

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
CHRISTOPHER SIEGEL (et al.)

Case Number
2015CV1641

PROPERTY ADDRESS
22 LIGHTS ROAD, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
03/03/2016	Advance Fee	Advance Fee	253564	\$0.00	\$1,350.00
03/03/2016	Advertising Sale (Newspaper)			\$15.00	\$0.00
03/03/2016	Advertising Sale Bills & Copies			\$17.50	\$0.00
03/03/2016	Crying Sale			\$10.00	\$0.00
03/03/2016	Docketing			\$15.00	\$0.00
03/03/2016	Levy			\$15.00	\$0.00
03/03/2016	Mailing Costs			\$84.00	\$0.00
03/03/2016	Posting Handbill			\$15.00	\$0.00
03/03/2016	Press Enterprise Inc.			\$1,492.89	\$0.00
03/03/2016	Sheriff Automation Fund			\$50.00	\$0.00
03/03/2016	Web Posting			\$100.00	\$0.00
06/02/2016	Service			\$330.00	\$0.00
06/02/2016	Service Milcage			\$24.00	\$0.00
06/02/2016	Copies			\$11.00	\$0.00
06/02/2016	Notary Fee			\$15.00	\$0.00
06/02/2016	Tax Claim Search			\$5.00	\$0.00
06/02/2016	Surcharge			\$230.00	\$0.00
				\$2,429.39	\$1,350.00
TOTAL BALANCE:				\$(1,079.39)	

MCCABE, WEISBERG & CONWAY, P.C.
ATTORNEYS AT LAW
123 S. BROAD STREET SUITE 1400
PHILADELPHIA, PA 19109
(215) 790-1010



NO 122777

PAY: One thousand seventy-nine and thirty-nine/100
DATE 11/29/2016 **AMOUNT** \$1,079.39

TO THE
ORDER
OF
Sheriff of Columbia County
PA

ESCROW TRUST
VOID AFTER 90 DAYS

Balance Due Sheriff(15-109364) - Siegel, Denise & Christopher

⑈ 1 2 2 7 7 7 ⑈ ⑆ 0 3 1 2 0 7 6 0 7 ⑆ 8 0 2 6 3 5 0 2 5 9 ⑈

02650
McCABE, WEISBERG & CONWAY, P.C.
ATTORNEYS AT LAW
Sheriff of Columbia County

Acct:

CK # 122777

Invoice No. Voucher No. Memo

Check Date

Amount Paid NSM

15-109364	5471742	Balance Due Sheriff(15-109364) - Siegel, Denise & Christopher	11/29/2016	\$1,079.39
63559				

VER-PA	15-109364	Caliber Home Loans	Siegel, Denise & Christopher
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\$1,079.39

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

SUITE 210
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 2506
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(611) 812-4084
FAX (855) 845-2584

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

November 1, 2016

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

Re: LSF9 Master Participation Trust vs. Christopher J. Siegel and Denise Ann Siegel a/k/a
Denise Ann Garrison
Columbia; C.C.P; No. 2015-cv-1641
Premises: 22 Lights Road, Berwick, Pennsylvania 18603

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **November 9, 2016** Sheriff's Sale. I am requesting at this time that you stay this sale. My client has currently placed a hold on our file and requested that the sale not go forward. No monies have been received.

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

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

Very truly yours,

Deborah Flippen, Legal Assistant

/df

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

SIGNATURE

DATE

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

LSF9 MASTER PARTICIPATION TRUST

vs.

Defendant

CHRISTOPHER SIEGEL
DENISE SIEGEL

Attorney for the Plaintiff:

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

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

Writ of Execution No. : 2015CV1641

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 22 LIGHTS ROAD, 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	\$84.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,492.89
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	\$330.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$11.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$230.00

Total Sheriff Costs \$2,624.39

Distribution Costs

Recording Fees	\$67.00
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Total Distribution Costs \$67.00

Grand Total: \$2,691.39

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

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

LSF9 MASTER PARTICIPATION TRUST VS CHRISTOPHER & DENISE SEIGEL

NO. 33-2016 ED NO. 1641-2015 JD

DATE/TIME OF SALE: *Nov. 9*, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

LSF9 Master Participation Trust
Plaintiff

v.

Christopher J. Siegel and Denise Ann Siegel a/k/a
Denise Ann Garrison
Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

No. 2015-cv-1641

FILED
PROTHONOTARY
2016 OCT -5 A 8:15
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

ORDER

AND NOW, this 5th day of Oct., 2016, upon consideration of Plaintiff's Motion to Adjourn the Sheriff's Sale currently scheduled in the above-captioned matter for October 5, 2016, it is hereby ORDERED that the Sheriff's Sale of the property known as 22 Lights Road, Berwick, PA 18603 is adjourned to the November 9, 2016 Sheriff's Sale. It is FURTHER ORDERED that no additional advertising of said Sale is necessary and no new notice to the parties previously set forth in the Affidavit Pursuant to Pa.R.C.P. 3129.1 is required except for such notice as may be required by virtue of Rule 3129.3 (b)(2)(i) Pa.R.C.P.. The postponement shall be announced at the October 5, 2016 Sheriff's Sale.

BY THE COURT:

LS/ Thomas A. James 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
 Plaintiff

v.

Christopher J. Siegel and Denise Ann Siegel a/k/a
 Denise Ann Garrison
 Defendants

COLUMBIA COUNTY
 COURT OF COMMON PLEAS

No. 2015-cv-1641

FILED
 PROTHONOTARY
 2016 OCT -5 A 8:07
 CLERK OF COURTS OFFICE
 COUNTY OF COLUMBIA, PA

MOTION TO ADJOURN SHERIFF'S SALE

Plaintiff, LSF9 Master Participation Trust, by and through its attorneys, McCabe Weisberg and Conway, P.C., moves this Honorable Court for an Order adjourning the Sheriff's Sale scheduled for October 5, 2016 and avers as follows:

1. Plaintiff filed a Writ of Execution, as well as the Affidavit required by Pa.R.C.P. 3129, in order to list the property known as 22 Lights Road, Berwick, PA 18603 for Sheriff's Sale originally scheduled for October 5, 2016.

2. Plaintiff has postponed the Sheriff's Sale to the fullest extent permitted without requesting leave from the Court, and is now requesting that this Honorable Court allow the sale currently scheduled for October 5, 2016 to be postponed further until November 9, 2016 as Plaintiff and Defendant are working to resolve the debt.

3. Plaintiff has complied with all the pertinent statutory and procedural rules of court governing the listing of real property for Sheriff's Sale.

4. Neither the parties hereto nor the parties previously set forth in the Affidavit Pursuant to

Rule 3129 will be prejudiced by the adjournment of the Sheriff's Sale.

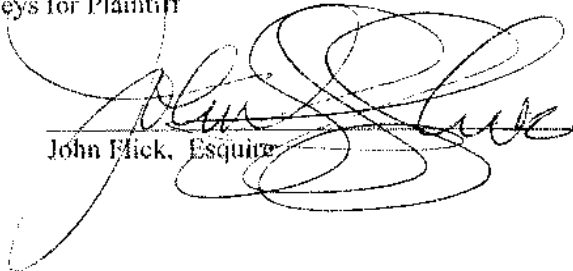
WHEREFORE, Plaintiff prays that this Honorable Court grant an Order adjourning the Sheriff's Sale of the property known as 22 Lights Road, Berwick, PA 18603 to the November 9, 2016 Sheriff's Sale with no additional advertising of said Sale and no new notice to the parties previously set forth in the Affidavit Pursuant to Pa.R.C.P. 3129 being required, except for an announcement be made at the sale currently scheduled for October 5, 2016.

McCABE, WEISBERG & CONWAY, P.C.

BY: 

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

Attorneys for Plaintiff


John Flick, Esquire

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

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
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JOSEPH J. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
LENA KRAVETS, ESQUIRE - ID # 316421
JACOB M. OTTLEY, ESQUIRE - ID # 319404

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

LSF9 Master Participation Trust
Plaintiff

v.

Christopher J. Siegel and Denise Ann Siegel a/k/a
Denise Ann Garrison
Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

No. 2015-cv-1641

MEMORANDUM OF LAW

Plaintiff requested that the Sheriff's Sale originally scheduled for October 5, 2016 in this matter be continued for the legally allowable time without requesting the postponement from the Court.

Plaintiff at this time requests that the Sheriff's Sale set for October 5, 2016 be adjourned to November 9, 2016 as Plaintiff and Defendant are working to resolve the debt.

Pursuant to Pa.R.C.P. 3129.3, the Court has the discretion to adjourn a Sheriff's Sale and dispense the requirement of new notice.

WHEREFORE, Plaintiff prays that a special order of court be granted and the Sheriff's Sale of the property known as 22 Lights Road, Berwick, PA 18603 be adjourned to the November 9, 2016 Sheriff's Sale with no additional advertising of said Sale and no new notice to the parties previously set forth in the Affidavit Pursuant to Pa.R.C.P. 3129 being required, except that an announcement be made at the sale

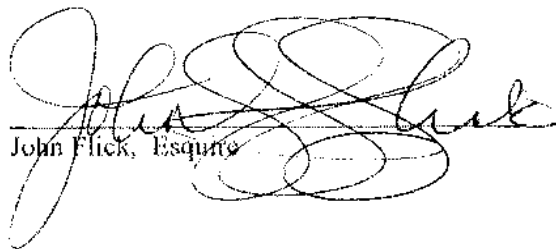
currently scheduled for October 5, 2016.

McCABE, WEISBERG & CONWAY, P.C.

BY: 

<input checked="" type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Edward D. Conway, Esq.
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Attorneys for Plaintiff

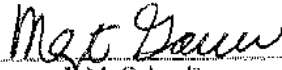

John Flick, Esquire

VERIFICATION

The undersigned hereby certifies that he/she is the attorney for the Plaintiff in the within action and that he/she is authorized to make this verification and that the foregoing facts based on the information from the Plaintiff's representative, who is out of jurisdiction and not available to sign this verification at this time, are true and correct to the best of his/her knowledge, information and belief and further states that false statements herein are made subject to the penalties of 18 P.A.C.S. §4904 relating to unsworn falsification to authorities.

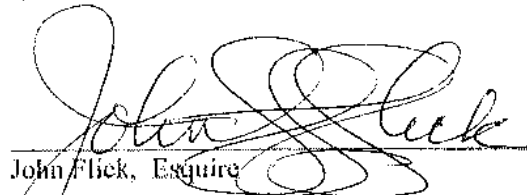
McCABE, WEISBERG & CONWAY, P.C.

BY:



<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Edward D. Conway, Esq.
<input checked="" 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.
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<input type="checkbox"/> Lena Kravets, Esq.	<input type="checkbox"/> Jacob M. Ottley, Esq.

Attorneys for Plaintiff


John Flick, Esquire

LSF9 Master Participation Trust v. Christopher J. Siegel and Denise Ann Siegel a/k/a Denise Ann Garrison
Columbia County; Number: 2015-cv-1641

LSF9 Master Participation Trust
Plaintiff

v.

Christopher J. Siegel and Denise Ann Siegel a/k/a
Denise Ann Garrison
Defendants

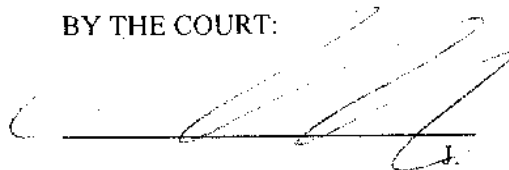
COLUMBIA COUNTY
COURT OF COMMON PLEAS

No. 2015-cv-1641

ORDER

AND NOW, this 2nd day of Aug., 2016, upon consideration of Plaintiff's Motion to Adjourn the Sheriff's Sale currently scheduled in the above-captioned matter for August 3, 2016, it is hereby ORDERED that the Sheriff's Sale of the property known as 22 Lights Road, Berwick, PA 18603 is adjourned to the October 5, 2016 Sheriff's Sale. It is FURTHER ORDERED that no additional advertising of said Sale is necessary and no new notice to the parties previously set forth in the Affidavit Pursuant to Pa.R.C.P. 3129.1 is required except for such notice as may be required by virtue of Rule 3129.3 (b)(2)(i) Pa.R.C.P.. The postponement shall be announced at the August 3, 2016 Sheriff's Sale.

BY THE COURT:



McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
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LENA KRAVETS, ESQUIRE - ID # 316421
JACOB M. OTTLEY, ESQUIRE - ID # 319404

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

LSF9 Master Participation Trust
Plaintiff

v.

Christopher J. Siegel and Denise Ann Siegel a/k/a
Denise Ann Garrison
Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

No. 2015-cv-1641

MOTION TO ADJOURN SHERIFF'S SALE

Plaintiff, LSF9 Master Participation Trust, by and through its attorneys, McCabe Weisberg and Conway, P.C., moves this Honorable Court for an Order adjourning the Sheriff's Sale scheduled for August 3, 2016 and avers as follows:

1. Plaintiff filed a Writ of Execution, as well as the Affidavit required by Pa.R.C.P. 3129, in order to list the property known as 22 Lights Road, Berwick, PA 18603 for Sheriff's Sale originally scheduled for May 4, 2016.
2. Plaintiff has postponed the Sheriff's Sale to the fullest extent permitted without requesting leave from the Court, and is now requesting that this Honorable Court allow the sale currently scheduled for August 3, 2016 to be postponed further until October 5, 2016 as Plaintiff and Defendant are working to resolve the debt.
3. Plaintiff has complied with all the pertinent statutory and procedural rules of court governing the listing of real property for Sheriff's Sale.
4. Neither the parties hereto nor the parties previously set forth in the Affidavit Pursuant to

Rule 3129 will be prejudiced by the adjournment of the Sheriff's Sale.

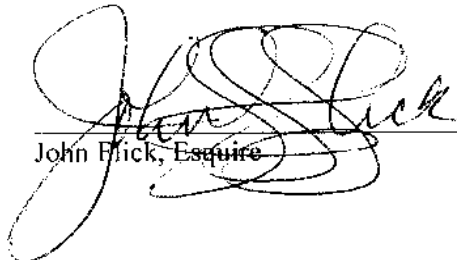
WHEREFORE, Plaintiff prays that this Honorable Court grant an Order adjourning the Sheriff's Sale of the property known as 22 Lights Road, Berwick, PA 18603 to the October 5, 2016 Sheriff's Sale with no additional advertising of said Sale and no new notice to the parties previously set forth in the Affidavit Pursuant to Pa.R.C.P. 3129 being required, except for an announcement be made at the sale currently scheduled for August 3, 2016.

MCCABE, WEISBERG & CONWAY, P.C.

BY: 

<input checked="" type="checkbox"/> TERRENCE J. McCABE, ESQUIRE	<input type="checkbox"/> MARC S. WEISBERG, ESQUIRE
<input type="checkbox"/> EDWARD D. CONWAY, ESQUIRE	<input type="checkbox"/> MARGARET GAIRO, ESQUIRE
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<input type="checkbox"/> CELINE P. DERKRIKORIAN, ESQUIRE	<input type="checkbox"/> LENA KRAVETS, ESQUIRE
<input type="checkbox"/> JACOB M. OTTLEY, ESQUIRE	

Attorneys for Plaintiff


John Flick, Esquire

ORIGINAL

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

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

RECEIVED: 8/2/2016
NOT FILED OF RECORD:

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

LSF9 Master Participation Trust
Plaintiff

v.

Christopher J. Siegel and Denise Ann Siegel a/k/a
Denise Ann Garrison
Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

No. 2015-cv-1641

MEMORANDUM OF LAW

Plaintiff requested that the Sheriff's Sale originally scheduled for May 4, 2016 in this matter be continued for the legally allowable time without requesting the postponement from the Court.

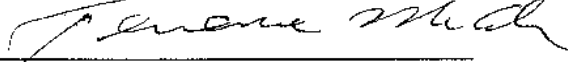
Plaintiff at this time requests that the Sheriff's Sale set for August 3, 2016 be adjourned to October 5, 2016 as Plaintiff and Defendant are working to resolve the debt.

Pursuant to Pa.R.C.P. 3129.3, the Court has the discretion to adjourn a Sheriff's Sale and dispense the requirement of new notice.

WHEREFORE, Plaintiff prays that a special order of court be granted and the Sheriff's Sale of the property known as 22 Lights Road, Berwick, PA 18603 be adjourned to the October 5, 2016 Sheriff's Sale with no additional advertising of said Sale and no new notice to the parties previously set forth in the Affidavit Pursuant to Pa.R.C.P. 3129 being required, except that an announcement be made at the sale

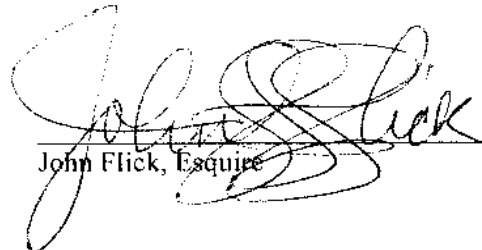
currently scheduled for August 3, 2016.

MCCABE, WEISBERG & CONWAY, P.C.

BY: 

<input checked="" type="checkbox"/> TERRENCE J. McCABE, ESQUIRE	<input type="checkbox"/> MARC S. WEISBERG, ESQUIRE
<input type="checkbox"/> EDWARD D. CONWAY, ESQUIRE	<input type="checkbox"/> MARGARET GAIRO, ESQUIRE
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<input type="checkbox"/> JACOB M. OTTLEY, ESQUIRE	

Attorneys for Plaintiff



John Flick, Esquire

VERIFICATION

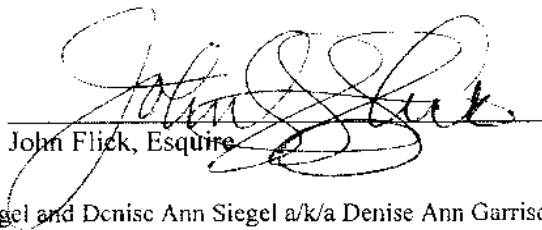
The undersigned hereby certifies that he/she is the attorney for the Plaintiff in the within action and that he/she is authorized to make this verification and that the foregoing facts based on the information from the Plaintiff's representative, who is out of jurisdiction and not available to sign this verification at this time, are true and correct to the best of his/her knowledge, information and belief and further states that false statements herein are made subject to the penalties of 18 PA.C.S. §4904 relating to unsworn falsification to authorities.

MCCABE, WEISBERG & CONWAY, P.C.

BY: 

<input checked="" type="checkbox"/> TERRENCE J. McCABE, ESQUIRE	<input type="checkbox"/> MARC S. WEISBERG, ESQUIRE
<input type="checkbox"/> EDWARD D. CONWAY, ESQUIRE	<input type="checkbox"/> MARGARET GAIRO, ESQUIRE
<input type="checkbox"/> ANDREW L. MARKOWITZ, ESQUIRE	<input type="checkbox"/> HEIDI R. SPIVAK, ESQUIRE
<input type="checkbox"/> MARISA J. COHEN, ESQUIRE	<input type="checkbox"/> CHRISTINE L. GRAHAM, ESQUIRE
<input type="checkbox"/> BRIAN T. LAMANNA, ESQUIRE	<input type="checkbox"/> ANN E. SWARTZ, ESQUIRE
<input type="checkbox"/> JOSEPH F. RIGA, ESQUIRE	<input type="checkbox"/> JOSEPH I. FOLEY, ESQUIRE
<input type="checkbox"/> CELINE P. DERKRIKORIAN, ESQUIRE	<input type="checkbox"/> LENA KRAVETS, ESQUIRE
<input type="checkbox"/> JACOB M. OTTLEY, ESQUIRE	

Attorneys for Plaintiff


John Flick, Esquire

LSF9 Master Participation Trust v. Christopher J. Siegel and Denise Ann Siegel a/k/a Denise Ann Garrison
Columbia County; Number: 2015-cv-1641

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
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CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926

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

LSF9 Master Participation Trust
Plaintiff

v.

Christopher J. Siegel and Denise Ann Siegel a/k/a
Denise Ann Garrison
Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

No. 2015-cv-1641

CERTIFICATION OF SERVICE

The undersigned attorney for Plaintiff, hereby certifies that I served a true and correct copy of the foregoing Motion To Postpone Sheriff's Sale, by United States Mail, first class, postage prepaid, on the 29th day of July, 2016, upon the following:

Christopher J. Siegel
22 Lights Road
Berwick, PA, 18603

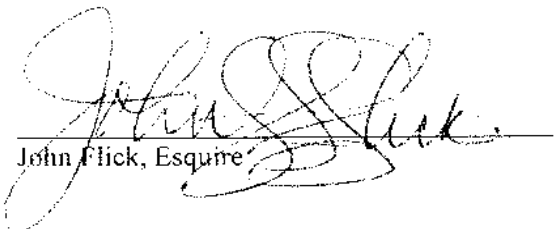
Denise Ann Siegel a/k/a Denise Ann Garrison
P.O. Box 1121
Berwick, PA, 18603

MCCABE, WEISBERG & CONWAY, P.C.

BY: 

<input checked="" type="checkbox"/> TERRENCE J. McCABE, ESQUIRE	<input type="checkbox"/> MARC S. WEISBERG, ESQUIRE
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<input type="checkbox"/> JACOB M. OTTLEY, ESQUIRE	

Attorneys for Plaintiff


John Flick, Esquire

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
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JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
JACOB M. OTTLEY, ESQUIRE - ID # 319404

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

LSF9 Master Participation Trust
Plaintiff

v.

Christopher J. Siegel and Denise Ann Siegel a/k/a
Denise Ann Garrison
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY
No. 2015-cv-1641

Notice of the Date of Continued Sheriff's Sale

The Sheriff's Sale scheduled for **June 8, 2016** at 09:00 A.M. in the above-captioned matter has been continued until **August 3, 2016** at 09:00 A.M.

Certificate of Filing

On this date, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing with the Prothonotary of COLUMBIA County.

Certification of Service

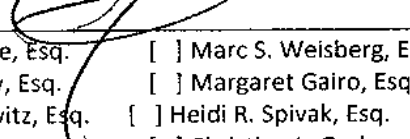
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Christopher J. Siegel
22 Lights Road
Berwick, Pennsylvania, 18603

Denise Ann Siegel a/k/a Denise Ann Garrison
P.O. Box 1121
Berwick, Pennsylvania, 18603

Date: 6/3/16

McCABE, WEISBERG & CONWAY, P.C.

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

15-109364

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
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JACOB M. OTTLEY, ESQUIRE - ID # 319404

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LSF9 Master Participation Trust
Plaintiff

v.

Christopher J. Siegel and Denise Ann Siegel a/k/a
Denise Ann Garrison
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY
No. 2015-cv-1641

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Denise Ann Siegel a/k/a Denise Ann Garrison
P.O. Box 1121
Berwick, Pennsylvania, 18603

Date: 6/3/16

McCABE, WEISBERG & CONWAY, P.C.BY: 

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input checked="" type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
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<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Lena Kravets, Esq.
<input type="checkbox"/> Jacob M. Ottley, Esq.	

Attorneys for Plaintiff

15-109364

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

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

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

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

June 1, 2016

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

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

Prothonary of Columbia County
35 West Main Street
Bloomsburg, Pennsylvania 17815

RE: LSF9 Master Participation Trust v. Christopher J. Siegel and Denise Ann Siegel a/k/a Denise Ann Garrison
Columbia County; CCP; Number: 2015-cv-1641

Dear Sir or Madam:

Enclosed please find an original and one copy of Notice of the Date of Continued Sheriff's Sale with regard to the above matter. Kindly file the original of record with the Court and return the time-stamp copy to my attention in the self-addressed, stamped envelope provided.

If you have any questions, please feel free to contact me. Thank you for your attention in this matter.

Very truly yours,
Alcise Adekeye, Legal Assistant
McCabe, Weisberg & Conway, P.C.

/AA

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
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JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
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LSF9 Master Participation Trust
Plaintiff

v.

Christopher J. Siegel and Denise Ann Siegel a/k/a
Denise Ann Garrison
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY
No. 2015-cv-1641

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Christopher J. Siegel
22 Lights Road
Berwick, Pennsylvania, 18603

Denise Ann Siegel a/k/a Denise Ann Garrison
P.O. Box 1121
Berwick, Pennsylvania, 18603

Date: 6/3/16

McCABE, WEISBERG & CONWAY, P.C.

BY:

☐ Terrence J. McCabe, Esq. ☐ Marc S. Weisberg, Esq.
☐ Edward D. Conway, Esq. ☐ Margaret Gairo, Esq.
☒ Andrew L. Markowitz, Esq. ☐ Heidi R. Spivak, Esq.
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☐ Joseph F. Riga, Esq. ☐ Joseph I. Foley, Esq.
☐ Celine P. DerKrikorian, Esq. ☐ Lena Kravets, Esq.
☐ Jacob M. Ottley, Esq.

Attorneys for Plaintiff

15-109364

LAW OFFICES
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FAX: (855) 845-2584

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

June 1, 2016

Prothonary of Columbia County
35 West Main Street
Bloomsburg, Pennsylvania 17815

RE: LSF9 Master Participation Trust v. Christopher J. Siegel and Denise Ann Siegel a/k/a Denise Ann Garrison
Columbia County; CCP; Number: 2015-cv-1641

Dear Sir or Madam:

Enclosed please find an original and one copy of Notice of the Date of Continued Sheriff's Sale with regard to the above matter. Kindly file the original of record with the Court and return the time-stamp copy to my attention in the self-addressed, stamped envelope provided.

If you have any questions, please feel free to contact me. Thank you for your attention in this matter.

Very truly yours,
Alcase Adekeye, Legal Assistant
McCabe, Weisberg & Conway, P.C.

/AA

LAW OFFICES
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(302) 409-3520
FAX 855-425-1980

June 1, 2016

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

Re: LSF9 Master Participation Trust vs. Christopher J. Siegel and Denise Ann Siegel a/k/a Denise Ann Garrison
Columbia County; C.C.P; No. 2015-cv-1641
Premises: 22 Lights Road, Berwick, Pennsylvania 18603

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **June 8, 2016** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **August 3, 2016** 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,
Alease Adekeye, Legal Assistant

/AA

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

SIGNATURE

DATE

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

SUITE 210
145 HUGUENOT STREET
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June 1, 2016

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

Re: LSF9 Master Participation Trust vs. Christopher J. Siegel and Denise Ann Siegel a/k/a Denise Ann Garrison
Columbia County; C.C.P; No. 2015-cv-1641
Premises: 22 Lights Road, Berwick, Pennsylvania 18603

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **June 8, 2016** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **August 3, 2016** 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,
Alease Adekeye, Legal Assistant

/AA

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

SIGNATURE

DATE

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN \$15.00
SERVICE PER DEF. \$ 330.00
LEVY (PER PARCEL \$15.00
MAILING COSTS \$ 84.00
ADVERTISING SALE BILLS & COPIES \$17.50
ADVERTISING SALE (NEWSPAPER) \$15.00
MILEAGE \$ 24.00
POSTING HANDBILL \$15.00
CRYING/ADJOURN SALE \$10.00
SHERIFF'S DEED \$35.00
TRANSFER TAX FORM \$25.00
DISTRIBUTION FORM \$25.00
COPIES \$ 11.00
NOTARY \$ 15.00

TOTAL ***** \$ 636.50

WEB POSTING \$150.00
PRESS ENTERPRISE INC. \$ 1,492.89
SOLICITOR'S SERVICES \$100.00

TOTAL ***** \$ 1,742.89

PROTHONOTARY (NOTARY) \$10.00
RECORDER OF DEEDS \$ 67.00

TOTAL ***** \$ 77.00

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20 \$ _____
SCHOOL DIST. 20 \$ _____
DELINQUENT 20 \$ 5.00

TOTAL ***** \$ 5.00

MUNICIPAL FEES DUE:

SEWER 20 \$ _____
WATER 20 \$ _____

TOTAL ***** \$ 0

SURCHARGE FEE (DSTE) \$ 230.00
MISC. _____ \$ _____

TOTAL ***** \$ 0

TOTAL COSTS (OPENING BID) \$ 2691.39

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

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June 1, 2016

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

Re: LSF9 Master Participation Trust vs. Christopher J. Siegel and Denise Ann Siegel a/k/a Denise Ann Garrison
Columbia County; C.C.P; No. 2015-cv-1641
Premises: 22 Lights Road, Berwick, Pennsylvania 18603

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **June 8, 2016** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **Please Provide Sale Date/Time after 7/08/16** Sheriff's Sale.

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,
Alease Adekeye, Legal Assistant

/AA

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

SIGNATURE

DATE

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April 26, 2016

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


Re: LSF9 Master Participation Trust vs. Christopher J. Siegel and Denise Ann Siegel a/k/a Denise Ann Garrison
Columbia County, No. 2015-cv-1641
Premises: 22 Lights Road, Berwick, Pennsylvania 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 May 4, 2016.

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

Sincerely,


Seth Hartrick, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/SH

cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIR, ESQUIRE - ID # 34419
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JOSEPH F. RIGA, ESQUIRE - ID # 57716
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LENA KRAVETS, ESQUIRE - ID # 316421
JACOB M. OTTLEY, ESQUIRE - ID # 319404

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

LSF9 Master Participation Trust
Plaintiff

v.

Christopher J. Siegel and Denise Ann Siegel a/k/a
Denise Ann Garrison
Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2015-cv-1641

AFFIDAVIT OF SERVICE

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 26th day of April, 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

DATE: 4/29/16

BEFORE ME THIS 29TH DAY

McCABE, WEISBERG & CONWAY, P.C.

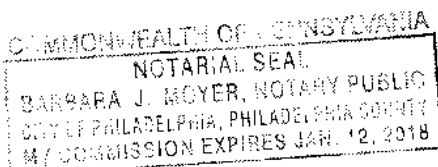
OF April, 2016

BY: Terrence J. McCabe

NOTARY PUBLIC

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

Attorneys for Plaintiff



McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
 MARC S. WEISBERG, ESQUIRE - ID # 17616
 EDWARD D. CONWAY, ESQUIRE - ID # 34687
 MARGARET GAIRO, ESQUIRE - ID # 34419
 ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
 HEIDI R. SPIVAK, ESQUIRE - ID # 74770
 MARISA J. COHEN, ESQUIRE - ID # 87830
 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
 BRIAN T. LAMANNA, ESQUIRE - ID # 310321
 ANN E. SWARTZ, ESQUIRE - ID # 201926
 JOSEPH F. RIGA, ESQUIRE - ID # 57716
 JOSEPH I. FOLEY, ESQUIRE - ID # 314675
 CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
 LENA KRAVETS, ESQUIRE - ID # 316421
 JACOB M. OTTLEY, ESQUIRE - ID # 319404

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

LSF9 Master Participation Trust

Plaintiff

v.

Christopher J. Siegel and Denise Ann Siegel a/k/a
Denise Ann Garrison

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2015-cv-1641

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: 22 Lights Road, Berwick, Pennsylvania 18603, as of the date the Praeipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

I. Name and address of Owners or Reputed Owners

Name

Address

Christopher J. Siegel

22 Lights Road
Berwick, Pennsylvania 18603

Denise Ann Siegel a/k/a Denise Ann
Garrison

P.O. Box 1121
Berwick, Pennsylvania 18603

2. Name and address of Defendants in the judgment:

Name	Address
Christopher J. Siegel	22 Lights Road Berwick, Pennsylvania 18603
Denise Ann Siegel a/k/a Denise Ann Garrison	P.O. Box 1121 Berwick, Pennsylvania 18603

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	

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

Name	Address
Plaintiff herein	
First Guaranty Mortgage Corporation	8180 Greensboro Drive, Suite 500 McLean, Virginia 22102
Mortgage Electronic Registration Systems, Inc.	P.O. Box 2026 Flint, Michigan 48501-2026

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	22 Lights Road 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 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

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.

DATE

4/29/16

McCABE, WEISBERG & CONWAY, P.C.

BY: 

<input checked="" type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, 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 type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Lena Kravets, Esq.
<input type="checkbox"/> Jacob M. Ottley, Esq.	

Attorneys for Plaintiff

Re: LSF9 Master Participation Trust v. Christopher J. Siegel. et al.
Columbia County; Number: 2015-cv-1641

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
 MARC S. WEISBERG, ESQUIRE - ID # 17616
 EDWARD D. CONWAY, ESQUIRE - ID # 34687
 MARGARET GAIRO, ESQUIRE - ID # 34419
 ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
 HEIDI R. SPIVAK, ESQUIRE - ID # 74770
 MARISA J. COHEN, ESQUIRE - ID # 87830
 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
 BRIAN T. LAMANNA, ESQUIRE - ID # 310321
 ANN E. SWARTZ, ESQUIRE - ID # 201926
 JOSEPH F. RIGA, ESQUIRE - ID # 57716
 JOSEPH I. FOLEY, ESQUIRE - ID # 314675
 CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
 LENA KRAVETS, ESQUIRE - ID # 316421
 JACOB M. OTTLEY, ESQUIRE - ID # 319404

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

LSF9 Master Participation Trust
Plaintiff

v.

Christopher J. Siegel and Denise Ann Siegel a/k/a
Denise Ann Garrison
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2015-cv-1641

DATE: April 26, 2016

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Christopher J. Siegel and Denise Ann Siegel a/k/a Denise Ann Garrison

PROPERTY: 22 Lights Road, Berwick, Pennsylvania 18603

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$171,591.79

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on **May 4, 2016 at 9:00a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 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.


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.**

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  PINEY BOWLES
ZIP 19109 \$024.15⁰
02 1M
0001377494 APR 26 2016

[illegible]

[illegible]

17		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													
18		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													
19		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													
20		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 20	Total Number of Pieces Received at Post Office 20	Postmaster, Per (Name of receiving employee)	<p>The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of missing/damaged 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 \$25,000 for registered mail. See <i>Domestic Mail Manual</i> R906, 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) pieces.</p>												

**JOAN ROTHERY
TAX COLLECTOR
BRIAR CREEK TOWNSHIP**

**122 TWIN CHURCH ROAD
BERWICK, PA 18603**

**(570) 759-2118
(570) 759-1681 FAX**

TO: Sheriff's Office

FAX: 389-5625

PAGES: 2 - (INC. COVER)

DATE: _____

33

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

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

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

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

SUITE 2509
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(611) 812-4084
FAX (855) 845-2584

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

April 27, 2016

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

Re: LSF9 Master Participation Trust vs. Christopher J. Siegel and Denise Ann Siegel a/k/a Denise Ann Garrison
Columbia County; C.C.P.; No. 2015-cv-1641
Premises: 22 Lights Road, Berwick, Pennsylvania 18603

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **May 4, 2016** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **June 8, 2016** 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,
Alease Adekeye, Legal Assistant

/AA

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

SIGNATURE

DATE

Tax Notice 2016 County & Municipality

BRIARCREEK TWP

MAKE CHECKS PAYABLE TO:

Joan M. Rothery
122 TWIN CHURCH ROAD
Berwick PA 18603

HOURS: MAR & APR - TUE & THUR: 8PM - 8PM
WED: 1-4 PM & 6 - 8 PM

OTHER MONTHS WEDNESDAY ONLY

PHONE: 570-759-2118

FOR: COLUMBIA County

DATE

03/01/2016

BILL NO.

11773

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	30.476	10.491	313.33	319.72	351.69
SINKING		1	29.87	30.48	33.53
FIRE		1	29.87	30.48	33.53
TWP RE		6	179.20	182.86	201.16
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT					
			552.27	563.54	619.90
			April 30	June 30	June 30
			If paid on or before	If paid on or before	If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SIEGEL CHRISTOPHER J & DENISE ANN
22 LIGHTS ROAD
BERWICK PA 18603

If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	5.586	9.491	52.05	53.11	58.42
SINKING		1	5.49	5.60	6.16
FIRE		1	5.49	5.60	6.16
TWP RE		6	32.91	33.58	36.94
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT					
			95.94	97.89	107.68
			April 30	June 30	June 30
			If paid on or before	If paid on or before	If paid after

Tax Notice 2015 County & Municipality

BRIARCREEK TWP

MAKE CHECKS PAYABLE TO:

Joan M. Rothery
122 TWIN CHURCH ROAD
Berwick PA 18603

HOURS: MAR & APR - TUE & THUR: 8PM - 8PM
WED: 1-4 PM & 6 - 8 PM

OTHER MONTHS WEDNESDAY ONLY

PHONE: 570-759-2118

INTERIM
FOR: COLUMBIA County

DATE

03/01/2016

BILL NO.

180

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	5.586	9.491	52.05	53.11	58.42
SINKING		1	5.49	5.60	6.16
FIRE		1	5.49	5.60	6.16
TWP RE		6	32.91	33.58	36.94
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT					
			95.94	97.89	107.68
			April 30	June 30	June 30
			If paid on or before	If paid on or before	If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SIEGEL CHRISTOPHER J & DENISE ANN
22 LIGHTS ROAD
BERWICK PA 18603

If you desire a receipt, send a self-addressed stamped envelope with your payment
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DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	5.586	9.491	52.05	53.11	58.42
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TWP RE		6	32.91	33.58	36.94
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT					
			95.94	97.89	107.68
			April 30	June 30	June 30
			If paid on or before	If paid on or before	If paid after

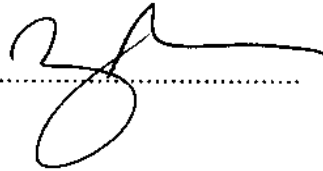
PRORATED VALUE

5.596

FILE COPY

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

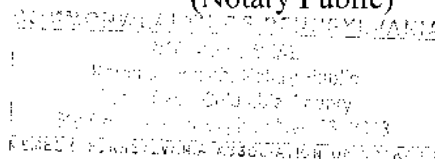
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice April 13, 20, 27, 2016 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



Sworn and subscribed to before me this 27th day of April, 2016...

Karen M. Beach

(Notary Public)



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

.....

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
SIEGEL, CHRISTOPHER (et al.)

Case Number
2015CV1641

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 05/04/2016 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	22 LIGHTS ROAD BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other
Adult In Charge:	
Relation:	
Date:	3/30/16
Time:	13:33 (1:33 pm)
Deputy:	446
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

/POSTING)

2015CV1641

22 LIGHTS ROAD, 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.
CHRISTOPHER SIEGEL (et al.)

Case Number
2015CV1641

SHERIFF'S RETURN OF SERVICE

03/10/2016 08:45 AM - SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: DENISE SIEGEL AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380, BLOOMSBURG, PA 17815.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

March 10, 2016

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

NOTARY

Affirmed and subscribed to before me this

10TH day of MARCH, 2016

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF9 MASTER PARTICIPATION TRUST
vs.
CHRISTOPHER SIEGEL (et al.)

Case Number
2015CV1641

SHERIFF'S RETURN OF SERVICE

03/10/2016 09:25 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE MELISSA WOLFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR CHRISTOPHER SIEGEL AT 22 LIGHTS ROAD, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

March 30, 2016

NOTARY

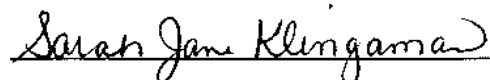
Affirmed and subscribed to before me this

30TH day of MARCH, 2016

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF9 MASTER PARTICIPATION TRUST
vs.
CHRISTOPHER SIEGEL (et al.)

Case Number
2015CV1641

SHERIFF'S RETURN OF SERVICE

03/30/2016 01:33 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 22 LIGHTS ROAD, BERWICK, PA 18603.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 31, 2016

NOTARY

Affirmed and subscribed to before me this

31ST day of MARCH, 2016

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

Sarah Jane Klingaman

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

Print Name of State Notary Public Here

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
SIEGEL, CHRISTOPHER (et al.)

Case Number
2015CV1641

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 33

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/04/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: CHRISTOPHER SIEGEL

Primary Address: 22 LIGHTS ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 625 HARTER AVENUE
NESCOPECK, PA 18635

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Melissa Wolfe

Relation: Fiancee

Date: 3-10-16 Time: 09:25

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. _____

SIEGEL, CHRISTOPHER

2015CV1641

22 LIGHTS ROAD, 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.
SIEGEL, CHRISTOPHER (et al.)

Case Number
2015CV1641

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 33

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/04/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: DENISE SIEGEL
Primary Address: 22 LIGHTS ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 625 HARTER AVENUE
NESCOPECK, PA 18635

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 3-10-16

Time: 08:45

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. _____

SIEGEL, DENISE

2015CV1641

22 LIGHTS ROAD, 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.
SIEGEL, CHRISTOPHER (et al.)

Case Number
2015CV1641

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 33

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/04/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Joan M. Rothery

Primary Address: 122 Twin Church Road
Berwick, PA 18603

Phone: 570-759-2118

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 3-10-16

Time: 11:36

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. _____

ROTHERY, JOAN M.

2015CV1641

122 TWIN CHURCH ROAD, 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.
SIEGEL, CHRISTOPHER (et al.)

Case Number
2015CV1641

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 33

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/04/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK SEWER AUTHORITY

Primary Address: 1108 FREAS AVE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Kelly Morris

Relation: Secretary

Date: 3-10-16 Time: 09:35

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.

BERWICK SEWER AUTHORITY

2015CV1641

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

Tax Notice 2016 County & Municipality

MAKE CHECKS PAYABLE TO:
BRIARCREEK TWP

Joan M. Rothery
122 TWIN CHURCH ROAD
Berwick PA 18603

HOURS: MAR & APR - TUE & THUR: 6PM - 8PM
WED: 1-4 PM & 6 - 8 PM

OTHER MONTHS WEDNESDAY ONLY

PHONE: 570-759-2118

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SIEGEL CHRISTOPHER J & DENISE ANN
22 LIGHTS ROAD
BERWICK PA 18603

If you desire a receipt, send a self-addressed stamped envelope with your payment.
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

FOR: COLUMBIA County		DATE 03/01/2016		BILL NO. 11773	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	30,476	10.491	313.33	319.72	351.69
SINKING		1	29.87	30.48	33.53
FIRE		1	29.87	30.48	33.53
TWP RE		6	179.20	182.86	201.15
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT			552.27	563.54	619.90
			April 30	June 30	June 30
			If paid on or before	If paid on or before	If paid after
CITY TWP			This tax returned to courthouse on: January 1, 2017		
Discount 2 % 2 %					
Penalty 10 % 10 %					
PARCEL: 07 -09 -061-00,000					
22 LIGHTS RD					
10.05 Acres			Land 6,826 C+G		
Buildings 23,650					
Total Assessment 30,476					
			FILE COPY		

Tax Notice 2015 County & Municipality

MAKE CHECKS PAYABLE TO:
BRIARCREEK TWP

Joan M. Rothery
122 TWIN CHURCH ROAD
Berwick PA 18603

HOURS: MAR & APR - TUE & THUR: 6PM - 8PM
WED: 1-4 PM & 6 - 8 PM

OTHER MONTHS WEDNESDAY ONLY

PHONE: 570-759-2118

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SIEGEL CHRISTOPHER J & DENISE ANN
22 LIGHTS ROAD
BERWICK PA 18603

If you desire a receipt, send a self-addressed stamped envelope with your payment.
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

FOR: COLUMBIA County		DATE 03/01/2016		BILL NO. 180	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	5,596	9.491	52.05	53.11	58.42
SINKING		1	5.49	5.60	6.16
FIRE		1	5.49	5.60	6.16
TWP RE		6	32.91	33.58	36.94
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT			95.94	97.89	107.68
			April 30	June 30	June 30
			If paid on or before	If paid on or before	If paid after
CITY TWP			This tax returned to courthouse on: January 1, 2017		
Discount 2 % 2 %					
Penalty 10 % 10 %					
PARCEL: 07 -09 -061-00,000					
22 LIGHTS RD					
10.05 Acres			C+G		
PRORATED VALUE 5,596					
			FILE COPY		



March 10, 2016

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

**LSF9 MASTER PARTICIPATION TRUST
C/O CALIBER HOME LOANS, INC**

VS.

**CHRISTOPHER J. SIEGEL
DENISE ANN SIEGEL A/K/A DENISE ANN GARRISON**

**NO: 2015-CV-1641
NO: 2016-ED-33**

Dear Timothy:

The property located at 22 Lights Road Berwick Pa is not serviced by public sewer and therefore no money is due to our office.

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

Sincerely,

Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

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

DATE: 08-MAR-16

FEE: \$5.00

CERT. NO23661

SIEGEL CHRISTOPHER J & DENISE
22 LIGHTS ROAD
BERWICK PA 18603

DISTRICT: BRIARCREEK TWP
DEED
LOCATION: 22 LIGHTS RD BERWICK
PARCEL: 07 -09 -061-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2015	PRIM	0.00	0.00	0.00	0.00
TOTAL DUE :					\$0.00

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: June ,2016

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2015

REQUESTED BY: COLUMBIA County SHERIFF

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF9 MASTER PARTICIPATION TRUST
vs.
SIEGEL, CHRISTOPHER (et al.)

Case Number
2015CV1641

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

33

Warrant:

Notes: SALE DATE & TIME: 05/04/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Renne Newhart

Relation: Clerk

Date: 3-7-16 Time: 3:05

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

2015CV1641

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
SIEGEL, CHRISTOPHER (et al.)

Case Number
2015CV1641

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 33

Warrant:

Notes: SALE DATE & TIME: 05/04/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Karen Richender Bee

Relation: Clerk

Date: 3-7-16

Time: 3:00

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. _____

DOMESTIC RELATIONS OF 2015CV1641 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
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.

Christopher J. Siegel and Denise Ann Siegel a/k/a
Denise Ann Garrison

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2015-cv-1641

2016-ED-33

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: 22 Lights Road, 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 Owners or Reputed Owners

Name

Address

/ Christopher J. Siegel

22 Lights Road
Berwick, Pennsylvania 18603

2

Denise Ann Siegel a/k/a Denise Ann
Garrison

Po Box 1121
Berwick, Pennsylvania 18603

2. Name and address of Defendants in the judgment:

Name

Address

Christopher J. Siegel

22 Lights Road
Berwick, Pennsylvania 18603

Denise Ann Siegel a/k/a Denise Ann Garrison Po Box 1121
Berwick, Pennsylvania 18603

Denise Ann Siegel a/k/a Denise Ann Garrison 22 Lights Road
Berwick, Pennsylvania 18603

Denise Ann Siegel a/k/a Denise Ann Garrison 625 Harter Avenue
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

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

Name Address

Plaintiff herein

- 3 First Guaranty Mortgage Corporation 8180 Greensboro Drive, Suite 500
McLean, Virginia 22102

- 4 Mortgage Electronic Registration Systems, Inc. P.O. Box 2026
Flint, Michigan 48501-2026

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 22 Lights Road
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

- 6 Commonwealth of Pennsylvania Inheritance Tax Office 110 North 8th Street
Suite #204
Philadelphia, PA 19107

7	Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
8	Department of Public Welfare TPJ. 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
9	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
10	Commonwealth of PA Department of Revenue	Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Sales
11	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
12	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
13	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.

3-1-14

DATE

McCABE, WEISBERG & CONWAY, P.C.

BY: Terence McCabe

<input checked="" type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, 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 type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Lena Kravets, Esq.
<input type="checkbox"/> Jacob M. Ottley, Esq.	

Attorneys for Plaintiff

LSF9 Master Participation Trust
c/o Caliber Home Loans, Inc v. Christopher J. Siegel and Denise Ann Siegel a/k/a Denise Ann Garrison
Columbia County: Number: 2015-cv-1641

LEGAL DESCRIPTION

All that certain piece or parcel of land situated in the Township of Briarclark, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone; thence along the lands late of James Evans Estate, South 53 1/2 degrees West 44 perches to a stone; thence North 36 degrees West 33 8/10 perches to a stump; thence along the lands late of Michael Bower North 40 degrees East 39 3/10 perches to a pine; thence North 68 1/2 degrees East 39 6/10 perches to a stone; thence by lands late of James Lamont Estate South 13 degrees East 32 perches to the place of beginning. Containing 13 acres, more or less.

EXCEPTING AND RESERVING, HOWEVER, out of the same one acre of land conveyed to Rufus C. Bower and Wife by deed dated June 18, 1927, recorded in Columbia County in Deed Book 104, page 605.

ALSO EXCEPTING AND RESERVING, however, out of the above described parcel, the following:

BEGINNING at an iron pin corner at the intersection of the eastern edge of the right of way of State Route No. 1017 with the southern edge of the right of way of Township Route No. 503; thence by the southern edge of Township Route No. 503 north 49 degrees 43 minutes 30 seconds east 270.96 feet to an iron pin; thence by other lands, now or late of Glen W. Bower south 54 degrees 05 minutes 44 seconds east 224.23 feet to an iron pin; thence by the same south 5 degrees 56 minutes 08 seconds west 224.24 feet to an iron pin; thence by lands, now or late of Roger W. Hutton south 63 degrees 15 minutes 20 seconds west 239.75 feet to an iron pin on the eastern edge of State Route No. 1017; thence by the eastern edge of State Route No. 1017 the following courses and distances: north 22 degrees 00 minutes 53 seconds west 103.47 feet; north 27 degrees 05 minutes 07 seconds west 72.01 feet; north 29 degrees 34 minutes 10 seconds west 51.26 feet; north 33 degrees 15 minutes 40 seconds west 98.81 feet to the place of beginning. CONTAINING 2.5000 acres of land.

The above description was prepared by L. Wayne Luidacker, P.L.S., according to a survey dated May 11, 1989, copy attached.

BEING KNOWN AS: 22 LIGHTS ROAD, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 07-09-061

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Doris J. Redline, Executor of the Estate of Glen W. Bower, deceased, by deed dated May 22, 1992 and recorded May 27, 1992 in Deed Book 502, Page 0500, granted and conveyed unto Christopher J. Siegel and Denise Ann Garrison a/k/a Denise Ann Siegel.

REAL DEBT: \$171,591.79

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

CHRISTOPHER J. SIEGEL AND DENISE ANN SIEGEL A/K/A DENISE ANN GARRISON

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV1641

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, MAY 04, 2016
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF BRIARCREEK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:
BEGINNING AT A STONE; THENCE ALONG THE LANDS LATE OF JAMES EVANS ESTATE, SOUTH 63 1/2 DEGREES WEST 44 PERCHES TO A STONE; THENCE NORTH 36 DEGREES WEST 33 8/10 PERCHES TO A STUMP; THENCE ALONG THE LANDS LATE OF MICHAEL BOWER NORTH 40 DEGREES EAST 39 3/10 PERCHES TO A PINE; THENCE NORTH 88 1/2 DEGREES EAST 39 8/10 PERCHES TO A STONE; THENCE BY LANDS LATE OF JAEMS LAMON ESTATE SOUTH 1 1/2 DEGREES EAST 32 PERCHES TO THE PLACE OF BEGINNING. CONTAINING 13 ACRES, MORE OR LESS.
EXCEPTING AND RESERVING, HOWEVER, OUT OF THE SAME ONE ACRE OF LAND CONVEYED TO RUFUS C. BOWER AND WIFE BY DEED DATED JUNE 18, 1927, RECORDED IN COLUMBIA COUNTY IN DEED BOOK 104, PAGE 605.
ALSO EXCEPTING AND RESERVING, HOWEVER, OUT THE THE ABOVE DESCRIBED PARCEL, THE FOLLOWING:
BEGINNING AT AN IRON PIN CORNER AT THE INTERSECTION OF THE EASTERN EDGE OF THE RIGHT OF WAY OR STATE ROUTE NO. 1017 WITH THE SOUTHERN EDGE OF THE RIGHT OF WAY OF TOWNSHIP ROUTE NO. 503; THENCE BY THE SOUTHERN EDGE OF TOWNSHIP ROUTE NO. 503 NORTH 49 DEGREES 43 MINUTES 30 SECONDS EAST 270.96 FEET TO AN IRON PIN; THENCE BY OTHER LANDS, NOW OR LATE OF GLEN W. BOWER SOUTH 54 DEGREES 05 MINUTES 44 SECONDS EAST 224.23 FEET TO AN IRON PIN; THENCE BY THE SAME SOUTH 5 DEGREES 56 MINUTES 08 SECONDS WEST 224.24 FEET TO AN IRON PIN; THENCE BY LANDS, NOW OR LATE OF ROGER W. HUTTON SOUTH 63 DEGREES 15 MINUTES 20 SECONDS WEST 239.75 FEET TO AN IRON PIN ON THE EASTERN EDGE OF STATE ROUTE NO. 1017; THENCE BY THE EASTERN EDGE OF STATE ROUTE NO. 1017 THE FOLLOWING COURSES AND DISTANCES; NORTH 22 DEGREES 00 MINUTES 53 SECONDS WEST 103.47 FEET; NORTH 27 DEGREES 05 MINUTES 07 SECONDS WEST 72.01 FEET; NORTH 29 DEGREES 34 MINUTES 10 SECONDS WEST 51.26 FEET; NORTH 33 DEGREES 15 MINUTES 40 SECONDS WEST 98.81 FEET TO THE PLACE OF BEGINNING. CONTAINING 2.5000 ACRES OF LAND.
THE ABOVE DESCRIBED WAS PREPARED BY L. WAYNE LAIDACKER, P.L.S., ACCORDING TO A SURVEY DATED MAY 11, 1989, COPY ATTACHED.
BEING KNOWN AS: 22 LIGHTS ROAD, BERWICK, PENNSYLVANIA 18603
TAX I.D.# 07-09-061
THE IMPROVEMENTS THERON ARE: RESIDENTIAL DWELLING
BEING THE SAME PREMISES WHICH DORIS J. REDLINE, EXECUTOR OR THE ESTATE OF GLEN W. BOWER, DECEASED, BY DEED DATED MAY 22, 1992 AND RECORDED MAY 27, 1992 IN DEED BOOK 502, PAGE 0500, GRANTED AND CONVEYED UNTO CHRISTOPHER J. SIEGEL AND DENISE ANN GARRISON A/K/A DENISE ANN SIEGEL.

PROPERTY ADDRESS: 22 LIGHTS ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-09-061

Seized and taken into execution to be sold as the property of CHRISTOPHER SIEGEL, DENISE SIEGEL 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

REAL ESTATE OUTLINE

ED # 3360 2014

DATE RECEIVED _____
DOCKET AND INDEX _____

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>253564</u>

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

SALE DATE May 4, 16 TIME 900
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

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

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

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

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

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

SUITE 209
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX (631) 845-2584

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

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

Re: LSF9 Master Participation Trust
c/o Caliber Home Loans, Inc vs. Christopher J. Siegel and Denise Ann Siegel a/k/a Denise Ann Garrison
Columbia County, Number 2015-cv-1641
Premises: 22 Lights Road, Berwick, Pennsylvania 18603

Dear Sir or Madam:

Please be advised that our office will serve Christopher J. Siegel and Denise Ann Siegel a/k/a Denise Ann Garrison by process server and file an affidavit of service upon completion.

****Kindly post the handbill to the property address: 22 Lights Road, Berwick, Pennsylvania 18603.**

Very truly yours,

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

/kmt
Enclosures

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
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.
Christopher J. Siegel and Denise Ann Siegel a/k/a Denise Ann
Garrison
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2015-cv-1641

2016-ED-33

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:

22 Lights Road, Berwick, Pennsylvania 18603
(more fully described as attached)

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

Christopher J. Siegel
22 Lights Road
Berwick, Pennsylvania 18603

Denise Ann Siegel a/k/a Denise Ann Garrison
22 Lights Road
Berwick, Pennsylvania 18603

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.

3-1-16
DATE

McCABE, WEISBERG & CONWAY, P.C.

BY:

Terrence McCabe
☒ Terrence J. McCabe, Esq. ☐ Marc S. Weisberg, Esq.
☐ Edward D. Conway, Esq. ☐ Margaret Gairo, Esq.
☐ Andrew L. Markowitz, Esq. ☐ Heidi R. Spivak, Esq.
☐ Marisa J. Cohen, Esq. ☐ Christine L. Graham, Esq.
☐ Brian T. LaManna, Esq. ☐ Ann E. Swartz, Esq.
☐ Joseph F. Riga, Esq. ☐ Joseph I. Foley, Esq.
☐ Celine P. DerKrikorian, Esq. ☐ Lena Kravets, Esq.
☐ Jacob M. Ottley, Esq.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
 MARC S. WEISBERG, ESQUIRE - ID # 17616
 EDWARD D. CONWAY, ESQUIRE - ID # 34687
 MARGARET GAIRO, ESQUIRE - ID # 34419
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LSF9 Master Participation Trust
 c/o Caliber Home Loans, Inc
 Plaintiff

v.

Christopher J. Siegel and Denise Ann Siegel a/k/a Denise Ann
 Garrison
 Defendants

COURT OF COMMON PLEAS
 COLUMBIA COUNTY

Number 2015-cv-1641

2016-ED-33

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 Berwick, Pennsylvania 18603

Denise Ann Siegel a/k/a Denise Ann Garrison
 22 Lights Road
 Berwick, Pennsylvania 18603

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DATE

McCABE, WEISBERG & CONWAY, P.C.

BY:

☒ Terrence J. McCabe, Esq. [] Marc S. Weisberg, Esq.
 [] Edward D. Conway, Esq. [] Margaret Gairo, Esq.
 [] Andrew L. Markowitz, Esq. [] Heidi R. Spivak, Esq.
 [] Marisa J. Cohen, Esq. [] Christine L. Graham, Esq.
 [] Brian T. LaManna, Esq. [] Ann E. Swartz, Esq.
 [] Joseph F. Riga, Esq. [] Joseph I. Foley, Esq.
 [] Celine P. DerKrikorian, Esq. [] Lena Kravets, Esq.
 [] Jacob M. Ottley, Esq.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
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LSF9 Master Participation Trust
 c/o Caliber Home Loans, Inc
 Plaintiff

v.

Christopher J. Siegel and Denise Ann Siegel a/k/a Denise Ann
 Garrison
 Defendants

COURT OF COMMON PLEAS
 COLUMBIA COUNTY

Number 2015-cv-1641

2016-ED-33

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3-1-16
 DATE

McCABE, WEISBERG & CONWAY, P.C.

BY: *Terence McCabe*

<input checked="" type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gajro, 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 type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Lena Kravets, Esq.
<input type="checkbox"/> Jacob M. Ottley, Esq.	

Attorneys for Plaintiff

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.

Christopher J. Siegel and Denise Ann Siegel a/k/a
Denise Ann Garrison

Defendants

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

No. 2016-ED-33 Term _____ E.D.

No. _____ Term _____ A.D.

No. 2015-cv-1641 Term _____ J.D.

**WRIT OF EXECUTION
MORTGAGE FORECLOSURE**

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Being Known As: 22 Lights Road, Berwick, Pennsylvania 18603

Amount Due \$ 171,591.79

Interest from 02/09/16 to DATE OF SALE \$

plus \$28.21 per diem thereafter

(Costs to be added)

Total \$

Dated: 03-03-16
(SEAL)

Barbara A. Smith
Prothonotary, Common Pleas Court of
Columbia County, Penna.

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2020
By: _____ Deputy

2016-ED-33

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2015-cv-1641 Term _____ J.D.

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

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

v.

Christopher J. Siegel and Denise Ann Siegel a/k/a Denise Ann
Garrison

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCABE, WEISBERG & CONWAY, P.C.

BY: 

☒ Terrence J. McCabe, Esq.

☐ Marc S. Weisberg, Esq.

☐ Edward D. Conway, Esq.

☐ Margaret Gairo, Esq.

☐ Andrew L. Markowitz, Esq.

☐ Heidi R. Spivak, Esq.

☐ Marisa J. Cohen, Esq.

☐ Christine L. Graham, Esq.

☐ Brian T. LaManna, Esq.

☐ Ann E. Swartz, Esq.

☐ Joseph F. Riga, Esq.

☐ Joseph I. Foley, Esq.

☐ Celine P. DerKrikorian, Esq.

☐ Lena Kravets, Esq.

☐ Jacob M. Ottley, Esq.

Attorneys for Plaintiff

LEGAL DESCRIPTION

All that certain piece or parcel of land situated in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone; thence along the lands late of James Evans Estate, South 53 1/2 degrees West 44 perches to a stone; thence North 36 degrees West 33 8/10 perches to a stump; thence along the lands late of Michael Bower North 40 degrees East 39 3/10 perches to a pine; thence North 68 1/2 degrees East 39 8/10 perches to a stone; thence by lands late of James Lamon Estate South 11 degrees East 32 perches to the place of beginning. Containing 13 acres, more or less.

EXCEPTING AND RESERVING, HOWEVER, out of the same one acre of land conveyed to Rufus C. Bower and Wife by deed dated June 18, 1927, recorded in Columbia County in Deed Book 104, page 605.

ALSO EXCEPTING AND RESERVING, however, out of the above described parcel, the following:

BEGINNING at an iron pin corner at the intersection of the eastern edge of the right of way of State Route No. 1017 with the southern edge of the right of way of Township Route No. 503; thence by the southern edge of Township Route No. 503 north 49 degrees 43 minutes 30 seconds east 270.96 feet to an iron pin; thence by other lands, now or late of Glen W. Bower south 54 degrees 05 minutes 44 seconds east 224.23 feet to an iron pin; thence by the same south 5 degrees 56 minutes 08 seconds west 224.24 feet to an iron pin; thence by lands, now or late of Roger W. Hutton south 63 degrees 15 minutes 20 seconds west 239.75 feet to an iron pin on the eastern edge of State Route No. 1017; thence by the eastern edge of State Route No. 1017 the following courses and distances: north 22 degrees 00 minutes 53 seconds west 103.47 feet; north 27 degrees 05 minutes 07 seconds west 72.01 feet; north 29 degrees 34 minutes 10 seconds west 51.26 feet; north 33 degrees 15 minutes 40 seconds west 98.81 feet to the place of beginning. CONTAINING 2.6000 acres of land.

The above description was prepared by L. Wayne Laidacker, P.L.S., according to a survey dated May 11, 1989, copy attached.

BEING KNOWN AS: 22 LIGHTS ROAD, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 07-09-061

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Doris J. Redline, Executor of the Estate of Glen W. Bower, deceased, by deed dated May 22, 1992 and recorded May 27, 1992 in Deed Book 502, Page 0500, granted and conveyed unto Christopher J. Siegel and Denise Ann Garrison a/k/a Denise Ann Siegel.

REAL DEBT: \$171,591.79

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
CHRISTOPHER J. SIEGEL AND DENISE ANN SIEGEL, A/K/A DENISE ANN GARRISON

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

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
 MARC S. WEISBERG, ESQUIRE - ID # 17616
 EDWARD D. CONWAY, ESQUIRE - ID # 34687
 MARGARET GAIRO, ESQUIRE - ID # 34419
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123 South Broad Street, Suite 1400
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LSF9 Master Participation Trust
 c/o Caliber Home Loans, Inc.
 Plaintiff

Christopher J. Siegel and Denise Ann Siegel a/k/a Denise Ann
 Garrison
 Defendants

COLUMBIA COUNTY
 COURT OF COMMON PLEAS

Number 2015-cv-1641

2016-ED-33

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, Christopher J. Siegel and Denise Ann Siegel a/k/a Denise Ann Garrison, 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, Christopher J. Siegel and Denise Ann Siegel a/k/a Denise Ann Garrison, are over eighteen (18) years of age, and reside as follows:

Christopher J. Siegel
 22 Lights Road
 Berwick, PA 18603

Denise Ann Siegel a/k/a Denise Ann Garrison,
 Po Box 1121
 Berwick, PA 18603

22 Lights Road
 Berwick, Pennsylvania 18603

625 Harter Avenue
 Nescopeck, Pennsylvania 18635

SWORN AND SUBSCRIBED

Date:

3-11-16

BEFORE ME THIS DAY

McCABE, WEISBERG & CONWAY, P.C.

OF 2016

BY:

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

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 BARBARA J. MOYER, NOTARY PUBLIC
 CITY OF PHILADELPHIA, PHILADELPHIA COUNTY
 MY COMMISSION EXPIRES JAN. 12, 2018

Attorneys for Plaintiff



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: SIEGELFirst Name: DENISE

Middle Name:

Active Duty Status As Of: Mar-01-2016

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

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

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

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

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

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

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

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

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

Certificate ID: J9A1K268G209600



Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: SIEGEL

First Name: CHRISTOPHER

Middle Name:

Active Duty Status As Of: Mar-01-2016

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

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

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

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

Mary M. Snavelly-Dixon

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

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

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

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

Certificate ID: C9R6B268K2B7W80

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate Township of Briarcreek, Columbia County, Pennsylvania, and being known as 22 Lights Road, Berwick, Pennsylvania 18603.

TAX MAP AND PARCEL NUMBER:07-09-061

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$171,591.79

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Christopher J. Siegel and Denise Ann Siegel
a/k/a Denise Ann Garrison

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

LEGAL DESCRIPTION

That certain piece or parcel of land situated in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone; thence along the lands late of James Evans Estate, South 53 1/2 degrees West 44 perches to a stone; thence North 36 degrees West 33 8/10 perches to a stump; thence along the lands late of Michael Bower North 40 degrees East 39 3/10 perches to a pine; thence North 68 1/2 degrees East 39 8/10 perches to a stone; thence by lands late of James Lamon Estate South 1 1/2 degrees East 32 perches to the place of beginning. Containing 13 acres, more or less.

EXCEPTING AND RESERVING, HOWEVER, out of the same one acre of land conveyed to Rufus C. Bower and Wife by deed dated June 18, 1927, recorded in Columbia County in Deed Book 104, page 605.

ALSO EXCEPTING AND RESERVING, however, out of the above described parcel, the following:

BEGINNING at an iron pin corner at the intersection of the eastern edge of the right of way of State Route No. 1017 with the southern edge of the right of way of Township Route No. 503; thence by the southern edge of Township Route No. 503 north 49 degrees 43 minutes 30 seconds east 270.96 feet to an iron pin; thence by other lands, now or late of Glen W. Bower south 54 degrees 05 minutes 44 seconds east 224.23 feet to an iron pin; thence by the same south 5 degrees 56 minutes 08 seconds west 224.84 feet to an iron pin; thence by lands, now or late of Roger W. Hutton south 63 degrees 15 minutes 20 seconds west 239.75 feet to an iron pin on the eastern edge of State Route No. 1017; thence by the eastern edge of State Route No. 1017 the following courses and distances: north 22 degrees 00 minutes 53 seconds west 103.47 feet; north 27 degrees 05 minutes 07 seconds west 72.01 feet; north 29 degrees 34 minutes 10 seconds west 51.26 feet; north 33 degrees 15 minutes 40 seconds west 98.81 feet to the place of beginning. CONTAINING 2.5000 acres of land.

The above description was prepared by L. Wayne Loidacker, P.L.S., according to a survey dated May 11, 1989, copy attached.

BEING KNOWN AS: 22 LIGHTS ROAD, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 07-09-061

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Doris J. Redline, Executor of the Estate of Glen W. Bower, deceased, by deed dated May 22, 1992 and recorded May 27, 1992 in Deed Book 502, Page 0500, granted and conveyed unto Christopher J. Siegel and Denise Ann Garrison a/k/a Denise Ann Siegel.

REAL DEBT: \$171,591.79

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
CHRISTOPHER J. SIEGEL AND DENISE ANN SIEGEL A/K/A DENISE ANN GARRISON

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

Document Receipt

Trans #	7553	Carrier / service	USPS Server	First-Class Mail®	3/3/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 7*90114000600075470

Doc Ref #: 33ED2016

Postage 5.1300

PHILADELPHIA PA 19106

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



71901140006000075463

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET ST
FL 5
PHILADELPHIA PA 19107-4214

33

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



71901140006000075340

FIRST GUARANTY MORTGAGE CORP.
8180 GREENSBORO DRIVE, SUITE 500

MICLEAN VA 22102

33

Document Receipt

Trans #	7552	Carrier / service:	USPS Server	First-Class Mail®	3/3/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION900 MARKET ST
FL 5

Tracking # 71901140006000075463

Doc Ref # 33ED2016

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	7551	Carrier / service:	USPS Server	First-Class Mail®	3/3/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000375456

Doc Ref #: 33ED2016

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	7550	Carrier / service:	USPS Server	First-Class Mail®	3/3/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000075449

Doc Ref #: 33ED2016

Postage 5 1300

HARRISBURG PA 17128

Document Receipt

Trans #	7549	Carrier / service:	USPS Server	First-Class Mail®	3/3/2016 12:00:00 AM
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Ship to:

UNITED STATES OF AMERICA

950 PENNSYLVANIA AVE NW

WASHINGTON DC 20530

Tracking #: 71901140006000075432

Doc Ref #: 33ED2016

Postage: \$ 13.00

Document Receipt

Trans #	7548	Carrier / service:	USPS Server	First-Class Mail®	3/3/2016 12:00:00 AM
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Ship to

UNITED STATES OF AMERICA

235 WASHINGTON AVE, STE 311

Tracking #: 71901140008000075425

Doc Ref #: 33ED2016

Postage 5.1300

SCRANTON PA 18503

Document Receipt

Trans #	7547	Carrier / service:	USPS Server	First-Class Mail®	3/3/2016 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

DEPT 280946

Tracking #: 71901140036000075418

Doc Ref #: 33ED2016

Postage: 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	7546	Carrier / service:	USPS Server	First-Class Mail®	3/3/2016 12:00:00 AM
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Ship to:

DEPT OF REVENUE

PO BOX 280948

HARRISBURG PA 17128

Tracking # 71901140006000075401

Doc Ref #: 33ED2016

Postage 5.1300

Document Receipt

Trans #	7545	Carrier / service:	USPS Server	First-Class Mail®	3/3/2016 12:00:00 AM
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Ship to:

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 71901140006000075395

Doc Ref #: 33ed2016

Postage: 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	7544	Carrier / service:	USPS Server	First-Class Mail®	3/3/2016 12:00:00 AM
Ship to:					
COMMONWEALTH OF PA					
DEPT 280601			Tracking #:	71901140006300075388	
			Doc Ref #:	33ED2016	
			Postage	5 1300	
HARRISBURG PA 17128					

Document Receipt

Trans #	7543	Carrier / service:	USPS Server	First-Class Mail®	3/3/2016 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

110 NORTH 8TH STREET, SUITE 204

Tracking #: 71901140006000075371

Doc Ref #: 33ED2016

Postage: 5.1300

PHILADELPHIA PA 19107

Document Receipt				
Trans #	7542	Carrier / service:	USPS Server	First-Class Mail®
3/3/2016 12:00:00 AM				
Ship to:				
COMMONWEALTH OF PA				
PO BOX 2675				
HARRISBURG PA 17105				
		Tracking #:	71901140006000075364	
		Doc Ref #:	33FD2016	
		Postage	5.1300	

Document Receipt					
Trans #	7541	Carrier / service:	USPS Service:	First-Class Mail®	3/3/2016 12:00:00 AM
Ship to:					
MERS					
PO BOX 2026			Tracking #	71901140006000075357	
			Doc Ref #:	33ED2016	
			Postage	5.1300	
FLINT	MI	48501-2000			

Document Receipt

Trans #	7540	Carrier / service:	USPS Server	First-Class Mail®	3/3/2016 12:00:00 AM
Ship to:					
FIRST GUARANTY MORTGAGE CORP.					
8180 GREENSBORO DRIVE, SUITE 500			Tracking #:	71901140006000075340	
			Doc Ref #:	33ED2016	
			Postage	5.1300	
MCLEAN VA 22102					

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW
123 S. BROAD STREET SUITE 1400
PHILADELPHIA, PA 19109
(215) 790-1010



3-50/310



253564

NO. 253564

One thousand three hundred fifty and NO/100

PAY:

DATE 03/02/2016 AMOUNT \$1,350.00

TO THE Sheriff of Columbia County
ORDER PA
OF

ATTORNEY'S ACCOUNT
VOID AFTER 90 DAYS

Shield

Listing Prop for Sheriff Sale(15-109364) - Siegel, Denise & Christopher

⑈ 253564⑈ ⑆031000503⑆2000012430048⑈