pennsylvania

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Philadelphia, PA 19107

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Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square

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PA Department of Revenue

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Lien Section

PO BOX 280948

Harrisburg PA 17128-0948

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United States of America

Internal Revenue Service

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Room 3259

600 Arch Street Philadelphia, PA 19106

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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

Rodney F. Burkland 97A Savage Hill Road Orangeville, Pennsylvania 17859 Bradley J. Burkland 425 A Main Street 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, 2019 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 Shcriff'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 LICENCIDADOS Columbia County Lawyer Referral Service North Penn Legal Services 168 East 5th Street Bloomsburg, Pennsylvania 17815 570-784-8760

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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

McCABE, WEISBERG AND CONWAY, P.C.	Attorneys for Plaintiff
BY: TERRENCE J. McCABE, ESQUIRE - ID # 16	
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HEIDI R. SPIVAK, ESQUIRE - ID # 74770	(6)
MARISA J. COHEN, ESQUIRE - ID # 87830	(Date)
CHRISTINE L. GRAHAM, ESQUIRE - ID # 3	
BRIAN T. LAMANNA, ESQUIRE - ID # 3103	
ANN E. SWARTZ, ESQUIRE - ID # 201926	(Attorney Signature)
JOSEPH F. RIGA, ESQUIRE - ID # 57716	
JOSEPH I. FOLEY, ESQUIRE - ID # 314675	
CELINE P. DERKRIKORIAN, ESQUIRE - ID	# 313673 (Attorney Printed Name)
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JACOB M. OTTLEY, ESQUIRE - 1D # 319404	
123 South Broad Street, Suite 1400	McCabe, Weisberg & Conway, P.C.
Philadelphia, Pennsylvania 19109	
(215) 790-1010	
LSF9 Master Participation Trust	COLUMBIA COUNTY
Plaintiff	COURT OF COMMON PLEAS
Υ.	
Jennifer 1., Burkland, Bradley J. Burkland, Rodney F.	Number 2016-CV-447
Burkland and Ann M. Burkland	Names 2010 C. T.
Defendants	
	 -MILITARY S <u>ERVICE</u>
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COMMONWEALTH OF PENNSYLVANIA:	
SS.	
COUNTY OF PHILADELPHIA:	
The undersigned being duly sworn according to	to law denoses and says that the Defendants, Jennifer L
	to law, deposes and says that the Defendants, Jennifer L Ann M. Burkland, are not in the Military or Naval Service o
Burkland, Bradley J. Burkland, Rodney F. Burkland, and A	Ann M. Burkland, are not in the Military or Naval Service o
Burkland, Bradley J. Burkland, Rodney F. Burkland, and A the United States or its Allies, or otherwise within the provis	Ann M. Burkland, are not in the Military or Naval Service o sions of the Servicemembers Civil Relief Act, 50 U.S.C. App
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# 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 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	NA	No	NA		
This re	sponse reflects where the individual left active duty state	us within 367 days preceding the Active Duty S	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 Start Date Order Notification End Date Status Service Component				
NA	NA NA	. No			
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. Snavely-Dixon, Director

Department of Defense - Manpower Data Center

Mary M. Snavely-Dison

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. ý 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. ý 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

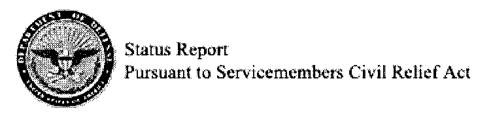
Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. 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



Last Name: <u>BURKLAND</u> First Name: <u>BRADLEY</u>

Middle Name:

Active Duty Status As Of: Jun-21-2016

O⊓ Active Duty On Active Duty Status Date				
Active Duty Start Date	Active Duty End Date	Status	Service Component	
NA	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					
NA	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 Start Date Order Notification End Date Status Service Component					
NA.	NA.	No	NA NA			

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. Snavely-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. ý 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. ý 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 Companent	
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 Start Date Active Duty End Date Slatus Service Component					
NA NA	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 NA	
This response reflects whother 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.

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# Coverage Under the SCRA is Broader in Some Cases

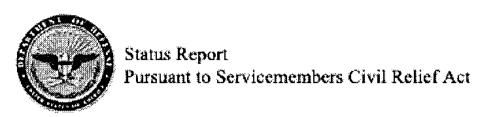
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Certificate ID: 04Y6Y7D8R3ACGD0



Last Name: BURKLAND

First Name: ANN

Middle Name:

Active Duty Status As Of: Jun-21-2016

Ол Active Duty On Active Duty Status Date				
Active Duty Start Date	Active Duty End Date	Status	Service Component	
NA NA	NA	Na	NA 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					
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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 Dato 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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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 SUITE2S09 1 HUNTINGTON QUADRANGLE MEEVILLE, NY 11747 (631) 812-4084 FAX (885) 845-2584

> SUITE 102 1407 FOULK ROAD FOULKSTONE PLAZA WILMINGTON, DE 19803 (302) 409-1520 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

TERRENCE J. McCABE, ESQUIRE - ID # 16496 EDWARD D. CONWAY, ESQUIRE - 1D # 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** 

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

COURT OF COMMON PLEAS COLUMBIA COUNTY

Number 2016-CV-447

Sheriff of Columbia County TO: 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

97A Savage Hill Road

Ann M. Burkland

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.

McCABE, W	/EISBERG	& CONYNA	Y, Þ.O
		,	/

BY:	/
[ ] Terrence J. McCabe, Esq.	[ ] Edward D. Conway, Esq.
[ ] Margaret Gairo, Esq.	[ ] Andrew L. Markowitz, Esq.
[ ] Heidi R. Spivak, Esq.	[ ] Marisa J. Cohen, Esq.
Christine L. Graham, Esq.	[ ] Brian T. LaManna, Esq.
Ann E. Swartz, Esq.	[∕∕] Joseph F. Riga, Esq.
[ ] Joseph I. Foley, Esq.	[ ] Celine P. DerKrikorian, Esq
[ ] Lena Kravets, Esq.	[ ] 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 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.

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 **Print Your Documents** 

Document	Receipt
DOCUMENT	LECEIDI

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

Ship to:

UNITED STATES OF AMERICA

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950 PENNSYLVANIA AVE NW ROOM 4400

Tracking #:

71901140006000083055

Doc Ref#: Postage

2016ED108 5.1300

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WASHINGTON DC 20530

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UNITED STATES OF AMERICA

ATTY GENERAL

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STATES

950 PENNSYLVANIA AVE NW ROOM

511

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Postage

5.1300

WASHINGTON DC 20530

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

Ship to:

UNITED STATES OF AMERICA

MIDDLE DISTRICT OF PA

Tracking #:

235 NORTH WASHINGTON AVE STE. 311

71901140006000083031

Doc Ref#:

2016ED108

Postage

5.1300

SCRANTON

PA 18503

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Ship to:

PHILADELPHIA DISTRICT OFFICE US SMALL BUSINESS

**ADMINISTRATION** 

900 MARKET STREET Tracking #:

Doc Ref #: 2016ED108

71901140006000083017

Postage 5.1300

PHILADELPHIA PA 19107-4214

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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

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Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000082997

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Ship to:

INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000083024

Doc Ref #: 2016ED108

5.1300 Postage

PHILADELPHIA PA 19106

# ##2200612100002#E050001EQ# ##E51411#

THE WATEHWARK PAPER - HOLD TO LIGHT TO VIEW Listing Prop for Sheriff Sale(14-103459) - Burkland, Rodney & Ann

NOID VETER 90 DAYS

Αď

ЕВ

Sheriff of Columbia County

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ON

117453

**BTAO** 

9107/67/90

3-20/310

One thousand three hundred fifty and NO/100

(\$12) \\ \text{30-1010} PHILADELPHIA, PA 19109 123 \$. BROAD STREET SUITE 1400 MAJ TA SYBUROTTA Mccabe, Weisberg & Conway, PC

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