

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 209420
Customer:
BOX SHERIFF

Invoice Date: 11/30/2016 11:53:29 AM
Last Change:

RECEIPT
Receipt By: WALK-IN

Reg/Drw ID: 0101
By: BSL

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201609459	BLOOMSBURG TOWN
	Grantor - HAMILTON, DAVID A		11/30/16 11:53:32 AM	OF
	Grantee - LSF8 MASTER PARTICIPATION TRUST			
	Consideration - \$1,745.89			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$67.00		
	PAYMENTS			
	CHECK: 7619 - BOX SHERIFF	\$67.00		
	TOTAL PAYMENTS	\$67.00		
	AMOUNT DUE	\$67.00		
	PAYMENT ON INVOICE	(\$67.00)		
	BALANCE DUE ON INVOICE	\$0.00		

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

LSF8 MASTER PARTICIPATION TRUST VS DAVID HAMILTON

NO. 130-2016 ED NO. 573-2016 JD

DATE/TIME OF SALE: NOVEMBER 9, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 1711.66

POUNDAGE - 2% OF BID \$ 34.23

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1745.89

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S):  _____

TOTAL DUE: \$ 1745.89

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 395.89

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

LSF8 MASTER PARTICIPATION TRUST

vs.

Defendant

DAVID A HAMILTON

Attorney for the Plaintiff:

RICHARD SQUIRE & ASSOCIATES LLC
ONE JENKINTOWN STATION
115 WEST AVENUE
JENKINTOWN, PA 19046

Sheriff's Sale Date: Wednesday, November 9, 2016

Writ of Execution No. : 2016CV573

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 224 WEST ANTHONY AVENUE, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$890.16
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$150.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$110.00

Total Sheriff Costs \$1,644.66

Distribution Costs

Recording Fees	\$67.00
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Total Distribution Costs \$67.00

Grand Total: \$1,711.66

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

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire *
Robert M. Kline^
Bradley J. Osborne^

* Also Admitted in MD
^ Also Admitted in NJ

Montgomery County Office
One Jenkintown Station
115 West Avenue, Suite 104
Jenkintown, PA 19046
Tel.: (215) 886-8790 Fax: (215) 886-8791
www.squireclaw.com

November 10, 2016

Columbia County Sheriff's Office
ATTN: Real Estate Division
P.O. Box 380
Bloomsburg, PA 17815

RE: LSF8 Master Participation Trust v. David A. Hamilton
Docket No. 2016-CV-573
Premises: 224 West Anthony Avenue, Bloomsburg PA 17815

Dear Sir or Madam:

The above property was sold to the plaintiff at Sheriff Sale on November 9, 2016.

Kindly issue Deed Poll or Sheriff's Deed to the above property to **"LSF8 Master Participation Trust"**. The address of the grantee should be listed as 13801 Wireless Way, Oklahoma City, OK 73134.

Enclosed please find Realty Transfer Tax Statement of Value in triplicate, along with a check Payable to the Sheriff of Columbia County in the amount of \$395.69 and copies of the recorded mortgage and any applicable assignments.

Tax bills should now be sent to 13801 Wireless Way, Oklahoma City, OK 73134.

Please contact our office should you have any questions or need for further information or documentation with regard to this matter.

Sincerely,

Stephanie Lerman, Paralegal
215-886-8790 x. 36

enclosures



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name Richard M. Squire & Associates, LLC		Telephone Number: (215) 886-8791	
Mailing Address 115 W. Avenue, Suite 104	City Jenkintown	State PA	ZIP Code 19046

B. TRANSFER DATA

Date of Acceptance of Document 11 / 10 / 2016			
Grantor(s)/Lessor(s) Columbia County Sheriff	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s) LSF8 Master Participation Trust	Telephone Number: (405) 608-2018
Mailing Address Courthouse		Mailing Address 13801 Wireless Way	
City Bloomsburg	State PA	ZIP Code 17815	City Oklahoma City
			State OK
			ZIP Code 73134

C. REAL ESTATE LOCATION

Street Address 224 West Anthony Avenue Bloomsburg, PA 17815		City, Township, Borough Bloomsburg
County Columbia	School District Bloomsburg Area S D	Tax Parcel Number 05W-04-328

D. VALUATION DATA

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

1. Actual Cash Consideration 1,745.89	2. Other Consideration + 0.00	3. Total Consideration = 1,745.89
4. County Assessed Value 21,297.00	5. Common Level Ratio Factor x 3.69	6. Computed Value = 78,585.93

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

1a. Amount of Exemption Claimed \$ 78,585.93	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
---	---	---

2. Check Appropriate Box Below for Exemption Claimed.

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

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

Signature of Correspondent or Responsible Party

Date

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



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

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Page Number

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Mailing Address 115 W. Avenue, Suite 104	City Jenkintown	State PA	ZIP Code 19046

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Mailing Address Courthouse		Mailing Address 13801 Wireless Way	
City Bloomsburg	State PA	ZIP Code 17815	City Oklahoma City
			State OK
			ZIP Code 73134

C. REAL ESTATE LOCATION

Street Address 224 West Anthony Avenue Bloomsburg, PA 17815		City, Township, Borough Bloomsburg
County Columbia	School District Bloomsburg Area S D	Tax Parcel Number 05W-04-328

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---	---	---

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

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

Signature of Correspondent or Responsible Party 	Date 11/10/11
---	------------------

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

WILLIAM M. FORD & ASSOCIATES, INC.

ESCROW ACCOUNT

ONE BLOOMSBURG ASSOCIATION BUILDING

100 WEST AVENUE, SUITE 300

BLOOMSBURG, PA 17815

41050

BRIDGE

BRIDGE BANKING AND TRUST COMPANY

1000 BANKERS BUILDING

BLOOMSBURG, PA

****Three hundred Ninety Five dollars and Eighty Nine cents****

DATE

AMOUNT

11/09/2016

\$395.89

PAY
TO THE
ORDER
OF

Sheriff of Columbia County

P.O. Box 380

Bloomsburg PA 17815

For CAL-946 - Hamilton - Outstanding Costs


AUTHORIZED SIGNATURE

⑈041050⑈ ⑆031309123⑆ 1390000798122⑈

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert M. Kline, Esquire
Bradley J. Osborne, Esquire
I.D. Nos. 04267 / 56479 / 312169
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791
Attorneys for Plaintiff

LSF8 Master Participation Trust
PLAINTIFF

v.

David A. Hamilton
DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2016-CV-573

CIVIL ACTION

MORTGAGE FORECLOSURE

FINAL AFFIDAVIT OF SERVICE PURSUANT TO Pa. R.C.P. 3129.1

Plaintiff, by its undersigned attorney, Richard M. Squire/Bradley J. Osborne/Robert M. Kline, Esquire, hereby verifies that:

1. A copy of the Notice of Sheriff's Sale was sent to every recorded lien or lien creditor and every other interested party known as of the date of the filing of the Praecipe for Writ of Execution on the date(s) appearing on the Certificate(s) of Mailing, attached hereto as Exhibit "1."
2. Proof of service of the Notice of Sheriff's Sale is attached hereto as Exhibit "2."
☒ Service effectuated by Sheriff.
☐ Service effectuated by Private Process Server.
☐ Service effectuated per Court Order. Certificate of Service attached containing:

Court Order;
Posting Affidavit; and
Mailing receipts.

All Notices were served within the time limits set forth by Pa. R.C.P. 3129.

This Affidavit is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsifications to authorities.

Richard M. Squire & Associates, LLC

By: 

Richard M. Squire, Esq. (PA I.D.# 04267)

Robert M. Kline, Esq (PA I.D. # 56479)

~~Bradley L. Osborne, Esq (PA I.D. # 312169)~~

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

bosborne@squirelaw.com

rkline@squirelaw.com

Attorneys for Plaintiff

Dated: November 9, 2016

Exhibit "1"

NAME AND ADDRESS OF SENDER	INDICATE TYPE OF MAIL	CHECK APPROPRIATE BLOCK FOR	POSTMARK AND DATE OF RECEIPT
Richard M. Squire & Associates 115 West Avenue, Suite 104 Jenkintown, PA 19046	<input type="checkbox"/> Registered Mail <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail	Registered Mail <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without Postal Insurance	Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

1.	CAL-546F - Hamilton, David A. Lienholder Notices - POM Regular Mail	Tax Claim Bureau 11 West Main Street, Main Street County Annex Bloomsburg, PA 17815-1702	
2.		Domestic Relations 11 West Main Street Bloomsburg, PA 17815-1702	
3.		Pa Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230	
4.		Department of Public Welfare Add: Legal Department Health & Welfare Building P.O. Box 2675 Harrisburg, PA 17105-2675	
5.		Department of Public Welfare Bureau of Child Support Enforcement Health & Welfare Building, Room 432 Harrisburg, PA 17105-2675	
6.		Tenant/Occupant 224 West Anthony Avenue Bloomsburg, PA 17815	
7.		Midland Funding LLC 8875 Aero Drive, Suite 200 San Diego, CA 92123	
8.		Midland Funding LLC c/o David J. Apotheker, Esquire 520 Fellowship Road, Suite C306, P.O. Box 5496 Mount Laurel, NJ 08054-5496	
9.		Bloomsburg Municipal Authority c/o Raymond W. Kessler, Esquire Remit Corporation 36 West Main Street Bloomsburg, PA 17815	
	9	Total Number of Pieces Received at Post Office	The full declaration of value is required on all domestic and international registered mail items. Insurable value for domestic mail is \$50,000 per piece subject to a limit of \$50,000 per item. Insurable value for international mail is \$100,000 per piece subject to a limit of \$100,000 per item. Insurable value for registered mail is \$500,000 per piece subject to a limit of \$500,000 per item. Insurable value for certified mail is \$500,000 per piece subject to a limit of \$500,000 per item. Insurable value for express mail is \$500,000 per piece subject to a limit of \$500,000 per item. Insurable value for registered mail is \$500,000 per piece subject to a limit of \$500,000 per item. Insurable value for certified mail is \$500,000 per piece subject to a limit of \$500,000 per item. Insurable value for express mail is \$500,000 per piece subject to a limit of \$500,000 per item.

PS FORM 3877

FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

Exhibit "2"

AFFCAL-946

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
SheriffEarl D. Mordan, Jr.
Chief DeputyLSF8 MASTER PARTICIPATION TRUST
vs.
DAVID A HAMILTONCase Number
2018CV573

SHERIFF'S RETURN OF SERVICE

08/18/2016 01:22 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: DAVID A HAMILTON AT INTERSECTION OF S. ORCHARD & SUSQUEHANNA AVE, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

August 19, 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

19TH day of AUGUST, 2016

Attorney: RICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATION, 115 WEST AVENUE, JENKINTOWN, PA

111 Twenty-Gate Shards, P.O. Box 1000, 19101

Handbill CAL-946

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
SheriffEarl D. Mordan, Jr.
Chief DeputyLSFB MASTER PARTICIPATION TRUST
vs.
DAVID A HAMILTONCase Number
2016CV573

SHERIFF'S RETURN OF SERVICE

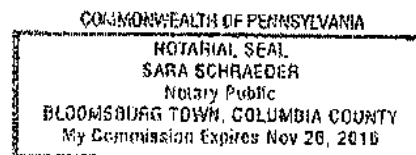
10/07/2016 11:04 AM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, STATES
SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON
THE REAL ESTATE LOCATED AT 224 WEST ANTHONY AVENUE, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 11, 2016



NOTARY

Affirmed and subscribed to before me this

11TH day of OCTOBER, 2016

Sara Schraeder

Attorney: RICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATION, 115 WEST AVENUE, JENKINTOWN, PA.

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>6.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>379.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>890.16</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1140.16</u>

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

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

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>114.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1711.66

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

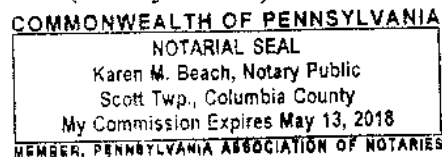
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice October 19, 26 and November 2, 2016 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this 2nd day of November, 2016.....

.....
Karen M. Beach

(Notary Public)



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

.....

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert M. Kline, Esquire
Bradley J. Osborne, Esquire
ID. Nos. 04267 / 56479/ 312169
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

FILED
PROTHONOTARY

2016 OCT 17 A 9:05

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

LSF8 Master Participation Trust
PLAINTIFF
v.

David A. Hamilton
DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO.2016-CV-573

CIVIL ACTION

MORTGAGE FORECLOSURE

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

LSF8 Master Participation Trust, Plaintiff in the above action, being authorized to do so, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 224 West Anthony Avenue, Bloomsburg, PA 17815, Parcel No. 05W-04-328.

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

David A. Hamilton – 907 West Front Street, Apt. C, Berwick, PA 18603 & 224 West Anthony Avenue, Bloomsburg, PA 17815.

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

David A. Hamilton – 907 West Front Street, Apt. C, Berwick, PA 18603 & 224 West Anthony Avenue, Bloomsburg, PA 17815.

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

LSF8 Master Participation Trust
13801 Wireless Way
Oklahoma City, OK 73134

Midland Funding LLC
8875 Aero Drive, Suite 200
San Diego, CA 92123

Midland Funding LLC c/o David J. Apothaker, Esquire
520 Fellowship Road, Suite C306, P.O. Box 5496
Mount Laurel, NJ 08054-5496

**PLEASE FORWARD
TO SHERIFF'S OFFICE**

4. Name and address of last recorded holder of every mortgage

LSF8 Master Participation Trust
13801 Wireless Way
Oklahoma City, OK 73134

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

N/A

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

PA Department of Revenue
Bureau of Compliance
P.O. Box 281230
Harrisburg, PA 17128-1230

Department of Public Welfare
Attn: Legal Department
Health & Welfare Building
P. O. Box 2675
Harrisburg, PA 17105-2675

Department of Public Welfare
Bureau of Child Support Enforcement
Health & Welfare Bldg., Room 432
Harrisburg, PA 17105-2675

Tax Claim Bureau
11 West Main Street, Main Street County Annex
Bloomsburg, PA 17815-1702

Domestic Relations
11 West Main Street
Bloomsburg, PA 17815-1702

Bloomsburg Municipal Authority c/o Raymond W. Kessler, Esquire
Remit Corporation
36 West Main Street
Bloomsburg, PA 17815

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:

Tenant/Occupant
224 West Anthony Avenue
Bloomsburg, PA 17815

VERIFICATION

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. §4904 relating to unsworn falsification to authorities.

Date: August 3, 2016

Richard M. Squire & Associates, LLC

By: 

Richard M. Squire, Esq. (PA I.D.# 04267)

Robert M. Kline, Esq. (PA I.D.#56479)

Bradley J. Osborne, Esq. (PA I.D. #312169)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

rkline@squirelaw.com

bosborne@squirelaw.com

Attorneys for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST
vs.
HAMILTON, DAVID A

Case Number
2016CV573

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill		Zone:	
Manner:	< Not Specified >	Expires:		Warrant:
Notes:	SALE DATE & TIME: 11/09/2016 AT 9:00 AM SHERIFF'S SALE BILL			

Serve To:

Name:	(POSTING)
Primary Address:	224 WEST ANTHONY AVENUE BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other	
Adult In Charge:		
Relation:		
Date:	10-7-16	Time: 11:04
Deputy:	4	Mileage:

Attorney / Originator:

Name:	RICHARD SQUIRE & ASSOCIATES LLC	Phone:	
--------------	---------------------------------	---------------	--

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2016CV573

224 WEST ANTHONY AVENUE, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF8 MASTER PARTICIPATION TRUST
vs.
DAVID A HAMILTON

Case Number
2016CV573

SHERIFF'S RETURN OF SERVICE

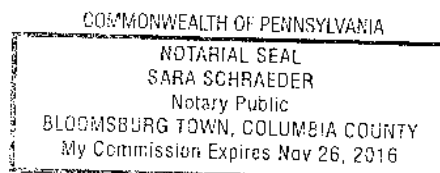
10/07/2016 11:04 AM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 224 WEST ANTHONY AVENUE, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 11, 2016



NOTARY

Affirmed and subscribed to before me this

11TH day of OCTOBER, 2016

Sara Schraeder

Attorney: RICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATION, 115 WEST AVENUE, JENKINTOWN, PA.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST
vs.
DAVID A HAMILTON

Case Number
2016CV573

SHERIFF'S RETURN OF SERVICE

08/18/2016 01:22 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: DAVID A HAMILTON AT INTERSECTION OF S. ORCHARD & SUSQUEHANNA AVE, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

August 19, 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

19TH day of AUGUST, 2016



Attorney: RICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATION, 115 WEST AVENUE, JENKINTOWN, P.

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



71901140006000086285

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST
vs.
HAMILTON, DAVID A

Case Number
2016CV573

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 130

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/09/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

*Intersection of
S. Orchard St & Susquehanna Ave.
Berwick, PA*
570-316-1063

Serve To:

Name: DAVID A HAMILTON

Primary Address: 907 WEST FRONT STREET
APT #A
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 224 WEST ANTHONY AVENUE
BLOOMSBURG, PA 17815

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 8-18-16

Time: 1312

Deputy: 3

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:	8-11-16	8-15-16	8-16-16			
Time:	09:50		11:00			
Mileage:						
Deputy:	3	3	3			

Service Attempt Notes:

1. Call on A
2. Returned call left message to call my cell.
3. Called left message
- 4.
- 5.
- 6.

HAMILTON, DAVID A

2016CV573

907 WEST FRONT STREET, APT #C, BERWICK, PA 18603 NO EXPIRATION

130

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

Date: 08/17/2016

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 25355

HAMILTON DAVID A
907 W FRONT ST , APT A
BERWICK PA 18603

District: TOWN OF BLOOMSBURG
Deed: 0466 -0118
Location: 224 W ANTHONY AVE
Parcel Id:05W-04 -328-00,000

Assessment: 21,297
Balances as of 08/17/2016

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

NO TAX CLAIM TAXES DUE

By: COLUMBIA COUNTY SHERIFF Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST
vs.
HAMILTON, DAVID A

Case Number
2016CV573

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	130
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 11/09/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Mary F. Ward		
Primary Address:	301 E Second Street, Town Hall Bloomsburg, PA 17816		
Phone:	570-784-1581	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Mary Ward		
Relation:	Tax office		
Date:	8-11-16	Time:	10:30
Deputy:	4	Mileage:	

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC	Phone:
--	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

WARD, MARY F.

2016CV573

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF8 MASTER PARTICIPATION TRUST
vs.
HAMILTON, DAVID A

Case Number
2016CV573

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 130

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/09/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Vacant Property

Posted

Serve To:

Name: OCCUPANT

Primary Address: 224 WEST ANTHONY AVENUE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge (Posted) · Other

Adult In Charge:

Relation:

Date: 8-11-16

Time: 10:44

Deputy: [Signature]

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

OCCUPANT

2016CV573

224 WEST ANTHONY AVENUE, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST
vs.
HAMILTON, DAVID A

Case Number
2016CV573

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 130

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/09/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Col.

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: Miranda Church

Relation: Clerk

Date: 8-10-16

Time: 2:35

Deputy: 4

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2016CV573 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST
vs.
HAMILTON, DAVID A

Case Number
2016CV573

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 130

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/09/2016 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: Liz Whitenight

Relation: Clerk

Date: 8-10-16 Time: 2:30

Deputy: 4 Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2016CV573

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire
Robert M. Kline, Esquire
Bradley J. Osborne, Esquire

ID. Nos. 04267 / 56479/ 312169

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790

Fax: 215-886-8791

LSF8 Master Participation Trust
PLAINTIFF

v.

David A. Hamilton
DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO.2016-CV-573

CIVIL ACTION 2016-EP-130

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: David A. Hamilton – 907 West Front Street, Apt. C, Berwick, PA 18603 & 224 West Anthony Avenue, Bloomsburg, PA 17815.

Your house (real estate) at 224 West Anthony Avenue, Bloomsburg, PA 17815 is scheduled to be sold at Columbia County Sheriff Sale Nov. 9th 2016 at 9:00 A.M., Columbia County Sheriff's Office, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$102,151.30 plus interest to the sale date obtained by LSF8 Master Participation Trust against you.

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

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

1. The sale will be canceled if you pay back to LSF8 Master Participation Trust, the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call: Richard M. Squire, Esquire, Robert M. Kline, Esquire or Bradley J. Osborne, Esquire at (215) 886-8790.
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 be able to stop the sale through other legal proceedings.

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

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES 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 the Columbia County Sheriff's Office at (570)389-5624.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call the Columbia County Courthouse at (570) 389-5622.
4. If the amount due from the buyer is not paid to the Sheriff, you will, remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than 30 days after the Sheriff's Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

**Lawyer Reference Service
North Penn Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
(570)784-8760**

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV573

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, NOVEMBER 09, 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 and lot of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows:

BOUNDED on the North by Anthony Avenue; on the East by lands now or late of Mary Brown; on the South by land now or late of Kate P. Willits; on the West by lot now or formerly of C.H. Reinard.

Said lot of ground being 33.62 feet in front and 100 feet in depth.

Upon which is erected a two-story frame dwelling known as 224 West Anthony Avenue.

Being the same premises which John C. Garcia and Jane M. Garcia, by Deed dated 04/21/1995, recorded 04/25/1995, in the Office of the Recorder of Deeds in and for Columbia County, in Book 594, page 0777, conveyed unto David A. Hamilton and Tammy S. Hamilton, his wife, Grantees herein.

Parcel No. 05W-04-328

PROPERTY ADDRESS: 224 WEST ANTHONY AVENUE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W-04-328

Seized and taken into execution to be sold as the property of DAVID A HAMILTON in suit of LSF8 MASTER PARTICIPATION TRUST.

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

Attorney for the Plaintiff:
RICHARD SQUIRE & ASSOCIATES LLC
JENKINTOWN, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert M. Kline, Esquire
Bradley J. Osborne, Esquire
ID. Nos. 04267 / 56479/ 312169
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

LSF8 Master Participation Trust
PLAINTIFF

v.

David A. Hamilton

DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2016-CV-573

2016-ED-130

CIVIL ACTION

MORTGAGE FORECLOSURE

WRIT OF EXECUTION

(Mortgage Foreclosure)

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

224 West Anthony Avenue, Bloomsburg, PA 17815

(See attached legal description)

Amount Due	\$	102,151.30
Interest From 08/04/2016 to Date of Sale @ \$16.15 per diem	\$	
Total	\$	
* plus fees and costs		

PROTHONOTARY

Seal of Court

BY:

Pamela W. Litwett ISS

Deputy Prothonotary

Proth & Clerk of Sev. Courts

Date 8-9-2016 My Com. Ex. 1st Monday in 2020

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

LSF8 Master Participation Trust,
Plaintiff

v.

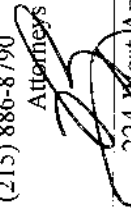
David A. Hamilton,
Defendant

Premises: 224 West Anthony Avenue, Bloomsburg, PA 17815

WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed: _____

Richard M. Squire, Esquire
Robert M. Kline, Esquire
✓ Bradley J. Osborne, Esquire
Richard M. Squire & Associates, LLC
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791
Attorneys for Plaintiff


224 West Anthony Avenue
Bloomsburg, PA 17815

REAL ESTATE OUTLINE

ED # 2016 ED 130

DATE RECEIVED 8-10-16
DOCKET AND INDEX 2016 CV 573

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>39874</u>

email 8/10/16

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

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

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert M. Kline, Esquire
Bradley J. Osborne, Esquire
ID. Nos. 04267 / 56479/ 312169
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

LSF8 Master Participation Trust
PLAINTIFF
v.

David A. Hamilton
DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2016-CV-573 2016-ED-130

CIVIL ACTION

MORTGAGE FORECLOSURE

WRIT OF EXECUTION

(Mortgage Foreclosure)

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

224 West Anthony Avenue, Bloomsburg, PA 17815

(See attached legal description)

Amount Due	\$	102,151.30
Interest From 08/04/2016 to Date of Sale @ \$16.15 per diem	\$	
Total	\$	
* plus fees and costs		

PROTHONOTARY

Seal of Court

BY:

Barbara W. Jurek 188
Deputy Prothonotary

Proth & Clerk of Sev. Courts

Date 8-9-16 My Com. Ex. 1st Monday in 2020

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

LSF8 Master Participation Trust,
Plaintiff

v.

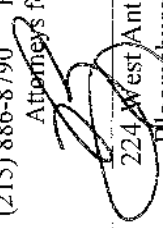
David A. Hamilton,
Defendant

Premises: 224 West Anthony Avenue, Bloomsburg, PA 17815

WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed: _____

Richard M. Squire, Esquire
Robert M. Kline, Esquire
Bradley J. Osborne, Esquire
Richard M. Squire & Associates, LLC
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791
Attorneys for Plaintiff



224 West Anthony Avenue
Bloomsburg, PA 17815

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert M. Kline, Esquire
Bradley J. Osborne, Esquire
ID. Nos. 04267 / 56479/ 312169
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

LSF8 Master Participation Trust
PLAINTIFF
v.

David A. Hamilton
DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO.2016-CV-573

2016-ED-130

CIVIL ACTION

MORTGAGE FORECLOSURE

WRIT OF EXECUTION
(Mortgage Foreclosure)

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

224 West Anthony Avenue, Bloomsburg, PA 17815

(See attached legal description)

Amount Due	\$	102,151.30
Interest From 08/04/2016 to Date of Sale @ \$16.15 per diem	\$	
Total	\$	
* plus fees and costs		

PROTHONOTARY

Seal of Court

BY: Barbara D. Kline 188
Deputy Prothonotary

Proth & Clerk of Sev. Courts

Date 8/9/16 My Com. Ex. 1st Monday in 2020

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

LSF8 Master Participation Trust,
Plaintiff

v.

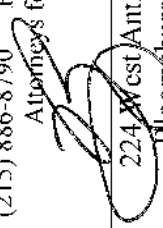
David A. Hamilton,
Defendant

Premises: 224 West Anthony Avenue, Bloomsburg, PA 17815

WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed: _____

Richard M. Squire, Esquire
Robert M. Kline, Esquire
✓ Bradley J. Osborne, Esquire
Richard M. Squire & Associates, L.L.C.
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791
Attorneys for Plaintiff


224 West Anthony Avenue
Bloomsburg, PA 17815

RICHARD M. SQUIRE & ASSOCIATES, LLC

ATTORNEYS AT LAW

Montgomery County Office

One Jenkintown Station

115 West Avenue, Suite 104

Jenkintown, PA 19046

Tel.: (215) 886-8790 Fax: (215) 886-8791

www.squirelaw.com

Richard M. Squire*, Esq.
(PA I.D.# 04267)

Robert M. Kline, Esq.

(PA I.D.# 56479)

Bradley Osborne^, Esq.

(PA I.D.# 312169)

* Also Admitted in MD

^ Also admitted in NJ

08/03/2016

Columbia County Sheriff

RE: RE: LSF8 Master Participation Trust v. David A. Hamilton
Docket No. 2016-CV-573

Dear Sir or Madam:

Please be advised that this office represents the Plaintiff in the above-referenced matter.
Enclosed please find the appropriate copies of the Writ of Execution/Notice of Sale to be served upon
defendants at the following:

Kindly effect personal service (adult in charge):

David A. Hamilton
224 West Anthony Avenue
Bloomsburg PA 17815

David A. Hamilton
907 West Front Street, Apt. C
Berwick, PA 18603

In addition, PLEASE POST HANDBILL TO THE PROPERTY:

224 West Anthony Avenue
Bloomsburg PA 17815

Attached please find a check payable to the Sheriff in the amount of \$1,350.00 for the Sheriff Deposit.

Thank you for your courtesies.

Very truly yours,

Enclosures/ss

Scott Seilhamer, Paralegal
Richard M. Squire & Associates, LLC

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert M. Kline, Esquire
Bradley J. Osborne, Esquire
ID. Nos. 04267 / 56479/ 312169
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

LSF8 Master Participation Trust
PLAINTIFF
v.

David A. Hamilton
DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO.2016-CV-573

CIVIL ACTION

2016-ED-130

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

LSF8 Master Participation Trust, Plaintiff in the above action, being authorized to do so, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 224 West Anthony Avenue, Bloomsburg, PA 17815, Parcel No. 05W-04-328.

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

David A. Hamilton – 907 West Front Street, Apt. C, Berwick, PA 18603 & 224 West Anthony Avenue, Bloomsburg, PA 17815.

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

David A. Hamilton – 907 West Front Street, Apt. C, Berwick, PA 18603 & 224 West Anthony Avenue,
Bloomsburg, PA 17815. *

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

LSF8 Master Participation Trust
13801 Wireless Way
Oklahoma City, OK 73134

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

LSF8 Master Participation Trust
13801 Wireless Way
Oklahoma City, OK 73134

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

N/A

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

PA Department of Revenue
Bureau of Compliance
P.O. Box 281230
Harrisburg, PA 17128-1230

Department of Public Welfare
Attn: Legal Department
Health & Welfare Building
P. O. Box 2675
Harrisburg, PA 17105-2675

Department of Public Welfare
Bureau of Child Support Enforcement
Health & Welfare Bldg., Room 432
Harrisburg, PA 17105-2675

Tax Claim Bureau
11 West Main Street, Main Street County Annex
Bloomsburg, PA 17815-1702

Domestic Relations
11 West Main Street
Bloomsburg, PA 17815-1702

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:

Tenant/Occupant
224 West Anthony Avenue
Bloomsburg, PA 17815

VERIFICATION

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. §4904 relating to unsworn falsification to authorities.

Date: August 3, 2016

Richard M. Squire & Associates, LLC

By: 

Richard M. Squire, Esq. (PA I.D.# 04267)

Robert M. Kline, Esq. (PA I.D.#56479)

2. Bradley J. Osborne, Esq. (PA I.D. #312169)

115 West Avenue, Suite 104

Jenkintown, PA 19046

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215-886-8791 (fax)

rsquire@squirelaw.com

rkline@squirelaw.com

bosborne@squirelaw.com

Attorneys for Plaintiff

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Bradley J. Osborne, Esquire
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Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

**PLEASE FORWARD
TO SHERIFF'S OFFICE**

LSF8 Master Participation Trust

PLAINTIFF

v.

David A. Hamilton

DEFENDANT

CERTIFICATION

Richard M. Squire/Robert M. Kline/Bradley J. Osborne, Esquire, hereby verifies that he is an attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ An FHA Mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ Act 91 Procedures have been fulfilled

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


Date: August 3, 2016

Richard M. Squire & Associates, LLC

By: 

Richard M. Squire, Esq. (PA I.D.# 04267)

Robert M. Kline, Esq. (PA I.D.#56479)

 Bradley J. Osborne, Esq. (PA I.D. #312169)

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Attorneys for Plaintiff

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
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Bradley J. Osborne, Esquire
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115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

LSF8 Master Participation Trust
PLAINTIFF
v.

David A. Hamilton
DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO.2016-CV-573

2016-ED-130

CIVIL ACTION

MORTGAGE FORECLOSURE

CERTIFICATION

Richard M. Squire/Robert M. Kline/Bradley J. Osborne, Esquire, hereby verifies that he is an attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ An FHA Mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ Act 91 Procedures have been fulfilled

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

Date: August 3, 2016

Richard M. Squire & Associates, LLC

By: 

Richard M. Squire, Esq. (PA I.D.# 04267)

Robert M. Kline, Esq. (PA I.D.#56479)

✓ Bradley J. Osborne, Esq. (PA I.D. #312169)

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Attorneys for Plaintiff

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
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Bradley J. Osborne, Esquire
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115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

**PLEASE FORWARD
TO SHERIFF'S OFFICE**

LSF8 Master Participation Trust
PLAINTIFF

v.

David A. Hamilton

DEFENDANT

IN THE COURT OF
COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO.

CIVIL ACTION NO.

MORTGAGE

AFFIDAVIT OF LAST KNOWN ADDRESS

I, Richard M. Squire/Robert M. Kline/Bradley Osborne, Esquire, being duly sworn according to law, hereby depose and say that I am one of the attorneys for Plaintiff in the above matter and that the last known addresses for the Defendant herein are as follows:

Defendant:

David A. Hamilton – 907 West Front Street, Apt. C, Berwick, PA 18603 & 224 West Anthony Avenue, Bloomsburg, PA 17815.

Date: August 3, 2016

Richard M. Squire & Associates, LLC

By: 

Richard M. Squire, Esq. (PA I.D.# 04267)

Robert M. Kline, Esq. (PA I.D.#56479)

✓ Bradley J. Osborne, Esq. (PA I.D. #312169)

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215-886-8791 (fax)

rsquire@squirelaw.com

rkline@squirelaw.com

bosborne@squirelaw.com

Attorneys for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows:

BOUNDED on the North by Anthony Avenue; on the East by lands now or late of Mary Brown; on the South by land now or late of Kate P. Willits; on the West by lot now or formerly of C.H. Reinard.

Said lot of ground being 33.62 feet in front and 100 feet in depth.

Upon which is erected a two-story frame dwelling known as 224 West Anthony Avenue.

Being the same premises which John C. Garcia and Jane M. Garcia, by Deed dated 04/21/1995, recorded 04/25/1995, in the Office of the Recorder of Deeds in and for Columbia County, in Book 594, page 0777, conveyed unto David A. Hamilton and Tammy S. Hamilton, his wife, Grantees herein.

Parcel No. 05W-04-328

**PLEASE FORWARD
TO SHERIFF'S OFFICE**

Document Receipt

Trans #	8633	Carrier / service:	USPS Server	First-Class Mail®	8/10/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000066292

Doc Ref #: 2016ED130

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	8632	Carrier / service:	USPS Server	First-Class Mail®	8/10/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000086285

Doc Ref #: 2016ED130

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	8631	Carrier / service	USPS Server	First-Class Mail®	8/10/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000086278

Doc Ref #: 2016ED130

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	8630	Carrier / service:	USPS Server	First-Class Mail®	8/10/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000086261

Doc Ref #: 2016ED130

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	8630	Carrier / service:	USPS Server	First-Class Mail®	8/10/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000086261

Doc Ref #: 2016ED130

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	8630	Carrier / service:	USPS Server	First-Class Mail®	8/10/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000086261

Doc Ref #: 2016ED130

Postage 5.1300

HARRISBURG PA 17128

39876

RICHARD M. SQUIRE & ASSOCIATES, LLC

ESCROW ACCOUNT

ONE JENKINTOWN STATION SUITE 104
115 WEST AVENUE 215-886-8790
JENKINTOWN, PA 19046

BB&T

39876

BRANCH BANKING AND TRUST COMPANY
1-800-BANK BBT BBT.com
60-912/313****One Thousand Three hundred Fifty dollars and Zero cents****

DATE

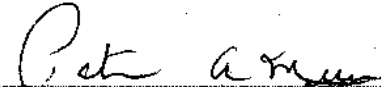
AMOUNT

08/08/2016

\$1,350.00

PAY
TO THE
ORDER
OFSheriff of Columbia County
P.O. Box 380
Bloomsburg PA 17815

For: CAL-946 - Hamilton - Sales Deposit



AUTHORIZED SIGNATURE

⑈039876⑈ ⑆031309123⑆1390000798122⑈