

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
LSF9 MASTER PARTICIPATION TRUST vs.

Defendant
LEONARD E FRITZ
IRENE R FRITZ

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
P.O. BOX 165028
COLUMBUS, OH 43216-5028

Sheriff's Sale Date: Wednesday, August 3, 2016

Writ of Execution No. : 2016CV59

Advance Sheriff Costs: \$1,500.00

Location of the real estate: 214 NORTH STREET, CATAWISSA, PA 17820

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	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,134.51
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	\$240.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$8.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$170.00

Total Sheriff Costs **\$2,045.01**

Municipal Costs

Delinquent Taxes	\$1,298.08
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Total Municipal Costs **\$1,298.08**

Distribution Costs

Recording Fees	\$68.00
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Total Distribution Costs **\$68.00**

Grand Total: **\$3,411.09**

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 LEONARD & IRENE FRITZ

NO. 66-2016 ED NO. 59-2016 JD

DATE/TIME OF SALE: AUGUST 3, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 3411.09

POUNDAGE - 2% OF BID \$ 68.22

TRANSFER TAX - 2% OF FAIR MKT \$ -

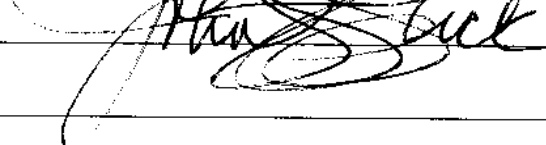
MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3479.31

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S):  _____

TOTAL DUE: \$ 3479.31

LESS DEPOSIT: \$ ~~1350.00~~ 1500.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2129.31

1979.31

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 208582	Invoice Date: 10/24/2016 2:47:40 PM	RECEIPT	Reg/Drw ID: 0101
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: TSA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$68.00	201608465	CATAWISSA BORO
	Grantor - FRITZ, LEONARD E		10/24/16 2:47:43 PM	
	Grantee - LSF9 MASTER PARTICIPATION TRUST			
	Consideration - \$3,479.31			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.50		
	RECORDING FEES - RECORDER	\$13.50		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$68.00		
	PAYMENTS			
	CHECK: 7541 - SHERIFF	\$68.00		
	TOTAL PAYMENTS	\$68.00		
	AMOUNT DUE	\$68.00		
	PAYMENT ON INVOICE	(\$68.00)		
	BALANCE DUE ON INVOICE	\$0.00		



MANLEYDEAS.COM

P.O. BOX 165028
COLUMBUS, OH 43216
P 614-220-5611 | F 614-220-5613

August 8, 2016

Columbia County Sheriff
Timothy Chamberlain
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: LSF9 Master Participation Trust v.
Leonard E. Fritz, et al.
Property Address: 214 North Street, Catawissa, PA 17820
Docket No. 2016-CV-59
Our File Number: 15-034268

Dear Sir or Madam:

Our office is the attorney on the Writ for the above-referenced sale. Please be advised that we are assigning the bid to **LSF9 Master Participation Trust , 13801 Wireless Way, Oklahoma City, Oklahoma 73134**. Please issue the Deed to the specified assignee.

Also enclosed are the following:

- two (2) original Realty Transfer Tax Affidavits of Value;
- a copy of the Mortgage and Assignment of Mortgage (if applicable)
- a self-addressed, stamped envelope for return of the deed.

Please bill us for any unpaid costs or refund any excess from our advance.

Should you have any questions, please feel free to contact me at 614.917.7018 or email BABECKER@MANLEYDEAS.COM.

Very truly yours,
MANLEY DEAS KOCHALSKI LLC

By: Brittany Becker
Brittany Becker, Legal Assistant

Enclosures

15-034268_BAB4



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

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name Brittany Becker	Telephone Number: 614.917.7018		
Mailing Address P. O. Box 165028	City Columbus	State OH	ZIP Code 43216-5028

B. TRANSFER DATA

Date of Acceptance of Document 08/03/2016			
Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number: 570-389-5622	Grantee(s)/Lessee(s) LSF9 Master Participation Trust	Telephone Number: 1-800-401-6587
Mailing Address 35 West Main Street, P.O. Box 380		Mailing Address 13801 Wireless Way	
City Bloomsburg	State PA	ZIP Code 17815	City Oklahoma City
			State Oklahoma
			ZIP Code 73134

C. REAL ESTATE LOCATION

Street Address 214 North Street		City, Township, Borough Borough of Catawissa
County Columbia	School District Southern Columbia Area School District	Tax Parcel Number 08-02-037

D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration 3,479.31	2. Other Consideration +0.00	3. Total Consideration = 3,479.31
4. County Assessed Value 19,766.00	5. Common Level Ratio Factor x3.69	6. Computed Value = 72,936.54

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

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

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

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

Signature of Correspondent or Responsible Party
Brittany Becker

Date
08/08/2016

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

Manley Deas Kochalski LLC

Pennsylvania Operations, PO Box 165028
Columbus, OH 43216-5028
614-220-5611

FIRST MERCHANTS BANK

Columbus, OH 43214
25-280/440

001198

Pay **Nine hundred Eighty Four dollars and 48 cents*******

DATE**AMOUNT**

10/20/2016

\$984.48

to the Order of :

Columbia County Sheriff
35 W. Main Street
PO Box 380
Bloomsburg, PA, 17815

15-034268, 2016-CV-59, Leonard Fritz



⑈001198⑈ ⑆074900657⑆ 9001045366⑈

Manley Deas Kochalski LLC

Pennsylvania Operations, PO Box 165028
Columbus, OH 43216-5028
614-220-5611

FIRST MERCHANTS BANK

Columbus, OH 43214
25-280/440

001199

Pay **One Thousand One hundred Forty Four dollars and 83 cents*******

DATE**AMOUNT**

10/20/2016

\$1144.83

to the Order of :

Columbia County Sheriff
35 W. Main Street
PO Box 380
Bloomsburg, PA, 17815

15-034268, 2016-CV-59, Leonard Fritz



⑈001199⑈ ⑆074900657⑆ 9001045366⑈

Catawissa Water Authority

Borough of Catawissa

19 Schoolhouse Road

P. O. Box 54

Catawissa, PA 17820

Phone: 570-356-2172 Fax: 570-356-7695

July 27, 2016

Timothy T. Chamberlain
Sheriff of Columbia County
P. O. Box 380
Bloomsburg, PA 17815

RE: LSF9 Master Participation Trust vs. Leonard E & Irene R Fritz
Docket # 2016-CV-59 / 2016-ED-66

Dear Sheriff Chamberlain:

As of today's date, the Catawissa Water Authority is owed nothing in water utilities by the above referenced property.

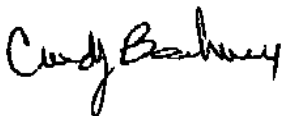
Leonard E & Irene R Fritz - 214 North St., Catawissa, PA - \$0.00

However, the water meter is still in the property so there may be damage to the meter. We will not know the cost of any repair/replacement until we have access to the property.

We understand the property is scheduled for Sheriff's Sale on Aug. 3, 2016.

If you have any questions, please contact me at 570-356-2172.

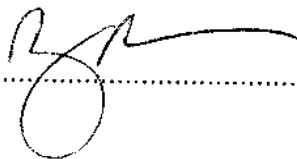
Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

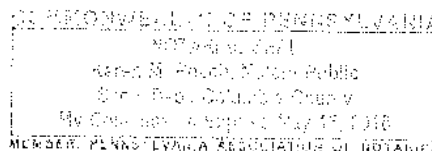
STATE OF PENNSYLVANIA
COUNTY OF COCOSHOUS

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 July 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 July, 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.

.....

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

DATE:12-JUL-16

FEE:\$5.00

CERT. NO25097

FRITZ LEONARD E & IRENE R
214 NORTH STREET
CATAWISSA PA 17820

DISTRICT: CATAWISSA BORO
DEED 20000-5801
LOCATION: 214 NORTH ST CATAWISSA
PARCEL: 08 -02 -037-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2015	PRIM	1,275.41	17.67		0.00	1,293.08
TOTAL DUE :						\$1,293.08

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

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

REQUESTED BY: COLUMBIA County SHERIFF

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>246.60</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>8.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>475.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1134.51</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1384.51</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>68.00</u>	
TOTAL *****		\$ <u>78.00</u>

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER	20	\$	
WATER	20	\$	
TOTAL *****			\$ <u>-0-</u>

SURCHARGE FEE (DSTE)		\$	<u>176.60</u>
MISC.		\$	
TOTAL *****			\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2113.61



MANLEYDEAS.COM

P.O. BOX 166028

CO. UMBLS. OH 43216

P 614-220-6611 | F 614-220-6613

July 26, 2016

Columbia County Sheriff
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: LSF9 Master Participation Trust v.
Leonard E. Fritz, et al.
Property Address: 214 North Street, Catawissa, PA 17820
Docket No. 2016-CV-59
Our File Number: 15-034268

Enclosed please find a copy of an executed Affidavit of Service of Defendant/Owner and Other Parties of Interest Pursuant to Rule 3129.2 regarding the above referenced matter.

If you have any questions or concerns, please do not hesitate to contact our office at 614-220-5611.

Very truly yours,

Manley Deas Kochalski LLC
Enclosure

15-034268_AT

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

LSF9 Master Participation Trust

Plaintiff,

vs.

Leonard E. Fritz; Irene R. Fritz

Defendants.

CIVIL DIVISION

Docket No.: 2016-CV-59

**Pa.R.C.P. RULE 3129.2(c) AFFIDAVIT OF SERVICE OF
DEFENDANT/OWNER AND OTHER PARTIES OF INTEREST**

I, Alex Throckmorton, a Legal Assistant with the firm of Manley Deas Kochalski LLC, attorneys for Plaintiff, LSF9 Master Participation Trust ("Plaintiff"), being duly sworn according to law depose and make the following Affidavit regarding the service of Plaintiff's Notice of Sheriff's Sale of Real Property in this matter on Defendant/Owner and Other Parties of Interest as follows:

1. Defendants Leonard E. Fritz and Irene R. Fritz are the record owners of the real property.
2. On or about May 2, 2016, Defendant Leonard E. Fritz was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via the Columbia County Sheriff at the address of the mortgaged premises, 214 North Street, Catawissa, PA 17820. A true and correct copy of said Proof of Service is marked Exhibit "A", attached hereto and made a part hereof.

3. On or about May 2, 2016, Defendant Irene R. Fritz was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via the Columbia County Sheriff at the address of the mortgaged premises, 214 North Street, Catawissa, PA 17820. A true and correct copy of said Proof of Service is marked Exhibit "B", attached hereto and made a part hereof.

4. On or about July 1, 2016, Plaintiff's counsel served all other parties in interest with Plaintiff's Notice of Sheriff's Sale according to Plaintiff's Affidavit Pursuant to rule 3129.1, via First Class U.S. Mail, postage pre-paid, with a Certificate of Mailing. True and correct copies of said Certificates of Mailing are marked Exhibit "C", attached hereto and made a part hereof.

Finally, the undersigned deposes and says that the Defendants/Owners and all other Parties of Interest were served with Plaintiff's Notice of Sheriff's Sale of Real Property in accordance with Pa.R.C.P. 3129.2.

Alex Throckmorton
Signature

Alex Throckmorton
Printed Name
Legal Assistant
Manley Deas Kochalski LLC

7/28/16
Date

Sworn to/affirmed and subscribed before me, a notary public, by Alex Throckmorton on this 28 day of July 2016.

My Commission Expires: 11-09-19

Lori C. Drake
Notary Public

NOTARY SEAL:

15-034268_AT



Lori C. Drake
Notary Public, State of Ohio
My Commission Expires 11-09-19

EXHIBIT A

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF9 MASTER PARTICIPATION TRUST
vs.
LEONARD E FRITZ (et al.)

Case Number
2016CV59

SHERIFF'S RETURN OF SERVICE

05/02/2016 08:57 AM - DEPUTY KEVIN DENT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: LEONARD E FRITZ AT 214 NORTH STREET, CATAWISSA, PA 17820.


KEVIN DENT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

May 02, 2016

COMMONWEALTH OF PENNSYLVANIA

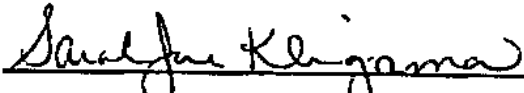
Notarial Seal

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

NOTARY

Affirmed and subscribed to before me this

2ND day of MAY, 2016



Plaintiff Attorney: MANLEY DEAS KOCHALSKI LLC, P.O. BOX 165028, COLUMBUS, OH 43216-5028

(c) CountyScribe Sheriff TeleScrip Inc

EXHIBIT B

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF9 MASTER PARTICIPATION TRUST
VS.
LEONARD E FRITZ (et al.)

Case Number
2016CV59

SHERIFF'S RETURN OF SERVICE

05/02/2016 08:57 AM - DEPUTY KEVIN DENT, 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 LEONARD FRITZ HER HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR IRENE R FRITZ AT 214 NORTH STREET, CATAWISSA, PA 17820.


KEVIN DENT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF


May 02, 2016

NOTARY

Affirmed and subscribed to before me this

2ND day of MAY, 2016

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2018



Plaintiff Attorney: MANLEY DEAS KOCHALSKI LLC, P.O. BOX 165028, COLUMBUS, OH 43216-5028

101 Court/Suite Street Feliciano, Inc.

EXHIBIT C

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of
Mailing

To pay fee, affix stamps or
meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing. This form may be used for domestic and international mail.

From: Kimberly A. Bonner, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028



To: COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE

Postmark Here

P.O. Box 2675
Harrisburg, PA 17105
County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065

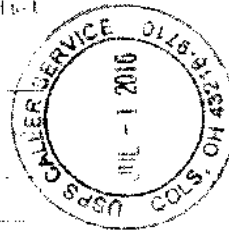


Certificate Of
Mailing

To pay fee, affix stamps or
meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing. This form may be used for domestic and international mail.

From: Kimberly A. Bonner, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028



To: COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE

Postmark Here

11 West Main Street, 2nd Floor
Bloomsburg, PA 17815
County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



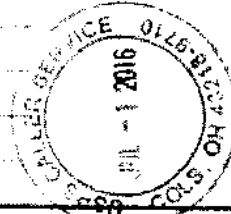
**UNITED STATES
POSTAL SERVICE®**

**Certificate Of
Mailing**

To pay fee, affix stamps or
meter postage here

This Certificate of Mailing provides evidence that mail has been prepared for mailing. This form may be used for domestic and international mail.

From: Kimberly A. Bonner, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028



To: PA DEPT. OF REVENUE - INHERITANCE TAX
DIVISION

Postmark Here

6th Floor, Strawberry Square
Dept. 280601
Harrisburg, PA 17128-0601
County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065



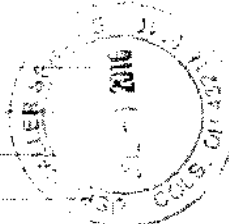
**UNITED STATES
POSTAL SERVICE®**

**Certificate Of
Mailing**

To pay fee, affix stamps or
meter postage here

This Certificate of Mailing provides evidence that mail has been prepared for mailing. This form may be used for domestic and international mail.

From: Kimberly A. Bonner, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028



To: UNKNOWN TENANT OR TENANTS

Postmark Here

214 North Street
Catawissa, PA 17820
County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of
Mailing

To pay fee, affix stamps or
meter postage here

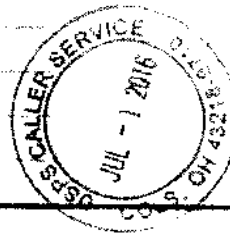
This Certificate of Mailing provides evidence that mail has been presented to the
post office for domestic and international mail

From: Kimberly A. Bonner, Esquire

e/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028



To: UNKNOWN SPOUSE

Postmark Here

214 North Street

Catawissa, PA 17820

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of
Mailing

To pay fee, affix stamps or
meter postage here

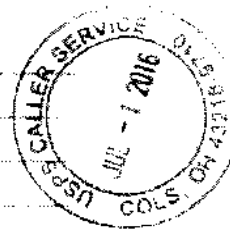
This Certificate of Mailing provides evidence that mail has been presented to the
post office for domestic and international mail

From: Kimberly A. Bonner, Esquire

e/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028



To: PORTFOLIO RECOVERY ASSOCIATES, LLC

Postmark Here

Attention: Legal Department

120 Corporate Boulevard

Norfolk, VA 23502

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS

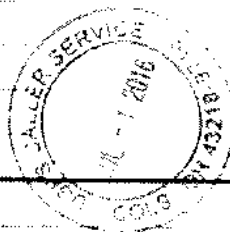


Certificate Of Mailing

To pay fee, affix stamps or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing. This form may be used for domestic and international mail.

From: Kimberly A. Bonner, Esquire
 c/o Manley Deas Kochalski LLC
 P. O. Box 165028
 Columbus, OH 43216-5028



To: DISCOVER BANK

Postmark Here

Attention: Legal Department
 502 East Market Street
 Greenwood, DE 19950
 County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

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 c/o Manley Deas Kochalski LLC
 P. O. Box 165028
 Columbus, OH 43216-5028



To: DISCOVER BANK

Postmark Here

c/o William Molezan
 Weltman Weinberg & Reis Co. LPA
 436 7th Ave Suite 2500
 Pittsburgh, PA 15219
 County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS

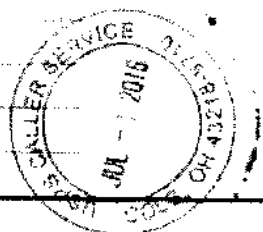


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From: Kimberly A. Bonner, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028



To: CITIBANK, N.A.
Attention: Legal Department
701 East 60th Street North
Sioux Falls, SD 57104
County of P.Q.: Columbia

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065

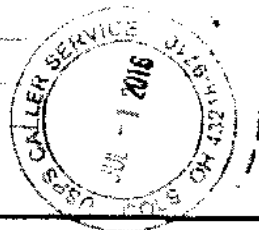


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c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028



To: CITIBANK, N.A.
c/o Brittany J. Sutell
Burton, Neil & Associates P.C.
1060 Andrew Dr. Suite 170
West Chester, PA 19380
County of P.Q.: Columbia

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



**Certificate Of
Mailing**

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meter postage here

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may be used for domestic and international mail.

From: Kimberly A. Bonner, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028



To: COLUMBIA COUNTY TAX CLAIM BUREAU

Postmark here

11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815
County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065



MANLEYDEAS.COM

P.O. BOX 165028
COLUMBUS, OH 43216
P 614-220-5611 F 614-220-5613

July 26, 2016

Columbia County Sheriff
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: LSF9 Master Participation Trust v.
Leonard E. Fritz, et al.
Property Address: 214 North Street, Catawissa, PA 17820
Docket No. 2016-CV-59
Our File Number: 15-034268

Enclosed please find a copy of an executed Affidavit of Service of Defendant/Owner and Other Parties of Interest Pursuant to Rule 3129.2 regarding the above referenced matter.

If you have any questions or concerns, please do not hesitate to contact our office at 614-220-5611.

Very truly yours,

Manley Deas Kochalski LLC
Enclosure

15-034268_AT

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

LSF9 Master Participation Trust

Plaintiff,

vs.

Leonard E. Fritz; Irene R. Fritz

Defendants.

CIVIL DIVISION

Docket No.: 2016-CV-59

**Pa.R.C.P. RULE 3129.2(c) AFFIDAVIT OF SERVICE OF
DEFENDANT/OWNER AND OTHER PARTIES OF INTEREST**

I, Alex Throckmorton, a Legal Assistant with the firm of Manley Deas Kochalski LLC, attorneys for Plaintiff, LSF9 Master Participation Trust ("Plaintiff"), being duly sworn according to law depose and make the following Affidavit regarding the service of Plaintiff's Notice of Sheriff's Sale of Real Property in this matter on Defendant/Owner and Other Parties of Interest as follows:

1. Defendants Leonard E. Fritz and Irene R. Fritz are the record owners of the real property.
2. On or about May 2, 2016, Defendant Leonard E. Fritz was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via the Columbia County Sheriff at the address of the mortgaged premises, 214 North Street, Catawissa, PA 17820. A true and correct copy of said Proof of Service is marked Exhibit "A", attached hereto and made a part hereof.

3. On or about May 2, 2016, Defendant Irene R. Fritz was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via the Columbia County Sheriff at the address of the mortgaged premises, 214 North Street, Catawissa, PA 17820. A true and correct copy of said Proof of Service is marked Exhibit "B", attached hereto and made a part hereof.

4. On or about July 1, 2016, Plaintiff's counsel served all other parties in interest with Plaintiff's Notice of Sheriff's Sale according to Plaintiff's Affidavit Pursuant to rule 3129.1, via First Class U.S. Mail, postage pre-paid, with a Certificate of Mailing. True and correct copies of said Certificates of Mailing are marked Exhibit "C", attached hereto and made a part hereof.

Finally, the undersigned deposes and says that the Defendants/Owners and all other Parties of Interest were served with Plaintiff's Notice of Sheriff's Sale of Real Property in accordance with Pa.R.C.P. 3129.2.

Alex Throckmorton
Signature

Alex Throckmorton
Printed Name
Legal Assistant
Manley Deas Kochalski LLC

2/28/16
Date

Sworn to/affirmed and subscribed before me, a notary public, by Alex Throckmorton on this 28 day of July 2016.

My Commission Expires: 11-09-19

Lori C. Drake
Notary Public

NOTARY SEAL:

15-034268_AT



Lori C. Drake
Notary Public, State of Ohio
My Commission Expires 11-09-19

EXHIBIT A

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF9 MASTER PARTICIPATION TRUST
vs.
LEONARD E FRITZ (et al.)

Case Number
2016CV59

SHERIFF'S RETURN OF SERVICE

05/02/2016 08:57 AM - DEPUTY KEVIN DENT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: LEONARD E FRITZ AT 214 NORTH STREET, CATAWISSA, PA 17620.


KEVIN DENT, DEPUTY

SO ANSWERS.


TIMOTHY T. CHAMBERLAIN, SHERIFF

May 02, 2016

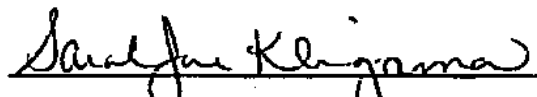
COMMONWEALTH OF PENNSYLVANIA

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

2ND day of MAY, 2016



Plaintiff Attorney: MANLEY DEAS KOCHALSKI LLC, P.O. BOX 165028, COLUMBUS, OH 43206-5028

(c) County, State Sheriff, Telecall, Inc.

EXHIBIT B

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF9 MASTER PARTICIPATION TRUST
vs.
LEONARD E FRITZ (et al.)

Case Number
2016CV58

SHERIFF'S RETURN OF SERVICE

05/02/2016 08:57 AM - DEPUTY KEVIN DENT, 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 LEONARD FRITZ HER HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR IRENE R FRITZ AT 214 NORTH STREET, CATAWISSA, PA 17820.


KEVIN DENT, DEPUTY

SO ANSWERS,

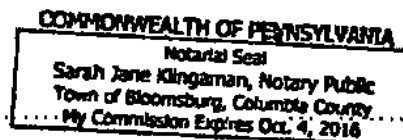

TIMOTHY T. CHAMBERLAIN, SHERIFF

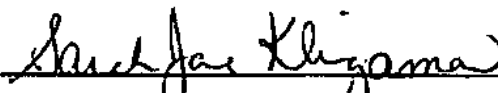
May 02, 2016

NOTARY

Affirmed and subscribed to before me this

2ND day of MAY, 2016





Plaintiff Attorney: MANLEY DEAS KOCHALSKI LLC, P.O. BOX 165028, COLUMBUS, OH 43216-5028

(c) Court/Suite Sheriff Telecomm, Inc

EXHIBIT C

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of Mailing

To pay fee, affix stamps or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing. This form may be used for domestic and international mail.

From: Kimberly A. Bonner, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028



To: COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE
P.O. Box 2675
Harrisburg, PA 17105
County of P.Q.: Columbia

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065

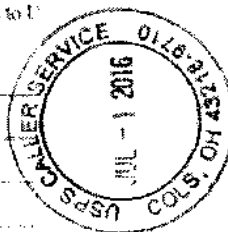


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From: Kimberly A. Bonner, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028



To: COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE
11 West Main Street, 2nd Floor
Bloomsburg, PA 17815
County of P.Q.: Columbia

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of Mailing

To pay fee, affix stamps or meter postage here

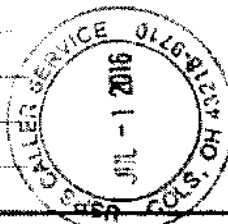
This Certificate of Mailing provides evidence that mail has been presented to a USPS carrier for mailing. This form may be used for domestic and international mail.

From: Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028



To: PA DEPT. OF REVENUE – INHERITANCE TAX
DIVISION

Postmark Here

6th Floor, Strawberry Square

Dept. 280601

Harrisburg, PA 17128-0601

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065



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From: Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028



To: UNKNOWN TENANT OR TENANTS

Postmark Here

214 North Street

Catawissa, PA 17820

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS

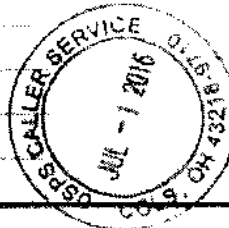


Certificate Of
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meter postage here

This Certificate of Mailing provides evidence that mail has been presented to the
may be used for domestic and international mail

From: Kimberly A. Bonner, Esquire
e/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028



To: UNKNOWN SPOUSE
214 North Street
Catawissa, PA 17820
County of P.Q.: Columbia

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065

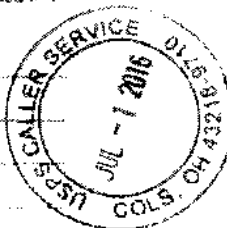


Certificate Of
Mailing

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meter postage here

This Certificate of Mailing provides evidence that mail has been presented to the
may be used for domestic and international mail

From: Kimberly A. Bonner, Esquire
e/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028



To: PORTFOLIO RECOVERY ASSOCIATES, LLC
Attention: Legal Department
120 Corporate Boulevard
Norfolk, VA 23502
County of P.Q.: Columbia

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS

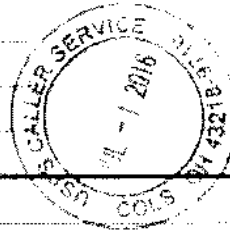


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From: Kimberly A. Bonner, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028



To: DISCOVER BANK
Attention: Legal Department
502 East Market Street
Greenwood, DE 19950
County of P.Q.: Columbia

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065

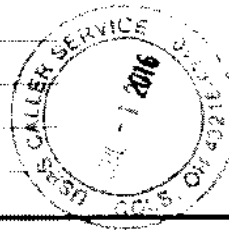


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From: Kimberly A. Bonner, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028



To: DISCOVER BANK
c/o William Molezan
Weltman Weinberg & Reis Co. LPA
436 7th Ave Suite 2500
Pittsburgh, PA 15219
County of P.Q.: Columbia

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS

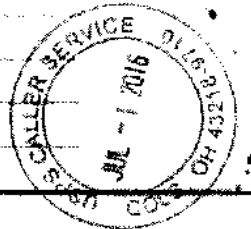


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P. O. Box 165028
Columbus, OH 43216-5028



To: CITIBANK, N.A.
Attention: Legal Department
701 East 60th Street North
Sioux Falls, SD 57104
County of P.Q.: Columbia

Postmark Here

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P. O. Box 165028
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To: CITIBANK, N.A.
c/o Brittany J. Suttell
Burton, Neil & Associates P.C.
1060 Andrew Dr. Suite 170
West Chester, PA 19380
County of P.Q.: Columbia

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From: Kimberly A. Bonner, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028



To: COLUMBIA COUNTY TAX CLAIM BUREAU

Postmark here

11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815
County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065



MANLEYDEAS.COM

P.O. BOX 165028
COLUMBUS, OH 43216
P 614-220-5611 | F 614-220-5613

June 30, 2016

Columbia County Sheriff
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: LSF9 Master Participation Trust v.
Leonard E. Fritz, et al.
Property Address: 214 North Street, Catawissa, PA 17820
Docket No. 2016-CV-59
Our File Number: 15-034268

Dear Sir/Madam:

Enclosed please find a copy of an Amended Affidavit Pursuant to Rule 3129.1 regarding the above referenced matter.

If you should have any questions, please do not hesitate to contact me at 614-917-1764.

BY: Alex Throckmorton
Alex Throckmorton, Legal Assistant
P. O. Box 165028
Columbus, OH 43216-5028
Email: athrockmorton@manleydeas.com
File No.: 15-034268
614-220-5611; FAX 614-220-5613

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

LSF9 MASTER PARTICIPATION TRUST
Plaintiff

PORTFOLIO RECOVERY ASSOCIATES, LLC
Attention: Legal Department
120 Corporate Boulevard
Norfolk, VA 23502

DISCOVER BANK
Attention: Legal Department
502 East Market Street
Greenwood, DE 19950
AND
c/o William Moleczan
Weltman Weinberg & Reis Co. LPA
436 7th Ave Suite 2500
Pittsburgh, PA 15219

CITIBANK, N.A.
Attention: Legal Department
701 East 60th Street North
Sioux Falls, SD 57104
AND
c/o Brittany J. Suttell
Burton, Neil & Associates P.C.
1060 Andrew Dr. Suite 170
West Chester, PA 19380

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

LSF9 MASTER PARTICIPATION TRUST
Plaintiff

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

COLUMBIA COUNTY TAX CLAIM BUREAU
11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815

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

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE
P.O. Box 2675
Harrisburg, PA 17105

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:

COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE
11 West Main Street, 2nd Floor
Bloomsburg, PA 17815

UNKNOWN TENANT OR TENANTS
214 North Street
Catawissa, PA 17820

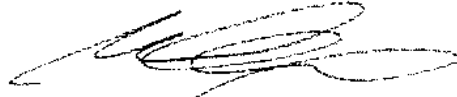
UNKNOWN SPOUSE
214 North Street
Catawissa, PA 17820

PA DEPT. OF REVENUE – INHERITANCE TAX DIVISION
6th Floor, Strawberry Square
Department 280601
Harrisburg, PA 17128

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S.A. § 4904 relating to unsworn falsification to authorities.

Dated:

6/30/16



Kimberly A. Bonner, Esquire (89705)
Scott A. Dietterick, Esquire (55650)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Justin F. Kobeski, Esquire (200392)
Holly N. Wolf, Esquire (322153)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: kabonner@manleydeas.com
Attorney for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF9 MASTER PARTICIPATION TRUST
vs.
LEONARD E FRITZ (et al.)

Case Number
2016CV59

SHERIFF'S RETURN OF SERVICE

06/28/2016 11:24 AM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 214 NORTH STREET, CATAWISSA, PA 17820.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 29, 2016

NOTARY

Affirmed and subscribed to before me this

29TH day of JUNE, 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: MANLEY DEAS KOCHALSKI LLC, P.O. BOX 165028, COLUMBUS, OH 43216-5028

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
FRITZ, LEONARD E (et al.)

Case Number
2016CV59

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 214 NORTH STREET
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge Posted · Other

Adult In Charge:

Relation:

Date:

6/26/18

Time:

11:24

Deputy:

4

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2016CV59

214 NORTH STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF9 MASTER PARTICIPATION TRUST
vs.
LEONARD E FRITZ (et al.)

Case Number
2016CV59

SHERIFF'S RETURN OF SERVICE

05/02/2016 08:57 AM - DEPUTY KEVIN DENT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: LEONARD E FRITZ AT 214 NORTH STREET, CATAWISSA, PA 17820.


KEVIN DENT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

May 02, 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

2ND day of MAY, 2016

Plaintiff Attorney: MANLEY DEAS KOCHALSKI LLC, P.O. BOX 165028, COLUMBUS, OH 43206-5028

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy




LSF9 MASTER PARTICIPATION TRUST
vs.
LEONARD E FRITZ (et al.)

Case Number
2016CV59

SHERIFF'S RETURN OF SERVICE

05/02/2016 08:57 AM - DEPUTY KEVIN DENT, 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 LEONARD FRITZ HER HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR IRENE R FRITZ AT 214 NORTH STREET, CATAWISSA, PA 17820.


KEVIN DENT, DEPUTY

SO ANSWERS,

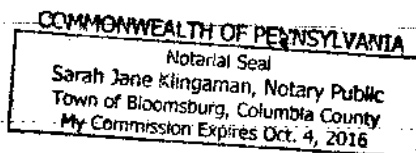

TIMOTHY T. CHAMBERLAIN, SHERIFF

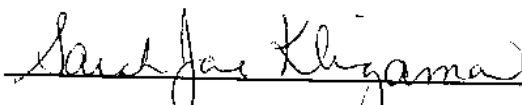
May 02, 2016

NOTARY

Affirmed and subscribed to before me this

2ND day of MAY, 2016





Plaintiff Attorney: MANLEY DEAS KOCHALSKI LLC, P.O. BOX 165028, COLUMBUS, OH 43216-5028

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 05/31/16

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**

Address: **PO BOX 380
BLOOMSBURG, PA 17815**

2016	Ad ID:	1075095
	Description:	Frltz Sheriff Sale 66 & 59 Of
	Run Dates:	07/13/16 to 07/27/16
	Class:	2
	Agate Lines:	207
	Blind Box:	

Total Ad Cost		\$1,134.51		
Amount Paid		\$0.00		
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	07/13/16	07/27/16	3	\$1,134.51

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV59

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, AUGUST 03, 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 on (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

All those two certain tracts or lots of land, with the buildings and improvements thereon erected, situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows, to wit:

Lot No. 1:

Beginning at a stone a corner of lot now or late of Elmer Longenberger to North Street in said Borough thence by the same, Southwesterly one hundred (100) feet; thence Southwestwardly by same Fifty (50) feet to an alley; thence by said alley Northwestwardly One hundred (100) feet to said North Street, thence along said North Street, Fifty (50) feet, more or less, to the place of beginning.

Lot No. 2:

Beginning at a corner of lot of Sarah Catherine Sharpless Est. and Elmer Longenberger, thence Southwardly along lot of and Elmer Longenberger, one hundred ten (110) feet to alley, thence Westwardly along said alley fifty-five (55) feet to a point of land of Sarah Catherine Sharpless Est., thence Northwardly along said lot one hundred ten (110) feet to lot first above described; thence Easterly along said lot above described fifty-five to the place of beginning.

Parcel No.: 08-02-037

Being the same property conveyed to Leonard E. Fritz and Irene R. Fritz, his wife who acquired title by virtue of a deed from Secretary of Housing and Urban Development, dated May 15, 2000, recorded June 20, 2000, at Instrument Number 200005801, Columbia County, Pennsylvania records.

Property known as 214 North Street, Catawissa, PA 17820

PROPERTY ADDRESS: 214 NORTH STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-02-037

Seized and taken into execution to be sold as the property of LEONARD E FRITZ, IRENE R FRITZ 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:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS oh 1-614-220-6611

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
FRITZ, LEONARD E (et al.)

Case Number
2016CV59

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

666

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: CATAWISSA BOROUGH

Primary Address: 307 MAIN STREET
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: FIMBELLY RHODES

Relation: SEC.

Date: 5/19/16

Time: 1305

Deputy: 5

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

CATAWISSA BOROUGH

2016CV59

307 MAIN STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
FRITZ, LEONARD E (et al.)

Case Number
2016CV59

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

64

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: CATAWISSA WATER AUTHORITY

Primary Address: 19 SCHOOLHOUSE ROAD
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: ALICE SNYDER

Relation: SEC.

Date: 5/19/16 Time: 1310

Deputy: 5 Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

CATAWISSA WATER AUTH

2016CV59

19 SCHOOLHOUSE ROAD, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
FRITZ, LEONARD E (et al.)

Case Number
2016CV59

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 66

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: IRENE R FRITZ

Primary Address: 214 NORTH STREET
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: LEONARD FRITZ

Relation: DOB HUSBAND

Date: 5/2/16

Time: 0857

Deputy: 5

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

FRITZ, IRENE R

2016CV59

214 NORTH STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
FRITZ, LEONARD E (et al.)

Case Number
2016CV59

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 66

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 214 NORTH STREET
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: LEONARD FRITZ

Relation: OCCUPANT / HOMEOWNER

Date: 5/2/16

Time: 0852

Deputy: 5

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

OCCUPANT

2016CV59

214 NORTH STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
FRITZ, LEONARD E (et al.)

Case Number
2016CV59

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Paula Clark

Primary Address: 138 South Street
Catawissa, PA 17820

Phone: 570-356-2189

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

TAX COLLECTOR

Date:

5/2/16

Time:

0903

Deputy:

5

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

CLARK, PAULA

2016CV59

138 SOUTH STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
FRITZ, LEONARD E (et al.)

Case Number
2016CV59

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 66

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Please Return #4

Serve To:

Name: BENEFICIAL CONSUMER DISCOUNT COMI

Primary Address: 417 CENTRAL ROAD, SUITE 2
BLOOMSBURG, PA 17815

Phone: 575 Montour Blvd DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 4/29/16

Time: 16:00

Deputy: 4

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date: 4/29/16

Time: 3:48

Mileage:

Deputy: 4

Service Attempt Notes:

1. Checked w/ Post office - They will call back w/ info later today. #4

2. BAD Address Re Bloomburg Post office

3. No Forwarding Address Re Bloomburg Post office

4.

5.

6.

BENEFICIAL CONSUMER C

2016CV59

417 CENTRAL ROAD, SUITE 2, 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.
FRITZ, LEONARD E (et al.)

Case Number
2016CV59

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 66

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Sherry Evans

Relation: Clerk

Date: 4/29/16

Time: 1:45

Deputy: 4

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2016CV59

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.
FRITZ, LEONARD E (et al.)

Case Number
2016CV59

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 64

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 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: Miranda Church

Relation: Clerk

Date: 4/29/16 Time: 1:40

Deputy: 4 Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF

2016CV59

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
FRITZ, LEONARD E (et al.)

Case Number
2016CV59

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 66

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: LEONARD E FRITZ
Primary Address: 214 NORTH STREET
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation: DEP

Date: 5/2/16

Time: 0857

Deputy: 5

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

FRITZ, LEONARD E

2016CV59

214 NORTH STREET, CATAWISSA, PA 17820

NO EXPIRATION

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



71901140006000078709

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING
PHILADELPHIA PA 19107

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV59

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, AUGUST 03, 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 those two certain tracts or lots of land, with the buildings and improvements thereon erected, situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows, to wit:

Lot No. 1:

Beginning at a stone a corner of lot now or late of Elmer Longenberger to North Street in said Borough thence by the same, Southwesterly one hundred (100) feet; thence Southwestwardly by same Fifty (50) feet to an alley; thence by said alley Northwestwardly One hundred (100) feet to said North Street, thence along said North Street, Fifty (50) feet, more or less, to the place of beginning.

Lot No. 2:

Beginning at a corner of lot of Sarah Catherine Sharpless Est. and Elmer Longenberger, thence Southwardly along lot of and Elmer Longenberger, one hundred ten (110) feet to alley, thence Westwardly along said alley fifty-five (55) feet to a point of land of Sarah Catherine Sharpless Est., thence Northwardly along said lot one hundred ten (110) feet to lot first above described; thence Easterly along said lot above described fifty-five to the place of beginning.

Parcel No.: 08-02-037

Being the same property conveyed to Leonard E. Fritz and Irene R. Fritz, his wife who acquired title by virtue of a deed from Secretary of Housing and Urban Development, dated May 15, 2000, recorded June 20, 2000, at Instrument Number 200005801, Columbia County, Pennsylvania records.

Property known as 214 North Street, Catawissa, PA 17820

PROPERTY ADDRESS: 214 NORTH STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-02-037

Seized and taken into execution to be sold as the property of LEONARD E FRITZ, IRENE R FRITZ 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:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 1-614-220-5611

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

LSF9 Master Participation Trust

Plaintiff,

vs.

Leonard E. Fritz; Irene R. Fritz

Defendants.

CIVIL DIVISION

Docket No.: 2016-CV-59

2016-ED-66

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

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

SEE EXHIBIT "A" ATTACHED

Amount due	\$	<u>55,599.90</u>
Interest from January 1, 2016 to date of sale	\$	<u>1,826.73</u>
Total	\$	<u>57,426.63</u>
(Costs to be added)		

Dated: April 28, 2016

(SEAL)

Barbara N. Silvestri

Prothonotary

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2020

By: Stephen J. Gray

Clerk

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

LSF9 Master Participation Trust

Plaintiff,

vs.

Leonard E. Fritz; Irene R. Fritz

Defendants.

CIVIL DIVISION

Docket No.: 2016-CV-59

2016-ED-66

All those two certain tracts or lots of land, with the buildings and improvements thereon erected, situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows, to wit:

Lot No. 1:

Beginning at a stone a corner of lot now or late of Elmer Longenberger to North Street in said Borough thence by the same, Southwesterly one hundred (100) feet; thence Southwestwardly by same Fifty (50) feet to an alley; thence by said alley Northwestwardly One hundred (100) feet to said North Street, thence along said North Street, Fifty (50) feet, more or less, to the place of beginning.

Lot No. 2:

Beginning at a corner of lot of Sarah Catherine Sharpless Est. and Elmer Longenberger, thence Southwardly along lot of and Elmer Longenberger, one hundred ten (110) feet to alley, thence Westwardly along said alley fifty-five (55) feet to a point of land of Sarah Catherine Sharpless Est., thence Northwardly along said lot one hundred ten (110) feet to lot first above described; thence Easterly along said lot above described fifty-five to the place of beginning.

Parcel No.: 08-02-037

Being the same property conveyed to Leonard E. Fritz and Irene R. Fritz, his wife who acquired title by virtue of a deed from Secretary of Housing and Urban Development, dated May 15, 2000, recorded June 20, 2000, at Instrument Number 200005801, Columbia County, Pennsylvania records.

Property known as 214 North Street, Catawissa, PA 17820

Exhibit "A"

REAL ESTATE OUTLINE

ED # 2016 ED 66

DATE RECEIVED 28 April 2016
DOCKET AND INDEX 2016 CV 59

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u> </u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$ 1,350.00 OR <u>1,500.⁰⁰</u>	<u>X</u>	CK# <u>107895</u>

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

SALE DATE August 3rd TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

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



MANLEYDEAS.COM

P.O. BOX 165028
COLUMBUS, OH 43216
P 614-220-5611 | F 614-220-5613

March 11, 2016

Office of the Sheriff
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: LSF9 Master Participation Trust v.
Leonard E. Fritz, et al.
Property Address: 214 North Street, Catawissa, PA 17820
Docket No. 2016-CV-59
Our File Number: 15-034268

Dear Sir/Madam:

Please be advised that Plaintiff's counsel will serve defendants Notice of Sheriff Sales personally and also serve via certified mail, return receipt requested.

Should you have any questions or need further documentation, please feel free to contact me at 614-947-5713.

MANLEY DEAS KOCHALSKI LLC

Katie Winternitz
Legal Assistant

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

LSF9 Master Participation Trust

Plaintiff,

vs.

Leonard E. Fritz; Irene R. Fritz

Defendants.

214 North Street
Catawissa, PA 17820
Address

CIVIL DIVISION

Docket No.: 2016-CV-59

2016-ED-666

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such 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; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Dated:

4/27/2016


Jana Fridfinnsdottir, Esquire (315944)

Scott A. Dietterick, Esquire (55650)

Kimberly A. Bonner, Esquire (89705)

Kimberly J. Hong, Esquire (74950)

Michael E. Carleton, Esquire (203009)

Meredith H. Wooters, Esquire (307207)

Justin F. Kobeski, Esquire (200392)

Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

Telephone: 614-222-4921

Fax: 614-220-5613

Email: jfridfinnsdottir@manleydeas.com

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

LSF9 Master Participation Trust

Plaintiff,

vs.

Leonard E. Fritz; Irene R. Fritz

Defendants.

CIVIL DIVISION

Docket No.: 2016-CV-59

2016-ED-66


AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA)

) SS

COUNTY OF CUMBERLAND)

Before me, the undersigned authority, a Notary Public in and for the said County and Commonwealth, personally appeared Jana Fridfinnsdottir, Esquire, attorney for Plaintiff, who being duly sworn according to law, deposes and says that the owners of the property located at 214 North Street, Catawissa, PA 17820 are: Defendant Leonard E. Fritz, whose last known address is 214 North Street, Catawissa, PA 17820; and Defendant Irene R. Fritz, whose last known address is 214 North Street, Catawissa, PA 17820, to the best of her knowledge, information and belief.

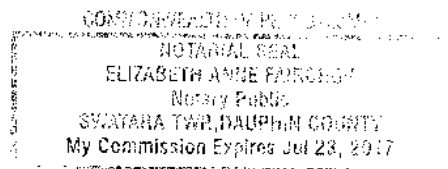

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P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: jfridfinnsdottir@manleydeas.com
Attorney for Plaintiff

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


NOTARY PUBLIC

My commission expires: _____

15-034268_KAW1



F74

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

LSF9 Master Participation Trust

Plaintiff,

vs.

Leonard E. Fritz; Irene R. Fritz

Defendants.

CIVIL DIVISION

Docket No.: 2016-CV-59

2016-ED-66

All those two certain tracts or lots of land, with the buildings and improvements thereon erected, situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows, to wit:

Lot No. 1:

Beginning at a stone a corner of lot now or late of Elmer Longenberger to North Street in said Borough thence by the same, Southwesterly one hundred (100) feet; thence Southwestwardly by same Fifty (50) feet to an alley; thence by said alley Northwestwardly One hundred (100) feet to said North Street, thence along said North Street, Fifty (50) feet, more or less, to the place of beginning.

Lot No. 2:

Beginning at a corner of lot of Sarah Catherine Sharpless Est. and Elmer Longenberger, thence Southwardly along lot of and Elmer Longenberger, one hundred ten (110) feet to alley, thence Westwardly along said alley fifty-five (55) feet to a point of land of Sarah Catherine Sharpless Est., thence Northwardly along said lot one hundred ten (110) feet to lot first above described; thence Easterly along said lot above described fifty-five to the place of beginning.

Parcel No.: 08-02-037

Being the same property conveyed to Leonard E. Fritz and Irene R. Fritz, his wife who acquired title by virtue of a deed from Secretary of Housing and Urban Development, dated May 15, 2000, recorded June 20, 2000, at Instrument Number 200005801, Columbia County, Pennsylvania records.

Property known as 214 North Street, Catawissa, PA 17820

Exhibit "A"

Document Receipt

Trans #	7878	Carrier / service:	USPS Server	First-Class Mail®	4/29/2016 12:00:00 AM
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Ship to:

DISCOVER BANK

WELTMAN WEINBERG REIS
CO

436 7TH AVE SUITE 2500

Tracking #: 71901140006000078723

Doc Ref #: 2016ED66

Postage 5.1300

PITTSBURGH PA 15219

Document Receipt

Trans #	7877	Carrier / service:	USPS Server	First-Class Mail®	4/29/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000078716

Doc Ref #: 2016ED66

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	7879	Carrier / service:	USPS Server	First-Class Mail®	4/29/2016 12:00:00 AM
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Ship to:

CITIBANK N.A.

BURTON NEIL ASSOC

1060 ANDREW DR SUITE 170

Tracking #: 71901140006000078730

Doc Ref #: 2016ED66

Postage 5.1300

WEST CHESTER PA 19380

Document Receipt

Trans #	7875	Carrier / service:	USPS Server	First-Class Mail®	4/29/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000078693

Doc Ref #: 2016ED66

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	7874	Carrier / service:	USPS Server	First-Class Mail®	4/29/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000078686

Doc Ref #: 2016ED66

Postage 5.1300

HARRISBURG PA 17128

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO: 2016-CV-59 2016-F.S.-66
PLAINTIFF: LSF9 Master Participation Trust
DEFENDANT(S): Leonard E. Fritz
Irene R. Fritz

TYPE OF WRIT
OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**
SERVE AT: 214 North Street, Catawissa, PA 17820

Sir: Please POST the Handbill at the mortgaged premises.

Should you have any questions please contact Katie Winternitz of our office at 614-947-5713

Date of Service: _____ Time: _____

Served upon (if someone other than defendant): _____

Address (if different than as stated above): _____

Columbia County Sheriff's Office: _____

Name: _____

Title: _____

Date: _____

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:

**Manley Deas Kochalski LLC
Attn: Jana Fridfinnsdottir, Esquire
P. O. Box 165028, Columbus, OH 43216-5028**

Dated: 4/27/2016

For office use only

BY: _____

Jana Fridfinnsdottir (PA ID #315944)
Manley Deas Kochalski LLC
P. O. Box 165028, Columbus, OH 43216-5028
Phone: 614-220-5611; Fax: 614-220-5613

Manley Deas Kochalski LLC

Pennsylvania Operations
614-220-5611
PO Box 165028
Columbus, OH 43216-5028

COMMERCE NATIONAL BANK

Columbus, OH 43214
25-280/440

107895

DATE**AMOUNT**Pay **One Thousand Five hundred dollars and 00 cents*******

4/27/2016

\$1500.00

to the Order of :

Columbia County Sheriff
35 W. Main Street
PO Box 380
Bloomsburg, PA, 17815



15-034268, 2016-CV-59, Fritz

⑈107895⑈ ⑆074900657⑆ 9001045366⑈

⑈ 107895⑈ ⑆ 074900657⑆ 9001045366⑈

15-034268, 2016-CV-59, Fritz

Columbia County Sheriff
35 W. Main Street
PO Box 380
Bloomsburg, PA, 17815

to the Order of :

Pay **One Thousand Five hundred dollars and 00 cents*******

Manley Deas Kochalski LLC
Pennsylvania Operations
614-220-5611
PO Box 165028
Columbus, OH 43216-5028

COMMERCE NATIONAL BANK
Columbus, OH 43214
25-280/440

DATE

4/27/2016

AMOUNT

\$1500.00

107895

[Signature]