

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

LSF9 MASTER PARTICIPATION VS LUANA OLENICK & RICHARD MAZUR

NO. 173-2016 ED

NO. 703-2016 JD

DATE/TIME OF SALE: March 8, 2017 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 331,616.66


POUNDAGE – 2% OF BID \$ 66.33

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 338,299

PURCHASER(S):



ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 338,299

LESS DEPOSIT: \$ 135,000

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 203,299

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
LSF9 MASTER PARTICIPATION TRUST

vs.

Defendant
LUANA R OLENICK
RICHARD MAZUR

Attorney for the Plaintiff:

MCCABE, WEISBERG & CONWAY PC
123 S. BROAD STREET
SUITE 2080
PHILADELPHIA, PA 19109

Sheriff's Sale Date: Wednesday, March 8, 2017

Writ of Execution No. : 2016CV703

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1201 NORTH WARREN STREET, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$90.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,036.77
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$270.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$9.00
Notary Fee	\$15.00
Surcharge	\$190.00
Other	\$81.00

Total Sheriff Costs **\$2,148.27**

Municipal Costs

Delinquent Taxes	\$1,101.39
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Total Municipal Costs **\$1,101.39**

Distribution Costs

Recording Fees	\$67.00
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Total Distribution Costs **\$67.00**

Grand Total: **\$3,316.66**

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

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 212603	Invoice Date: 04/17/2017 2:47:13 PM	RECEIPT	Reg/Drw ID: 0102
Customer: COLUMBIA COUNTY SHERIFF	Last Change:	Receipt By: WALK-IN	By: TSA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201702925	BERWICK BORO
	Grantor - OLENICK, LUANA R		04/17/17 2:47:25 PM	
	Grantee - LSF9 MASTER PARTICIPATION TRUST			
	Consideration - \$3,382.99			
	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		
	TOTAL CHARGES	\$67.00		
	PAYMENTS			
	CHECK: 7763 - COLUMBIA COUNTY SHERIFF	\$67.00		
	TOTAL PAYMENTS	\$67.00		
	AMOUNT DUE	\$67.00		
	PAYMENT ON INVOICE	(\$67.00)		
	BALANCE DUE ON INVOICE	\$0.00		

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

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

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

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

SUITE 2506
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (855) 815-2584

SUITE 102
1407 FOULK ROAD
FOULKSTONE PLAZA
WILMINGTON, DE 19803
(302) 429-3520
FAX 855-425-1980

April 7, 2017

Timothy T. Chamberlain
Sheriff of Columbia
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Re: LSF9 Master Participation Trust c/o Caliber Home Loans, Inc vs. Luana Olenick a/k/a Luana R. Olenick
and Richard Mazur
Columbia County, Court of Common Pleas, Court Term, 2016-CV-0000703, No. 2016-CV-0000703
Action in Mortgage Foreclosure
Premises: 1201 North Warren Street, Berwick, Pennsylvania 18603
Date of Sheriff's Sale: March 8, 2017

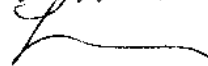
Dear Sheriff:

Enclosed please find a check in the amount of \$2,032.99 which represents the amount necessary to complete settlement, and two completed Realty Transfer Tax Statement of Value forms.

Please be advised that title to this property should be transferred to **LSF9 Master Participation Trust c/o Caliber Home Loans, Inc, 13801 Wireless Way, Oklahoma City, OK 73134-2500** in the deed poll.

If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

Very truly yours,


LaDira Jefferson
Legal Assistant

/ljef
Enclosures



pennsylvania
DEPARTMENT OF REVENUE

Bureau of Individual Taxes
PO Box 280603
Harrisburg, PA 17128-0303

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 McCabe, Weisberg and Conway, P.C.		Telephone Number 215-790-1010	
Mailing Address 123 S. Broad Street, Suite 1400	City Philadelphia	State PA	ZIP Code 19109

B. TRANSFER DATA

Date of Acceptance of Document 04/07/2017			
Grantor(s)/Lessor(s) Sheriff of Columbia	Telephone Number: 570-389-5622	Grantee(s)/Lessee(s) LSP9 Master Participation Trust c/o Caliber Home Loans, Inc.	Telephone Number:
Mailing Address Columbia County Courthouse, 35 West Main Street		Mailing Address 13801 Wireless Way	
City Bloomsburg	State PA	ZIP Code 17815	State OK
		City Oklahoma City	ZIP Code 73134-2500

C. REAL ESTATE LOCATION

Street Address 1201 North Warren Street		City, Township, Borough Borough of Berwick
County Columbia	School District Berwick Area School District	Tax Parcel Number 04D-07-134

D. VALUATION DATA

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

1. Actual Cash Consideration \$3,382.99	2. Other consideration + 0.00	3. Total Consideration = \$3,382.99
4. County Assessed Value \$13,400.00	5. Common Level Ratio Factor x 3.69	6. Fair Market Value = \$49,446.00

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

1a. Amount of Exemption Claimed \$49,446.00 / 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____
(Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original 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 a 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 article.)
- ☒ Other (Please explain exemption claimed.) Property was sold at Sheriff sale on March 8, 2017 to LSP9 Master Participation Trust c/o Caliber Home Loans, Inc as holder of a mortgage in default, and, thus, tax exempt.

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 4/7/17
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

McCABE, WEISBERG & CONWAY, P.C.

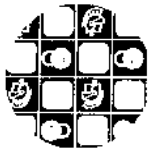
ATTORNEYS AT LAW

ESCROW TRUST

123 S. BROAD STREET SUITE 1400

PHILADELPHIA, PA 19109

(215) 790-1010



PNC BANK

55-760/312

12588

NO. 125885

PAY: Three thousand three hundred eighty-two and ninety-nine/100

DATE 03/31/2017

AMOUNT \$3,382.99

TO THE
ORDER
OF

Sheriff of Columbia County

PA

2 SIGNATURES REQUIRED OVER \$25,000.00
VOID AFTER 180 DAYS

 Shield

Sharon L. Muller

Balance Due Sheriff(15-107860) - Olenick, Luana & Mazur, Richard

⑈ 125885⑈ ⑆031207607⑆ 8026350259⑈

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

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145 HUGULENOT STREET
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1 HUNTINGTON QUADRANGLE
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(631) 812-4084
FAX: (855) 845-2584

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

February 1, 2017

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

Re: LSF9 Master Participation Trust c/o Caliber Home Loans, Inc vs. Luana Olenick a/k/a Luana R.
Olenick and Richard Mazur
Columbia County; C.C.P; No. 2016-CV-0000703
Premises: 1201 North Warren Street, Berwick, PA 18603

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **February 1, 2017** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **March 8, 2017** Sheriff's Sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

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

Very truly yours,

LaDira Jefferson, Legal Assistant

/ljej

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

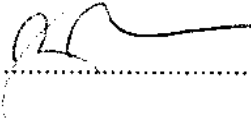
SIGNATURE

DATE

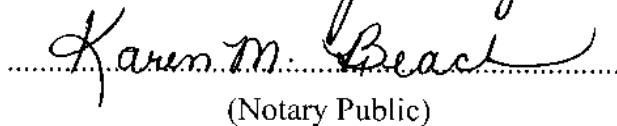
15-107860

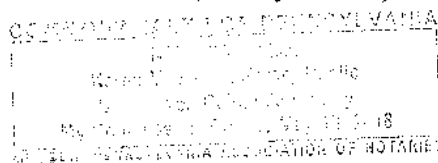
STATE OF PENNSYLVANIA
COUNTY OF

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 January 11, 18, 25, 2017 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 25th day of January 2017


(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.

.....

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

DATE: 26-JAN-17

FEE: \$5.00

CERT. NO26201

OLENICK LUANA
1201 N WARREN STREET
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED: 0699-1034
LOCATION: 1201 N WARREN ST BERWICK
PARCEL: 04D-07 -134-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2016	PRIM	1,080.41	15.98	0.00	1,096.39
TOTAL DUE :					\$1,096.39

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: March , 2017

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2016

REQUESTED BY:

Columbia County Sheriff

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>270.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>90.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>9.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>580.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1036.77</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1286.77</u>

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

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

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

SURCHARGE FEE (DSTE)		\$ <u>190.00</u>
MISC. <u>Luz. Co.</u>	\$ <u>81.00</u>	
	\$	
TOTAL *****		\$ <u>81.00</u>

TOTAL COSTS (OPENING BID) \$ 2220.27

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

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

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

LSF9 Master Participation Trust c/o Caliber Home
Loans, Inc
Plaintiff
v.
Luana Olenick a/k/a Luana R. Olenick and Richard
Mazur
Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2016-CV-0000703

2016-ED-173

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: **1201 North Warren Street, Berwick, Pennsylvania 18603**, 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 Owner or Reputed Owner

Name	Address
Luana Olenick a/k/a Luana R. Olenick	1201 North Warren Street Berwick, Pennsylvania 18603

2. Name and address of Defendants in the judgment:

Name	Address
Luana Olenick a/k/a Luana R. Olenick	1201 North Warren Street Berwick, Pennsylvania 18603
Richard Mazur	532 5th Street Nescopeck, Pennsylvania 18635

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

Name	Address
Plaintiff herein	
Discover Bank	12 Reads Way New Castle, Delaware 19720 ✓

AMERICAN EXPRESS

346 W Pearl St
Burlington, New Jersey 08016

Capital One Bank USA NA

1500 Capital One Drive
Richmond, Virginia 23238

FIA CARD SERVICES, NA

P.O. Box 15019
Wilmington, Delaware 19850-5019

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

Name

Address

Plaintiff herein

Household Finance Consumer
Discounty Company

350 East End Centre, Suite 4
Wilkes Barre, Pennsylvania 18702

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

Name

Address

NONE

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

Name

Address

NONE

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

Name

Address

Tenants/Occupants

1201 North Warren Street
Berwick, Pennsylvania 18603

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

Tax Claim Bureau

Columbia County Courthouse
35 West Main Street
Basement Level
Bloomsburg, PA 17815

Commonwealth of PA
Department of Revenue

Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946
Attn: Sheriff's Sales

United States of America

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

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

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

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

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

8. Name and address of Attorney of record:

Name

Address

NONE

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.

10/29/16
DATE

McCABE, WEISBERG & CONWAY, P.C.

BY

☐ Terrence J. McCabe, Esq.

☐ Margaret Gairo, Esq.

☐ Heidi R. Spivak, Esq.

☐ Christine L. Graham, Esq.

☐ Ann E. Swartz, Esq.

☐ Joseph I. Foley, Esq.

☐ Lena Kravets, Esq.

Attorneys for Plaintiff

☐ Edward D. Conway, Esq.

☐ Andrew L. Markowitz, Esq.

☐ Marisa J. Cohen, Esq.

☐ Brian T. LaManna, Esq.

☒ Joseph F. Riga, Esq.

☐ Celine P. DerKrikorian, Esq.

☐ Jacob M. Ottley, Esq.

LSF9 Master Participation Trust c/o Caliber Home Loans, Inc v. Luana Olenick a/k/a Luana R. Olenick and Richard Mazur
Columbia County; Number: 2016-CV-0000703

LAW OFFICES
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SUITE 210
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SUITE 1400
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PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

January 12, 2017

SUITE 2500
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX (855) 845-2584

SUITE 102
1107 FOULK ROAD
FOULKSTONE PLAZA
WILMINGTON, DE 19803
(302) 409-3520
FAX 855-425-1980

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

RE: LSF9 Master Participation Trust c/o Caliber Home Loans, Inc v. Luana Olenick a/k/a Luana R. Olenick
and Richard Mazur
Columbia County; County CCP Number; Number 2016-CV-0000703

Dear Sir/Madam:

Enclosed please find a copy of the Affidavit of Service of the Notice of Sheriff's Sale upon Defendant regarding the above-referenced case. Sheriff's Sale is currently scheduled for February 1, 2017.

If you have an questions, please feel free to contact me.

Very truly yours,

Heather McDevitt, Paralegal
McCabe, Weisberg and Conway, P.C.

/hm
Enclosure

McCABE, WEISBERG AND CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARGARET GAIR, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
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JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
JACOB M. OTTLEY, ESQUIRE - ID # 319404

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(215) 790-1010

LSF9 Master Participation Trust c/o Caliber
Home Loans, Inc

Plaintiff

v.

Luana Olenick a/k/a Luana R. Olenick and
Richard Mazur

Defendants

Columbia County
Court of Common Pleas

Number 2016-CV-0000703

AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA :
:SS.
COUNTY OF PHILADELPHIA :

The undersigned attorney, being duly sworn according to law, deposes and says that the following is true and correct to the best of his/her knowledge and belief:

1. That he/she is counsel for the above-named Plaintiff;
2. That on November 30, 2016, in accordance with the attached Court Order, Plaintiff served a true and correct copy of the Notice of Sheriff's Sale of Real Property upon the Defendant, Luana Olenick a/k/a Luana R. Olenick, by regular mail, certificate of mailing and certified mail, return receipt requested, addressed to his/her last-known address of 1201 North Warren Street,

Berwick, Pennsylvania 18603. A true and correct copy of the letter and certified receipt, is attached hereto, made a part hereof, and marked as Exhibit "A".

3. That on November 1, 2016, in accordance with the attached Court Order, per Plaintiff's conversation with the Sheriff's Office, Plaintiff served a true and correct copy of the Notice of Sheriff's Sale of Real Property upon the Defendant, Luana Olenick a/k/a Luana R. Olenick, by posting the same at the mortgaged premises of 1201 North Warren Street, Berwick, Pennsylvania 18603.

4. That on December 31, 2016, in accordance with the attached Court Order, Plaintiff served a true and correct copy of the Notice of Sheriff's Sale of Real Property upon the Defendant, Luana Olenick a/k/a Luana R. Olenick, through publication in the *Press Enterprise*. A true and correct copy of the Proof of Publication indicating the same is attached hereto, made a part hereof, and marked Exhibit "B".

DATE: 1/12/17

McCABE, WEISBERG & CONWAY, P.C.

BY:

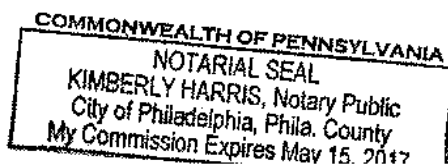
[Signature]
[] Terrence J. McCabe, Esq. [] Margaret Gairo, Esq.
[] Andrew L. Markowitz, Esq. [X] Heidi R. Spivak, Esq.
[] Christine L. Graham, Esq. [] Brian T. LaManna, Esq.
[] Ann E. Swartz, Esq. [] Joseph F. Riga, Esq.
[] Joseph I. Foley, Esq. [] Celine P. DerKrikorian, Esq.
[] Jacob M. Ottley, Esq.
Attorneys for Plaintiff

SWORN AND SUBSCRIBED

BEFORE ME THIS 12 DAY

OF January, 2017

Kimberly Harris
NOTARY PUBLIC



15-107860

FILED
PROTHONOTARY

2016 AUG -1 A 10:26

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

LSF9 Master Participation Trust c/o Caliber
Home Loans, Inc.
Plaintiff

v.

Luana Olenick a/k/a Luana R. Olenick and
Richard Mazur
Defendants

Columbia County
Court of Common Pleas

Number 2016-CV-0000703

ORDER

AND NOW, this 1st day of Aug., 2016, the Plaintiff is granted leave to serve process in this mortgage foreclosure action upon the Defendant, Luana Olenick a/k/a Luana R. Olenick, by regular mail and by certified mail, return receipt requested, to his/her last-known address of 1201 North Warren Street, Berwick, Pennsylvania 18603, and by posting the mortgaged premises of 1201 North Warren Street, Berwick, Pennsylvania 18603, and by advertising per Pa.R.C.P. 4306(b)(1)

BY THE COURT:

15/ Mary E. Norton
J.

EXHIBIT A

McCabe, Weisberg & Conway

123 South Broad Street
Suite 1400
Philadelphia PA 19109

USPS CERTIFIED MAIL™



9214 8901 6271 2000 1815 89

Luana Olenick a/k/a Luana R. Olenick
1201 North Warren Street

Berwick PA 18603

Name and Address of Sender
McCabe, Weisberg and Conway, P.C.
123 S. Broad St., Suite 1400
Philadelphia, PA 19109
Attn: Michelle Hoffman
CRFM 15-107860

Check type of mail or service:
☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Affix Stamp Here
(if issued as a
certificate of mailing,
or for additional
copies of this bill)
Postmark and
Date of Receipt

U.S. POSTAGE
ZIP 19109 \$00135⁰
02 1W
0001377494 NOV 30 2016

Line	Article Number	Addressee Name, Street and PO Address	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1	LSP9 Master Participation Trust c/o Caliber Home Loans, Inc v. Luana Olenick a/k/a Luana R. Olenick and Richard Mazur	Luana Olenick a/k/a Luana R. Olenick 1201 North Warren Street Berwick, Pennsylvania 18603											
2													
3													
4													
5													
6													
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)									

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$500 per piece subject to additional limitations for multiple pieces lost or damaged in a single catastrophic occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500, but optional Express Mail Service merchandise is available for up to \$5,000 to some, but not all countries. The maximum indemnity payable is \$2,000 for registered mail. See Domestic Mail Manual B900, B913, and B921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) pieces.

PS Form 3877, August 2000

Complete by Typewriter, Ink, or Ball Point Pen



EXHIBIT B

15-107860

CIVIL ACTION LAW
COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2016-CV-0000703

LSF9 Master Participation Trust

vs.
Luana Olenick a/k/a Luana R. Olenick and Richard Mazur

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Luana Olenick a/k/a Luana R. Olenick

Your house (real estate) at 1201 North Warren Street, Berwyn, Pennsylvania 18603 is scheduled to be sold at Sheriff's Sale on February 1, 2017 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 \$87,343.14 obtained by LSF9 Master Participation Trust against the above premises.

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

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

1. The sale will be canceled if you pay to LSF9 Master Participation Trust the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire, at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

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

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.

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

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

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

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

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

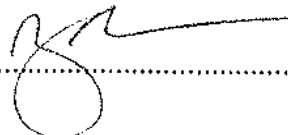
IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE
ASSOCIATION DE LICENCIADOS
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 6th Street
Bloomsburg, Pennsylvania 17815
570-784-8760

McCABE, WEISBERG & CONWAY, P.C.
Attorneys for Plaintiff

123 S. Broad St., Ste. 1400, Phila., PA 19109, 215-790-1010

law deposes and says that Press Enterprise is
pal office and place of business at 3185
lumbia and State of Pennsylvania, and was
as been published daily, continuously in said
e attached notice December 31, 2016 that the
nated agent of the owner or publisher of said
lished; that neither the affiant nor Press
id notice and advertisement and that all of the
place, and character of publication are true.



3rd day of January 2017

Karen M. Beach

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Karen M. Beach, Notary Public

South Twp., Columbia County

My Commission Expires May 13, 2018

PAID, PENNSYLVANIA ASSOCIATION OF NOTARIES

....., I hereby certify that the advertising and
.....for publishing the foregoing notice, and the

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

SUITE 210⁷
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
FAX (914) 636-8901

SUITE 303
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

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

SUITE 2S06
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (855) 845-2584

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

December 14, 2016

Prothonotary's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Re: Household Finance Consumer Discount Company vs. Luana Olenick a/k/a Luana R.
Olenick and Richard Mazur
Columbia County, No. 2016-CV-0000703
Premises: 1201 North Warren Street, Berwick, PA 18603

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service of Amended Affidavit Pursuant to Rule 3129.1 regarding the above matter. Please file the original of record and return the time-stamped copies to me in the stamped self-addressed envelope provided. The property is currently scheduled for Sheriff Sale on February 1, 2017.

Please advise promptly if there are any problems in this regard. Thank you for your assistance in this matter.

Sincerely,

Daniel DellaPenna, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/DDP

cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

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

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

Household Finance Consumer Discount
 Company,

Plaintiff

v.

Luana Olenick a/k/a Luana R. Olenick
 and Richard Mazur

Defendants

Columbia County
 Court of Common Pleas

Number: 2016-CV-0000703

AFFIDAVIT OF SERVICE

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 14th day of December, 2016, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Amended Affidavit Pursuant to 3129.1 which is attached hereto.

A copy of the Notice of Sheriff's Sale and certificate of mailing is also attached hereto and made a part hereof.

SWORN AND SUBSCRIBED

BEFORE ME THIS 13 DAY

OF JANUARY, 20 17

Kaitlyn M. Haddad
 NOTARY PUBLIC

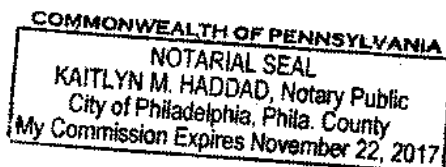
DATE: 1/13/17

McCABE, WEISBERG & CONWAY, P.C.

BY: [Signature]

☐ Terrence J. McCabe, Esq. ☐ Margaret Gairo, Esq.
☒ Andrew L. Markowitz, Esq. ☐ Heidi R. Spivak, 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.
☐ Jacob M. Ottley, Esq.

Attorneys for Plaintiff



McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
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BRIAN T. LAMANNA, ESQUIRE - ID # 310321
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JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

Household Finance Consumer Discount
Company,

Plaintiff

v.

Luana Olenick a/k/a Luana R. Olenick
and Richard Mazur

Defendants

Columbia County
Court of Common Pleas

Number: 2016-CV-0000703

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: 1201 North Warren Street, Berwick, Pennsylvania 18603, 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 Owner or Reputed Owner

Name**Address**Luana Olenick a/k/a Luana R.
Olenick1201 North Warren Street
Berwick, PA 18603

2. Name and address of Defendants in the judgment:

Name**Address**Luana Olenick a/k/a Luana R.
Olenick1201 North Warren Street
Berwick, Pennsylvania 18603

Richard Mazur

532 5th Street
Nescopeck, Pennsylvania 18635

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

Name	Address
Plaintiff herein	
Discover Bank	12 Reads Way New Castle, DE 19720
American Express	346 W Pearl St Burlington, NJ 08016
Capital One Bank USA NA	1500 Capital One Drive Richmond, VA 23238
FIA Card Services, N.A.	P.O. Box 15019 Wilmington, DE 19850-5019
FIA Card Services, N.A. c/o Frederic I. Weinberg, Esquire	375 E. Elm Street Suite 210 Conshohocken, PA 19428
FIA Card Services, N.A. c/o Edwin A. Abrahamsen, Esquire	120 North Keyser Avenue Scranton, PA 18504
Capital One Bank (US) c/o Edwin A. Abrahamsen, Esquire	120 North Keyser Avenue Scranton, PA 18504

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

Name	Address
-------------	----------------

Plaintiff herein

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

Name	Address
-------------	----------------

None

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

Name	Address
-------------	----------------

None

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

Name	Address
Tenants/Occupants	1201 North Warren Street Berwick, Pennsylvania 18603
Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
Domestic Relations of Columbia County	11 West Main Street Bloomsburg, PA 17815

Tax Claim Bureau

Commonwealth of PA
Department of Revenue

Columbia County Courthouse
35 West Main Street
Basement Level
Bloomsburg, PA 17815
Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946
Attn: Sheriff's Sales

United States of America

c/o United States Attorney for the
Middle District of PA
William J. Nealon Federal Bldg.
235 North Washington Avenue, Ste. 311
Scranton, PA 18503
and
Harrisburg Federal Building & Courthouse
228 Walnut Street, Ste. 220
Harrisburg, PA 17108-1754

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

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

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

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

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.

Date: 1/13/17

McCABE, WEISBERG & CONWAY, P.C.

BY: 

☐ Terrence J. McCabe, Esq.

☒ Andrew L. Markowitz, Esq.

☒ Christine L. Graham, Esq.

☐ Ann E. Swartz, Esq.

☐ Joseph I. Foley, Esq.

☐ Jacob M. Ottley, Esq.

Attorneys for Plaintiff

☐ Margaret Gairo, Esq.

☐ Heidi R. Spivak, Esq.

☐ Brian T. LaManna, Esq.

☐ Joseph F. Riga, Esq.

☐ Celine P. DerKrikorian, Esq.

Household Finance Consumer Discount Company v. Luana Olenick a/k/a Luana R. Olenick and
Richard Mazur
Columbia County; Number: 2016-CV-0000703

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
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
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

Household Finance Consumer Discount
Company

Plaintiff

v.

Luana Olenick a/k/a Luana R. Olenick
and Richard Mazur

Defendants

Columbia County
Court of Common Pleas

Number: 2016-CV-0000703

DATE: December 14, 2016

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Luana Olenick a/k/a Luana R. Olenick

PROPERTY: 1201 North Warren Street, Berwick, PA 18603

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$87,343.14

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on **February 1, 2017 at 9:00 a.m. in Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, PA 17815**. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

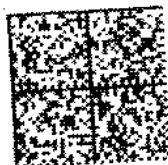
This letter may be an attempt to collect a debt and any information obtained will be used for that purpose.

If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY** as **WE ARE NOT PERMITTED TO GIVE YOU LEGAL ADVICE**

Name and Address of Sender
 McCabe, Weisberg and Conway, P.C.
 123 S. Broad St., Suite 1400
 Philadelphia, PA 19109
 Attn: DANIEL DELLAPENNA 15-107860

Check type of mail or service:
☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Affix Stamp Here
 (if issued as a
 certificate of mailing
 or for additional
 copies of this bill)
 Postmark and
 Date of Receipt



U.S. POSTAGE® PITNEY BOWES
 ZIP 19109 \$025.35⁰
 02 1W
 0001377494 NOV 30 2016

Line	Article Number	Addressee Name, Street and PO Address	Postage	Fee	Handling Charge	if Registered	Value	if COD	Fee	SC	SH	RD	RR
	LSF9 Master Participation Trust v. Luana Olenick a/k/a Luana R. Olenick and Richard Mazur												
1		Luana Olenick a/k/a Luana R. Olenick 1201 North Warren Street Berwick, Pennsylvania 18603											
2		Discover Bank 12 Reads Way New Castle, Delaware 19720											
3		American Express 346 W Pearl St Burlington, New Jersey 08016											
4		Capital One Bank USA NA 1500 Capital One Drive Richmond, Virginia 23238											
5		FIA Card Services, NA P.O. Box 15019 Wilmington, Delaware 19850-5019											
6		Tenants 1201 North Warren Street Berwick, Pennsylvania 18603											
7		Commonwealth of Pennsylvania Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard											
8		Commonwealth of Pennsylvania Inheritance Tax Office 110 North 8th Street Suite #204 Philadelphia, PA 19107											



[illegible]

18		United States of America c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton, PA 18503																	
19		United States of America c/o United States Attorney for the Middle District of PA Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754																	
20		United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001																	
21		United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001																	
Total Number of Pieces Listed by Sender 21	Total Number of Pieces Received at Post Office	Postmaster, Per <i>(Name of receiving employee)</i>	<p>The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the transportation of nonnegotiable documents under Express Mail domestic reconstruction insurance is \$500 per piece subject to additional limitations for multiple pieces lost or damaged in a single catastrophic occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500, but optional Express Mail Service merchandise is available for up to \$5,000 in some, but not all countries. The maximum indemnity payable is \$25,000 for registered mail. See <i>Domestic Mail Manual</i> R900, S913, and S921 for limitations of coverage on insured and COD mail. See <i>International Mail Manual</i> for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.</p>																

PS Form 3877, August 2000

Complete by Typewriter, Ink, or Ball Point Pen

Name and Address of Sender
 McCabe, Weisberg & Conway, P.C.
 123 S. Broad St., Suite 1400
 Philadelphia, PA 19109
 Attn: DANIEL DELLAPENNA 15-107860

Check type of mail or service:
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
☐ Certified Mail
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery (COD)
☐ Insured Mail
☐ Priority Mail
☐ Priority Mail Express
☐ Registered Mail
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

Affix Stamp Here
 (if issued as an
 certificate of mail
 additional copies
 Postmark with Da



U.S. POSTAGE & FINEST BOWES
 ZIP 19109 \$003.75⁰⁰
 02 1W
 0001377494 DEC 14 2015

USPS Tracking/Article Number		Address (Name, Street, City, State, & ZIP Code™)		Postage	(Extra Service Fee)	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RD Fee	SC Fee	SCRD Fee	SH Fee
Household Finance Consumer Discount Company v. Luana Olenick aka Luana R. Olenick and Richard Mazur																
1.		FLA Card Services, N.A. c/o Frederic I. Weinberg, Esquire 375 E. Elm Street Suite 210 Conshohocken, PA 19428														
2.		FLA Card Services, N.A. c/o Edwin A. Abrahamsen, Esquire 120 North Keyser Avenue Scranton, PA 18504														
3.		Capital One Bank (US) c/o Edwin A. Abrahamsen, Esquire 120 North Keyser Avenue Scranton, PA 18504														
Total Number of Pieces Listed by Sender 3		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)												

PS Form 3877, April 2015 (Page 1 of 2) PSN 7530-02-000-9098

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF9 MASTER PARTICIPATION TRUST
vs.
LUANA R OLENICK (et al.)

Case Number
2016CV703

SHERIFF'S RETURN OF SERVICE

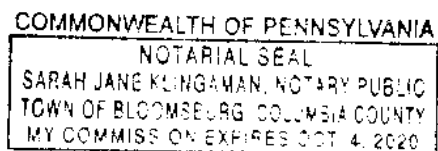
12/29/2016 10:19 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1201 NORTH WARREN STREET, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 29, 2016



NOTARY

Affirmed and subscribed to before me this

29TH day of DECEMBER, 2016

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

SHERIFF'S OFFICE OF LUZERNE COUNTY

Brian M. Szumski
Sheriff



C. David Pedri
County Manager

Joan Hoggarth
Director of Judicial Services & Records

LSF9 MASTER PARTICIPATION TRUST
vs.
LUANA OLENICK A/K/A LUANA R OLENICK (et al.)

Case Number
2016-CV-703

SHERIFF'S RETURN OF SERVICE

11/21/2016 02:09 PM - JOSEPH CHRISTINO, DEPUTY SHERIFF, FOR SHERIFF OF SAID COUNTY, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, THAT ON NOVEMBER 21, 2016 AT 2:09 PM, PREVAILING TIME, HE SERVED THE WITHIN NOTICE OF SHERIFF SALE & WRIT OF EXECUTION UPON RICHARD MAZUR, THE WITHIN NAMED, BY HANDING TO REGINA TOMASHEFSKI (FIANCE), THE PERSON FOR THE TIME BEING IN CHARGE AT 532 A 5TH ST, NESCOPECK, PA 18635 IN THE COUNTY OF LUZERNE, STATE OF PENNSYLVANIA, A TRUE AND ATTESTED COPY AND MAKING KNOWN THE CONTENTS THEREOF.


JOSEPH CHRISTINO, DEPUTY

SO ANSWERS,


BRIAN M. SZUMSKI, SHERIFF

November 23, 2016



NOTARY

Affirmed and subscribed to before me this

23RD day of NOVEMBER, 2016

COURT OF COMMON PLEAS OF
PENNSYLVANIA, COLUMBIA
COUNTY



467532

AFFIDAVIT OF SERVICE

Case No: 2016-CV-0000703
Sale Date: 02/01/2017

Plaintiff(s): LSF9 MASTER PARTICIPATION TRUST C/O CALIBER HOME LOANS, INC
Defendant(s): LUANA OLENICK A/K/A LUANA R. OLENICK, et al.

STATE OF PENNSYLVANIA
COUNTY OF LACKAWANNA ss.:

Benjamin Wayne Merring, the undersigned, being duly sworn, deposes and says that I was at the time of service over the age of eighteen and not a party to this action. I reside in the STATE OF PENNSYLVANIA.

On 12/12/2016 at 3:00 PM, I served the within **NOTICE OF SHERIFF'S SALE OF REAL PROPERTY** on **RICHARD MAZUR** at **532 5TH STREET, NESCOPECK, PA 18635** in the manner indicated below:

INDIVIDUAL: by delivering thereat a true copy of each to said recipient personally; deponent knew the person so served to be the person described herein by deponent asking the person if he or she is the named Recipient and the person responding that he or she is in fact the person named in this action as the Recipient.

Comments: Defendant signed in receipt of said pleadings.

A description of the Recipient, or other person served on behalf of the Recipient is as follows:

Sex	Color of skin/race	Color of hair	Age	Height	Weight
Female	White	Brown	50-59	5'4"-5'7"	175-199 lbs
Other Features:					

I asked the person spoken to whether Defendant(s) was in the active military service or financially dependent upon any one who is in the military service of the United States or of the State of PA in any capacity whatever and received a negative reply. The source of my information and belief are the conversations above narrated. Upon information and belief I aver that the recipient is not in the military service of PA State or of the United States as that term is defined in either the State or in the Federal statutes.

Sworn to and subscribed before me on 12/16/2016

Notary Public,

Benjamin Wayne Merring
Benjamin Wayne Merring
Attorney Outsourcing Support Services, Inc.
Agency License #2004244-DCA
1 Huntington Quadrangle, Suite 2S04
Melville, NY 11747
516-284-5850
ClientRef#: 15-107860PA
LawFirmRef#: 15-107860PA
CID #28PA McCabe, Weisberg & Conway, P.C.
123 S. Broad Street, Suite 1400
Philadelphia, PA 19109

Commonwealth of Pennsylvania
NOTARIAL SEAL
KAREN A PAPOCCHIA, Notary Public
City of CARBONDALE, Lackawanna County
My Commission Expires April 27, 2018

COPY

173

Sheriff's Copy of Affidavit(s)

Attention Sheriff of the County of Columbia

From: Erin Hawley

Date: 12 / 14 / 2016

Re: Copy of Affidavit(s)

Dear Sir or Madam:

Please find attached copy of affidavits of service for your court records.

Should you have any questions feel free to contact me at: 516-284-5865 or
Ehawley@aoss.us

Thank you in advance for your cooperation.

Truly yours,

Erin Hawley

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
OLENICK, LUANA R (et al.)

Case Number
2016CV703

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone: 173

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

11/3/16 Deputy Jinks \$30.00 N/A 5.0

Serve To:

Name: RICHARD MAZUR

Primary Address: 532 A 5TH STREET
NESCOPECK, PA 18635

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Notes / Special Instructions:

Now, October 31, 2016 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Luzerne County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

MAZUR, RICHARD

2016CV703

532 A 5TH STREET, NESCOPECK, PA 18635

NO EXPIRATION

SHERIFF'S OFFICE OF LUZERNE COUNTY

Brian M. Szumski
Sheriff



C. David Pedri
County Manager

Joan Hoggarth
Director of Judicial Services & Records

LSF9 MASTER PARTICIPATION TRUST
vs.
LUANA OLENICK A/K/A LUANA R OL

Case Number
2016-CV-703

DEPOSIT RECEIPTS

Printed: 11/14/2016 1:41:45PM

Receipt No: (see below)

Date: 11/14/2016

Type: Civil Action - OC

<u>Rcpt. No:</u>	<u>Check No:</u>	<u>Check Date:</u>	<u>Paid By / Description:</u>	<u>Dep. Amount:</u>
16678	7592	11/03/2016	MCCABE WEISBERG CONWAY Advance Fee	\$30.00
16679	7601	11/10/2016	MCCABE WEISBERG CONWAY Advance Fee	\$46.00
Total:				\$76.00

Mail To: MCCABE WEISBERG CONWAY
123 BROAD STREET
SUITE 1400
PHILADELPHIA, PA 19109

Origin: Foreign County Columbia

Received by: SW

Luzerne County Sheriff, Wilkes-Barre, Pennsylvania, 18711, (570) 825-1651, (570) 825-1849 (fax)

© CountySuite Sheriff, Teleosoft, Inc

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



71901140006000092026

HOUSEHOLD FINANCE CONSUMER
350 EAST END CENTRE
SUITE 4
WILKES-BARRE PA 18702

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
OLENICK, LUANA R (et al.)

Case Number
2016CV703

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

173

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Karen Richenderfer

Relation:

Clerk

Date:

11-3-14

Time:

12:01

Deputy:

4

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2016CV703 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
OLENICK, LUANA R (et al.)

Case Number
2016CV703

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone: 173

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Sherry Eraps

Relation: Clerk

Date: 11-3-16 Time: 12:00

Deputy: 4 Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2016CV703

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

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



71901140006000091999

AMERICAN EXPRESS
346 PEARL STREET

BURLINGTON NJ 08016

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



71901140006000091975

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

LSF9 MASTER PARTICIPATION TRUST
vs.
OLENICK, LUANA R (et al.)

Case Number
2016CV703

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 173

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie C. Gingher

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 11-1-16

Time: 10:45

Deputy: 3

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

GINGHER, CONNIE C.

2016CV703

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM

CLOSED WEDNESDAY & FRIDAYS

CLOSED HOLIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2016

BILL NO.
5354

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	16,704	10.491	171.74	175.24	192.76
SINKING		1	16.37	16.70	18.37
FIRE		1.25	20.46	20.88	21.92
LIGHT		1.75	28.65	29.23	30.69
BORO RE		11.1	181.70	185.41	194.68
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT	418.92 April 30 If paid on or before	427.46 June 30 If paid on or before
					458.42 June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

OLENICK LUANA
1201 N WARREN STREET
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04D-07 -134-00,000
1201 N WARREN ST
.2761 Acres Land 4,810
Buildings 11,894
Total Assessment 16,704

This tax returned
to courthouse on:
January 1, 2017

FILE COPY

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

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

2016 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District+A185
Berwick Borough

Make Check Payable To:

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

Telephone: 570-752-7442 Email: jimcon@pa.metrocast.net

Taxes are due and payment is requested from:

004
03/127
OLENICK LUANA
1201 N WARREN ST
BERWICK, PA 18603-1106

Bill Date: 7/1/2016

Bill #: 2976

RETURN THIS TOP PART IF PAYING IN FULL

Parcel #: 04D07 13400000

Prop. Type

Property Location and Description:

1201 N WARREN ST
.276

Assessment:

L= 4,810
B= 11,894
T= 16,704

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.2300	738.82
HOMESTEAD EXCLUSION	(4,228.00)	(187.00)
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2016	2% Discounted Amount	540.78
If Paid By 10/31/2016	FACE Amount	551.82
If Paid After 10/31/2016	10% Penalty Amount	607.00

Last Day to Pay: 12/31/2016

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

Office Hours:

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

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

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

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

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

CIVIL ACTION LAW

LSF9 Master Participation Trust c/o Caliber Home
Loans, Inc

v.

Luana Olenick a/k/a Luana R. Olenick and Richard
Mazur

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2016-CV-0000703

2016-ED-173

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Luana Olenick a/k/a Luana R. Olenick
1201 North Warren Street
Berwick, Pennsylvania 18603

Richard Mazur
532 5th Street
Nescopeck, Pennsylvania 18635

Your house (real estate) at **1201 North Warren Street, Berwick, Pennsylvania 18603** is scheduled to be sold at Sheriff's Sale on Feb. 1st 2017 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 \$87,343.14 obtained by LSF9 Master Participation Trust c/o Caliber Home Loans, Inc 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 c/o Caliber Home Loans, Inc 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.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
OLENICK, LUANA R (et al.)

Case Number
2016CV703

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

173

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 1201 NORTH WARREN STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 11-1-16

Time: 10:32

Deputy: 3

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

2016CV703

1201 NORTH WARREN STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
OLENICK, LUANA R (et al.)

Case Number
2016CV703

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

173

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: LUANA R OLENICK

Primary Address: 1201 N WARREN STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

House Vacant

OLENICK, LUANA R

2016CV703

1201 N WARREN STREET, BERWICK, PA 18603

NO EXPIRATION

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

LSF9 Master Participation Trust c/o Caliber Home
Loans, Inc

Plaintiff

v.

Luana Olenick a/k/a Luana R. Olenick and Richard
Mazur

Defendants

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

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2016-CV-0000703 Term _____
J.D.

2016-ED-173

**WRIT OF EXECUTION
MORTGAGE FORECLOSURE**

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Being Known As: 1201 North Warren Street, Berwick, Pennsylvania
18603

Amount Due \$ 87,343.14

Interest from 10/18/16 to DATE OF SALE \$

plus \$14.36 per diem thereafter

(Costs to be added)

Total \$

Dated: October 28, 2016
(SEAL)

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

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

By: _____ Deputy

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2016-CV-0000703 Term _____ J.D.

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

LSF9 Master Participation Trust c/o Caliber Home Loans, Inc

v.

Luana Olenick a/k/a Luana R. Olenick and Richard Mazur

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCABE, WEISBERG & CONWAY, P.C.

BY: _____

☐ Terrence J. McCabe, Esq.

☐ Margaret Gairo, Esq.

☐ Heidi R. Spivak, Esq.

☐ Christine L. Graham, Esq.

☐ Ann E. Swartz, Esq.

☐ Joseph I. Foley, Esq.

☐ Lena Kravets, Esq.

Attorneys for Plaintiff

☐ Edward D. Conway, Esq.

☐ Andrew L. Markowitz, Esq.

☐ Marisa J. Cohen, Esq.

☐ Brian T. LaManna, Esq.

☒ Joseph F. Riga, Esq.

☐ Celine P. DerKrikorian, Esq.

☐ Jacob M. Ottley, Esq.

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
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

CIVIL ACTION LAW

LSF9 Master Participation Trust c/o Caliber Home
Loans, Inc

v.

Luana Olenick a/k/a Luana R. Olenick and Richard
Mazur

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2016-CV-0000703

2016-ED-173

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Luana Olenick a/k/a Luana R. Olenick
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Berwick, Pennsylvania 18603

Richard Mazur
532 5th Street
Nescopeck, Pennsylvania 18635

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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 c/o Caliber Home Loans, Inc the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

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

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

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

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

ASSOCIATION DE LICENCIADOS
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV703

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, FEBRUARY 01, 2017
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 tract of land located in the Borough of Berwick, county of Columbia, and state of Pennsylvania, bounded and described as follows to-wit:

BEGINNING on the westerly side of Warren street at the northwesterly corner of Fifth Avenue; THENCE northerly along the westerly side of Warren Street 150 feet to a 15 foot alley; THENCE westerly 90 feet to a northeasterly corner of Lot No. 1661; THENCE southerly 160 feet to Fifth Avenue; THENCE easterly along the northerly side of Fifth Avenue 90 feet to Warren street, the place of BEGINNING.

BEING THE SAME PREMISES WHICH Donna M. Frausto and Jose E. Frausto, Her Husband by Deed dated October 3, 1998 and recorded January 22, 1999 in Deed Book 713, Page 83, granted and conveyed unto Luana Olenick.

BEING KNOWN AS: 1201 NORTH WARREN STREET, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 04D-07-134

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

PROPERTY ADDRESS: 1201 NORTH WARREN STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-07-134

Seized and taken into execution to be sold as the property of LUANA R OLENICK, RICHARD MAZUR in suit of LSF9 MASTER PARTICIPATION TRUST.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

LSF9 Master Participation Trust c/o Caliber Home
Loans, Inc
13801 Wireless Way
Oklahoma City, Oklahoma 73134-2500

Plaintiff

v.

Luana Olenick a/k/a Luana R. Olenick and Richard
Mazur
1201 North Warren Street
Berwick, Pennsylvania 18603

Defendants

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

No. _____ Term _____ E.D.

No. _____ Term, _____ A.D.

No. 2016-CV-0000703 Term,
_____ J.D.

2016-ED-173

**PRAECIPE FOR WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

TO THE PROTHONOTARY:

Amount Due \$ 87,343.14

Interest from 10/18/16 to \$
DATE OF SALE _____

plus \$14.36 per diem thereafter

(Costs to be added)

Total \$

Dated: _____

10/24/16

McCABE, WEISBERG & CONWAY, P.C.

BY: _____

☐ Terrence J. McCabe, Esq.

☐ Margaret Gairo, Esq.

☐ Heidi R. Spivak, Esq.

☐ Christine L. Graham, Esq.

☐ Ann E. Swartz, Esq.

☐ Joseph I. Foley, Esq.

☐ Lena Kravets, Esq.

Attorneys for Plaintiff

☐ Edward D. Conway, Esq.

☐ Andrew L. Markowitz, Esq.

☐ Marisa J. Cohen, Esq.

☐ Brian T. LaManna, Esq.

☒ Joseph F. Riga, Esq.

☐ Celine P. DerKrikorian, Esq.

☐ Jacob M. Ottley, Esq.

NOTE: Please furnish description of Property

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2016-CV-0000703 Term _____ J.D.

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

LSF9 Master Participation Trust c/o Caliber Home Loans, Inc

v.

Luana Olenick a/k/a Luana R. Olenick and Richard Mazur

**PRAECIPE FOR WRIT OF EXECUTION
(Mortgage foreclosure)**

Filed:

McCABE, WEISBERG & CONWAY, P.C.

BY: _____

☐ Terrence J. McCabe, Esq.
☐ Margaret Gairo, Esq.
☐ Heidi R. Spivak, Esq.
☐ Christine L. Graham, Esq.
☐ Ann E. Swartz, Esq.
☐ Joseph I. Foley, Esq.
☐ Lena Kravets, Esq.

Attorneys for Plaintiff

☒ Edward D. Conway, Esq.
☐ Andrew L. Markowitz, Esq.
☐ Marisa J. Cohen, Esq.
☐ Brian T. LaManna, Esq.
☒ Joseph F. Riga, Esq.
☐ Celine P. DerKrikorian, Esq.
☐ Jacob M. Ottley, Esq.

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

LSP9 Master Participation Trust c/o Caliber Home
Loans, Inc

Plaintiff

v.

Luana Olenick a/k/a Luana R. Olenick and Richard
Mazur

Defendants

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

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2016-CV-0000703 Term _____
J.D.

2016-ED-173

**WRIT OF EXECUTION
MORTGAGE FORECLOSURE**

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Being Known As: 1201 North Warren Street, Berwick, Pennsylvania
18603

Amount Due \$ 87,343.14

Interest from 10/18/16 to DATE OF SALE \$

plus \$14.36 per diem thereafter

(Costs to be added)

Total \$

Dated: October 28, 2016
(SEAL)

Barbara N. Jurewicz 188
Prothonotary, Common Pleas Court of
Columbia County Penna.

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

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2016-CV-0000703 Term _____ J.D.

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

LSF9 Master Participation Trust c/o Caliber Home Loans, Inc

v.

Luana Olenick a/k/a Luana R. Olenick and Richard Mazur

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCABE, WEISBERG & CONWAY, P.C.

BY: _____

☐ Terrence J. McCabe, Esq.

☐ Margaret Gairo, Esq.

☐ Heidi R. Spivak, Esq.

☐ Christine L. Graham, Esq.

☐ Ann E. Swartz, Esq.

☐ Joseph i. Foley, Esq.

☐ Lena Kravets, Esq.

Attorneys for Plaintiff

☐ Edward D. Conway, Esq.

☐ Andrew L. Markowitz, Esq.

☐ Marisa J. Cohen, Esq.

☐ Brian T. LaManna, Esq.

☒ Joseph F. Riga, Esq.

☐ Celine P. DerKrikorian, Esq.

☐ Jacob M. Ottley, Esq.

1201 N. Warren St. Benwick

04 D - 07 - 134

REAL ESTATE OUTLINE

ED # 2016 ED 173

DATE RECEIVED 10/28/16
DOCKET AND INDEX 2016 CV 703

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>121993</u>

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

SALE DATE 2/1/17 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

McCABE, WEISBERG AND CONWAY, P.C.

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

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

LSF9 Master Participation Trust c/o Caliber Home
Loans, Inc

Plaintiff

v.

Luana Olenick a/k/a Luana R. Olenick and Richard
Mazur

Defendants

Attorneys for Plaintiff

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

(Date)

By: _____
(Attorney Signature)

(Attorney Printed Name)

McCabe, Weisberg & Conway, P.C.

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2016-CV-0000703

2016-ED-173

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF PHILADELPHIA:

The undersigned, being duly sworn according to law, deposes and says that the Defendants, Luana Olenick a/k/a Luana R. Olenick and Richard Mazur, are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, 50 U.S.C. App. §501, *et seq.*; and that the Defendants, Luana Olenick a/k/a Luana R. Olenick and Richard Mazur, are over eighteen (18) years of age, and reside as follows:

Luana Olenick a/k/a Luana R. Olenick,
1201 North Warren Street
Berwick, Pennsylvania 18603

Richard Mazur,
532 5th Street
Nescopeck, Pennsylvania 18635

SWORN AND SUBSCRIBED

BEFORE ME THIS 24 DAY

OF October, 2016

NOTARY PUBLIC

Date: 10/24/16

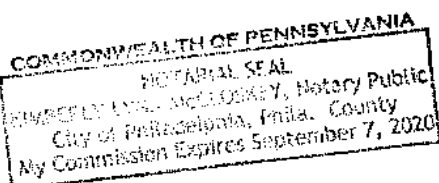
McCABE, WEISBERG & CONWAY, P.C.

BY:

[] Terrence J. McCabe, Esq.
[] Margaret Gairo, Esq.
[] Heidi R. Spivak, Esq.
[] Christine L. Graham, Esq.
[] Ann E. Swartz, Esq.
[] Joseph I. Foley, Esq.
[] Lena Kravets, Esq.

Attorneys for Plaintiff

[] Edward D. Conway, Esq.
[] Andrew L. Markowitz, Esq.
[] Marisa J. Cohen, Esq.
[] Brian T. LaManna, Esq.
[] Joseph F. Riga, Esq.
[] Celine P. DerKrikorian, Esq.
[] Jacob M. Ottley, Esq.



McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
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 c/o Caliber Home
Loans, Inc

Plaintiff

v.

Luana Olenick a/k/a Luana R. Olenick and Richard
Mazur

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2016-CV-0000703

2016-ED-173

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

SIR OR MADAM:

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

INSTRUCTIONS

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

1201 North Warren Street, Berwick, Pennsylvania 18603

(more fully described as attached)

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

Luana Olenick a/k/a Luana R. Olenick	Richard Mazur
1201 North Warren Street	532 5th Street
Berwick, Pennsylvania 18603	Nescopeck, Pennsylvania 18635

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.

DATE

10/24/16

McCABE, WEISBERG & CONWAY, P.C.

BY:

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

Attorneys for Plaintiff

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

October 20, 2016

SUITE 2500
11 HUNTINGTON QUADRANGLE
MILVILLE, NY 11747
(631) 812-1084
FAX (855) 845-2584

SUITE 102
1307 FOULK ROAD
FOULKSTONE PLAZA
WILMINGTON, DE 19803
(302) 499-3520
FAX 855-425-1980

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

Re: LSF9 Master Participation Trust c/o Caliber Home Loans, Inc vs. Luana Olenick a/k/a Luana R. Olenick and Richard Mazur
Columbia County, Number 2016-CV-0000703
Premises: 1201 North Warren Street, Berwick, Pennsylvania 18603

Dear Sir or Madam:

Enclosed please find 3 copy/ies of Notice of Sheriff's Sale of Real Estate Pursuant to PA.R.C.P. 3129 relative to the above matter. Please note that our office may have more than one address for a particular Defendant at which we would like to make service attempts, and those addresses and directions as such are listed below.

Please POST the Notice of Sale in accordance with the attached Court Order upon:

- Luana Olenick a/k/a Luana R. Olenick at 1201 North Warren Street, Berwick, Pennsylvania 18603

Please be advised that our office will serve Luana Olenick a/k/a Luana R. Olenick by regular and certified mail in accordance with the attached Court Order.

Please be advised that our office will serve Richard Mazur by process server and file an affidavit of service upon completion.

Very truly yours,

C. Daniels, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/cds
Enclosures

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land located in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the westerly side of Warren Street at the northwesterly corner of Fifth Avenue; **THENCE** northerly along the westerly side of Warren Street 150 feet to a 15 foot alley; **THENCE** westerly 90 feet to a northeasterly corner of Lot No. 1651; **THENCE** southerly 160 feet to Fifth Avenue; **THENCE** easterly along the northerly side of Fifth Avenue 90 feet to Warren Street, the place of **BEGINNING**.

BEING THE SAME PREMISES WHICH Donna M. Frausto and Jose E. Frausto, Her Husband by Deed dated October 3, 1998 and recorded January 22, 1999 in Deed Book 713, Page 83, granted and conveyed unto Luana Olenick.

BEING KNOWN AS: 1201 NORTH WARREN STREET, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 04D-07-134

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

REAL DEBT: \$87,343.14

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
LUANA OLENICK A/K/A LUANA R. OLENICK AND RICHARD MAZUR

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

FILED
PROTHONOTARY

2016 AUG -1 A. 10:26

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA.LSF9 Master Participation Trust c/o Caliber
Home Loans, Inc.
Plaintiff

v.

Luana Olenick a/k/a Luana R. Olenick and
Richard Mazur
DefendantsColumbia County
Court of Common Pleas

Number 2016-CV-0000703

ORDER

AND NOW, this 1st day of Aug., 2016, the Plaintiff is granted leave to serve process in this mortgage foreclosure action upon the Defendant, Luana Olenick a/k/a Luana R. Olenick, by regular mail and by certified mail, return receipt requested, to his/her last-known address of 1201 North Warren Street, Berwick, Pennsylvania 18603, and by posting the mortgaged premises of 1201 North Warren Street, Berwick, Pennsylvania 18603, and by advertising per

Pa.R.C.P. 430(b)(1)

BY THE COURT:

15/ Mary E. Norton
J.

McCABE, WEISBERG & CONWAY, P.C.**Attorneys for Plaintiff**

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

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

LSF9 Master Participation Trust c/o Caliber Home
Loans, Inc

Plaintiff

v.

Luana Olenick a/k/a Luana R. Olenick and Richard
Mazur

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2016-CV-0000703

2016-ED-173

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: **1201 North Warren Street, Berwick, Pennsylvania 18603**, 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 Owner or Reputed Owner

Name	Address
Luana Olenick a/k/a Luana R. Olenick	1201 North Warren Street Berwick, Pennsylvania 18603

2. Name and address of Defendants in the judgment:

Name	Address
Luana Olenick a/k/a Luana R. Olenick	1201 North Warren Street Berwick, Pennsylvania 18603
Richard Mazur	532 5th Street Nescopeck, Pennsylvania 18635

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

Name	Address
Plaintiff herein	
Discover Bank	12 Reads Way New Castle, Delaware 19720

AMERICAN EXPRESS	346 W Pearl St Burlington, New Jersey 08016
Capital One Bank USA NA	1500 Capital One Drive Richmond, Virginia 23238
FIA CARD SERVICES, NA	P.O. Box 15019 Wilmington, Delaware 19850-5019

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

Name	Address
Plaintiff herein	

Household Finance Consumer Discounty Company	350 East End Centre, Suite 4 Wilkes Barre, Pennsylvania 18702
---	--

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

Name	Address
NONE	

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

Name	Address
NONE	

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

Name	Address
Tenants/Occupants	1201 North Warren Street Berwick, Pennsylvania 18603
Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230

PA Department of Revenue
Bureau of Compliance
Lien Section

PO BOX 280948
Harrisburg PA 17128-0948

Commonwealth of Pennsylvania
Department of Revenue Bureau of
Compliance

Clearance Support Department 281230
Harrisburg, PA 17128-1230
ATTN: Sheriff's Sales

United States of America

Internal Revenue Service
Technical Support Group
William Green Federal Building
Room 3259
600 Arch Street
Philadelphia, PA 19106

Domestic Relations of Columbia
County

11 West Main Street
Bloomsburg, PA 17815

Tax Claim Bureau

Columbia County Courthouse
35 West Main Street
Basement Level
Bloomsburg, PA 17815

Commonwealth of PA
Department of Revenue

Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946
Attn: Sheriff's Sales

United States of America

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

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

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

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

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

8. Name and address of Attorney of record:

Name

Address

NONE

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.

10/24/16
DATE

McCABE, WEISBERG & CONWAY, P.C.

BY

☐ Terrence J. McCabe, Esq.

☐ Margaret Gairo, Esq.

☐ Heidi R. Spivak, Esq.

☐ Christine L. Graham, Esq.

☐ Ann E. Swartz, Esq.

☐ Joseph I. Foley, Esq.

☐ Lena Kravets, Esq.

Attorneys for Plaintiff

☐ Edward D. Conway, Esq.

☐ Andrew L. Markowitz, Esq.

☐ Marisa J. Cohen, Esq.

☐ Brian T. LaManna, Esq.

☒ Joseph F. Riga, Esq.

☐ Celine P. DerKrikorian, Esq.

☐ Jacob M. Ottley, Esq.

LSF9 Master Participation Trust c/o Caliber Home Loans, Inc v. Luana Olenick a/k/a Luana R. Olenick and Richard Mazur
Columbia County; Number: 2016-CV-0000703

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate Borough of Berwick, Columbia County, Pennsylvania, and being known as 1201 North Warren Street, Berwick, Pennsylvania 18603.

TAX MAP AND PARCEL NUMBER:04D-07-134

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$87,343.14

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Luana Olenick a/k/a Luana R. Olenick and Richard Mazur

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

Document Receipt

Trans #	9206	Carrier / service:	USPS Server	First-Class Mail®	10/31/2016 12:00:00 AM
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Ship to:

HOUSEHOLD FINANCE CONSUMER

350 EAST END CENTRE

SUITE 4

WILKES-BARRE PA 18702

Tracking #: 71901140006000092026

Doc Ref #: 2016ED173

Postage 5.1300

Document Receipt

Trans #	9205	Carrier / service:	USPS Server	First-Class Mail®	10/31/2016 12:00:00 AM
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Ship to:

FIA CARD SERVICES

P.O BOX 15019

Tracking #: 71901140006000092019

Doc Ref #: 2016ED173

Postage 5.1300

WILMINGTON DE 19850

Document Receipt

Trans #	9205	Carrier / service:	USPS Server	First-Class Mail®	10/31/2016 12:00:00 AM
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Ship to:

FIA CARD SERVICES

P.O. BOX 15019

Tracking #: 71901140006000092019

Doc Ref #: 2016ED173

Postage 5.1300

WILMINGTON DE 19850

Document Receipt					
Trans #	9205	Carrier / service	USPS Server	First-Class Mail®	10/31/2016 12:00:00 AM
Ship to:					
FIA CARD SERVICES					
P.O. BOX 15019			Tracking #:	71901140006000092019	
			Doc Ref #:	2016ED173	
			Postage	5.1300	
WILMINGTON	DE	19850			

Document Receipt

Trans #	9204	Carrier / service:	USPS Server	First-Class Mail®	10/31/2016 12:00:00 AM
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Ship to:

CAPTIAL ONE BANK US

1500 CAPTIAL ONE DRIVE

Tracking #: 71901140006000092002

Doc Ref #: 2016ED173

Postage 5.1300

RICHAMOND VA 23238

Document Receipt

Trans #	9204	Carrier / service:	USPS Server	First-Class Mail®	10/31/2016 12:00:00 AM
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Ship to:

CAPTIAL ONE BANK US
1500 CAPTIAL ONE DRIVE

Tracking #: 71901140006000092002
Doc Ref #: 2016ED173
Postage 5.1300

RICHAMOND VA 23238

Document Receipt				
Trans #	9203	Carrier / service:	USPS Server	First-Class Mail®
				10/31/2016 12:00:00 AM
Ship to:				
AMERICAN EXPRESS				
346 PEARL STREEET				
			Tracking #:	71901140006000091999
			Doc Ref #:	2016ED173
			Postage	5.1300
BURLINGTON	NJ	08016		

Document Receipt				
Trans #	9207	Carrier / service:	USPS Server	First-Class Mail®
				10/31/2016 12:00:00 AM
Ship to:				
COMMONWEALTH OF PENNA		ATTN: DAN RICHARD		
P.O. BOX 2675		Tracking #:	71901140006000092033	
		Doc Ref #:	2016ED173	
		Postage	5.1300	
HARRISBURG	PA	17105		

Document Receipt

Trans #	9202	Carrier / service:	USPS Server	First-Class Mail®	10/31/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000091982

Doc Ref #: 2016ED173

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	9201	Carrier / service	USPS Server	First-Class Mail®	10/31/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000091975

Doc Ref #: 2016ED173

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	9200	Carrier / service:	USPS Server	First-Class Mail®	10/31/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.	DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016	Tracking #: 71901140006000091968
	Doc Ref #: 2016ED173
	Postage 5.1300
HARRISBURG PA 17105	

Document Receipt

Trans #	9199	Carrier / service:	USPS Server	First-Class Mail®	10/31/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000091951

Doc Ref #: 2016ED173

Postage: 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	9214	Carrier / service:	USPS Server	First-Class Mail®	10/31/2016 12:00:00 AM
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Ship to:

TPL CASUALTY UNIT ESTATE

WILLOW OAK BUILDING

P.O. BOX 8486

HARRISBURG PA 17105

Tracking #: 71901140006000092101

Doc Ref #: 2016ED173

Postage 5.1300

Document Receipt

Trans #	9214	Carrier / service:	USPS Server	First-Class Mail®	10/31/2016 12:00:00 AM
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Ship to:

TPL CASUALTY UNIT ESTATE

WILLOW OAK BUILDING

P.O. BOX 8486

HARRISBURG PA 17105

Tracking #: 71901140006000092101

Doc Ref #: 2016ED173

Postage 5.1300

Document Receipt

Trans #	9208	Carrier / service	USPS Server	First-Class Mail®	10/31/2016 12:00:00 AM
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Ship to:

INHERITANCE TAX OFFICE

110 NORTH 8TH STREET

SUITE#204

PHILDELPHIA PA 19107

Tracking #: 71901140006000092040

Doc Ref #: 2016ED173

Postage 5.1300

MCCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 1400

PHILADELPHIA, PA 19109

(215) 790-1010



PNC BANK

55-760/312

NO. 121993

121993

PAY: One thousand three hundred fifty and NO/100

DATE 10/25/2016

AMOUNT \$1,350.00

TO THE Sheriff of Columbia County

ORDER PA

Listing Prop for Sheriff Sale(15-107860) - Olenick, Luana & Mazur, Richard

Thomas J. Mc Cleo

ESCROW TRUST
VOID AFTER 90 DAYS

⑈ 121993 ⑈ ⑆031207607⑆ 8026350259⑈