

# COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 220203	Invoice Date: 03/26/2018 3:33:54 PM	RECEIPT	Reg/Drw ID: 0101
Customer:	Last Change:	Receipt By: MAIL	By: HAS
SHERIFF'S OFFICE			

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	201802133	PINE TOWNSHIP
	Grantor - MILLER, IRENE F		03/26/18 3:34:00 PM	
	Grantee - LSF8 MASTER PARTICIPATION TRUST			
	Consideration - \$2,511.80			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 8131 - SHERIFF'S OFFICE	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

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

LSF8 MASTER PARTICIPATION                      VS     IRENE MILLER

NO. 110-2017 ED                                      NO. 553-2017 JD

DATE/TIME OF SALE: February 28, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST)                      \$ 2462.55

POUNDAGE – 2% OF BID                              \$ 49.25

TRANSFER TAX – 2% OF FAIR MKT              \$ \_\_\_\_\_

MISC. COSTS    \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE                      \$ 2511.80

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): *B. D. Miller*

TOTAL DUE:    \$ 2511.80

LESS DEPOSIT:    \$ 1350.-

DOWN PAYMENT:    \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS                                      \$ 1161.80

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



## Plaintiff

LSF8 MASTER PARTICIPATION TRUST

vs.

## Defendant

IRENE F. MILLER

### Attorney for the Plaintiff:

WELTMAN, WEINBERG & REIS CO  
436 SEVENTH AVENUE  
SUITE 2500  
PITTSBURGH, PA 15219

Sheriff's Sale Date: Wednesday, February 28, 2018

Writ of Execution No. : 2017CV553

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 199 BUTTERNUT LANE, UNITYVILLE, PA 17774

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,558.05
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	\$180.00
Service Mileage	\$18.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$130.00
Continued or Cancelled Sale	Postponed to: 1/31/2018 \$10.00
Continued or Cancelled Sale	Postponed to: 2/28/2018 \$10.00

**Total Sheriff Costs \$2,395.55**

## Distribution Costs

Recording Fees	\$67.00
<b>Total Distribution Costs</b>	<b>\$67.00</b>

**Grand Total: \$2,462.55**

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

WELTMAN, WEINBERG & REIS CO., L.P.A.

BY: Kevin J. Cummings, Esquire

Attorney for Plaintiff(s)

I.D. No. 209660

436 7<sup>th</sup> Avenue, Suite 2500

Pittsburgh, PA 15219

Phone: 412.434.7955

Fax: 412.434.7959

File #10141702

LSF8 MASTER PARTICIPATION TRUST

COLUMBIA County  
Court of Common Pleas

Plaintiff

vs.

CASE NO. 2017-CV-553

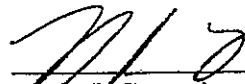
IRENE F. MILLER

Defendant

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for January 31, 2018 at 9:00 a.m. in the above captioned matter has been continued until February 28, 2018.

Date 1/22/18

  
Kevin J. Cummings, Esquire  
Attorney for Plaintiff

# WELTMAN, WEINBERG & REIS Co., LPA

ATTORNEYS AT LAW

*80 Years of Service.*

Brooklyn Hts 216 739 5100  
Chicago 312 782 9676  
Cincinnati 513 723 2200  
Cleveland 216 685 1000  
Columbus 614 228 7272

**Kevin J. Cummings**  
*Attorney*  
436 7<sup>th</sup> Avenue, Suite 2500 Pittsburgh, PA 15219  
412 338 7113 phone | 412 434 7959 fax  
kcummings@weltman.com  
weltman.com

Detroit 248 362 6100  
Ft. Lauderdale 954 740 5200  
Grove City 614 801 2600  
Philadelphia 215 599 1500  
Pittsburgh 412 434 7955

March 16, 2018

Columbia County Sheriff's Office  
35 West Main Street  
Bloomsburg, PA 17815  
ATTN: Real Estate Dept.

RE: LSF8 Master Participation Trust vs. Irene F. Miller  
No. 2017-CV-553  
WWR# 10141702

Dear Sir or Madam:

Please find enclosed two Realty Transfer Affidavits.

Please list the Grantee on the Sheriff's Deed as LSF8 Master Participation Trust, c/o Caliber Home Loans, 13801 Wireless Way, Oklahoma City, OK 73134.

Please return the recorded sheriff's deed in the envelope provided.

If you should have any questions, please feel free to contact me at the number listed above.

Very truly yours,



Kevin J. Cummings, Esquire

Enclosures



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

# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

## RECORDER'S USE ONLY

State Tax Paid
Book Number
Page Number
Date Recorded

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

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

Name Kevin J. Cummings, Esquire		Telephone Number: (412) 434-7955	
Mailing Address 436 7th Avenue, Suite 2500 (WVR# 10141702)		City Pittsburgh	State PA
		ZIP Code 15219	

### B. TRANSFER DATA

Date of Acceptance of Document 02 / 28 / 2018			
Grantor(s)/Lessor(s) Columbia County Sheriff	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s) LSF8 Master Participation Trust	Telephone Number: (858) 649-5946
Mailing Address 35 West Main Street		Mailing Address c/o Caliber Home Loans, Inc., 13801 Wireless Way	
City Bloomsburg	State PA	ZIP Code 17815	
		City Oklahoma City	State OK
		ZIP Code 73134	

### C. REAL ESTATE LOCATION

Street Address 199 Butternut Lane		City, Township, Borough Pine Township	
County Columbia	School District Millville Area School District	Tax Parcel Number 29-06-025-04	

### D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration 2,511.80	2. Other Consideration + 0.00	3. Total Consideration = 2,511.80
4. County Assessed Value 39,110.00	5. Common Level Ratio Factor x 3.91	6. Computed Value = 152,920.10

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

1a. Amount of Exemption Claimed \$ 152,920.10	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
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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 	Date 03/16/18
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**FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.**

WELTMAN, WEINBERG & REIS CO., L.P.A.

BY: Kevin J. Cummings, Esquire

I.D. No. 209660

436 7<sup>th</sup> Avenue, Suite 2500

Pittsburgh, PA 15219

Phone: 412.434.7955

Fax: 412.434.7959

File #10141702

**Attorney for Plaintiff(s)**

LSF8 MASTER PARTICIPATION TRUST

Plaintiff

vs.

COLUMBIA County  
Court of Common Pleas

CASE NO. 2017-CV-553


IRENE F. MILLER

Defendant

**CERTIFICATE OF FILING**

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

Date: 1/22/18

  
\_\_\_\_\_  
Kevin J. Cummings, Esquire  
Attorney for Plaintiff

WELTMAN, WEINBERG & REIS CO., L.P.A.

BY: Kevin J. Cummings, Esquire

I.D. No. 209660

436 7<sup>th</sup> Avenue, Suite 2500

Pittsburgh, PA 15219

Phone: 412.434.7955

Fax: 412.434.7959

File #10141702

**Attorney for Plaintiff(s)**

LSF8 MASTER PARTICIPATION TRUST

Plaintiff

vs.

IRENE F. MILLER

Defendant

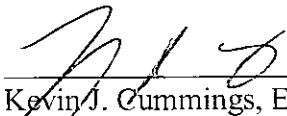
COLUMBIA County  
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Date: 1/22/18

  
\_\_\_\_\_  
Kevin J. Cummings, Esquire  
Attorney for Plaintiff

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weltman.com

Detroit 248 362 6100

Ft. Lauderdale 954 740 5200

Grove City 614 801 2600

Philadelphia 215 599 1500

Pittsburgh 412 434 7955

January 22, 2018

**VIA FAX 570-389-5625**

Sheriff of Columbia County

ATTN: Real Estate Dept.

**RE: LSF8 Master Participation Trust vs. Irene F. Miller****CASE NO: 2017-CV-553****WWR NO: 10141702****SALE DATE: January 31, 2018**

Dear Madam or Sir:

Please continue the sheriff's sale scheduled for January 31, 2018 to February 28, 2018. Please announce continuance at the January 31, 2018 sale.

If you have any questions, please feel free to contact Kim Jones at 412.338.7108.

Very Truly Yours,

WELTMAN, WEINBERG &amp; REIS CO., L.P.A



Kevin J. Cummings, Esquire

WELTMAN, WEINBERG & REIS CO., L.P.A.

BY: Kevin J. Cummings, Esquire

Attorney for Plaintiff(s)

I.D. No: 209660

436 7<sup>th</sup> Avenue, Suite 2500

Pittsburgh, PA 15219

Phone: 412.434.7955

Fax: 412.434.7959

File #10141702

LSF8 MASTER PARTICIPATION TRUST

COLUMBIA County  
Court of Common Pleas

Plaintiff

vs.

CASE NO. 2017-CV-553

IRENE F. MILLER

Defendant

**CERTIFICATE OF FILING**

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Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 1/22/18

  
Kevin J. Cummings, Esquire  
Attorney for Plaintiff

WELTMAN, WEINBERG & REIS CO., L.P.A.

BY: Kevin J. Cummings, Esquire

I.D. No. 209660

436 7<sup>th</sup> Avenue, Suite 2500

Pittsburgh, PA 15219

Phone: 412.434.7955

Fax: 412.434.7959

File #10141702

**Attorney for Plaintiff(s)**

LSF8 MASTER PARTICIPATION TRUST

Plaintiff

vs.

IRENE F. MILLER

Defendant


COLUMBIA County  
Court of Common Pleas

CASE NO. 2017-CV-553

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for November 1, 2017 at 9:00 a.m. in the above captioned matter has been continued until January 31, 2018.

Date 10/31/2017

  
Kevin J. Cummings, Esquire  
Attorney for Plaintiff

**WELTMAN, WEINBERG & REIS Co., LPA**

ATTORNEYS AT LAW

*80 Years of Service.*

**Brooklyn Hts** 216 739 5100  
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**Detroit** 248 362 6100  
**Ft. Lauderdale** 954 740 5200  
**Grove City** 614 801 2600  
**Philadelphia** 215 599 1500  
**Pittsburgh** 412 434 7955

October 31, 2017

**VIA FAX 570-389-5625**

Sheriff of Columbia County  
ATTN: Real Estate Dept.

**RE: LSF8 Master Participation Trust vs. Irene F. Miller**  
**CASE NO: 2017-CV-553**  
**WWR NO: 10141702**  
**SALE DATE: November 1, 2017**

Dear Madam or Sir:

Please continue the sheriff's sale scheduled for November 1, 2017 to January 31, 2018. Please announce continuance at the November 1, 2017 sale.

If you have any questions, please feel free to contact Kim Jones at 412.338.7108.

Very Truly Yours,

WELTMAN, WEINBERG &amp; REIS CO., L.P.A



Kevin J. Cummings, Esquire

WELTMAN, WEINBERG & REIS CO., L.P.A.

BY: Kevin J. Cummings, Esquire

Attorney for Plaintiff(s)

I.D. No. 209660

436 7<sup>th</sup> Avenue, Suite 2500

Pittsburgh, PA 15219

Phone: 412.434.7955

Fax: 412.434.7959

File #10141702

LSF8 MASTER PARTICIPATION TRUST

COLUMBIA County  
Court of Common Pleas

Plaintiff

vs.

CASE NO. 2017-CV-553

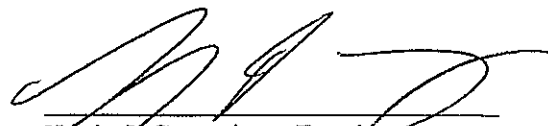
IRENE F. MILLER

Defendant

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Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 10/31/2017

  
Kevin J. Cummings, Esquire  
Attorney for Plaintiff

BKSP

17-553

## SHERIFF'S SALE COST SHEET

VS. \_\_\_\_\_  
 NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>18.00</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>6.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>422.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1558.05</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1808.05</u>

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

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

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

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>	
MISC. _____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2442.55

United States Bankruptcy Court  
Middle District of Pennsylvania

## Notice of Bankruptcy Case Filing

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 10/27/2017 at 11:20 AM and filed on 10/27/2017.



**Irene F. Miller**

199 Butternut Lane  
Unityville, PA 17774  
570.854.5532

SSN / ITIN: xxx-xx-2793

*aka Irene Miller*

The case was assigned case number 4:17-bk-04475.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

To view the bankruptcy petition and other documents filed in this case, please visit the following Internet link: <http://ecf.pamb.uscourts.gov/> You must first register at this web site: <http://pacer.psc.uscourts.gov/> There is no registration fee. However, the Judicial Conference of the United States has established a fee for access to information in PACER. All registered users will be charged as follows: Use of the PACER system will generate a .10 per page charge, and Audio files of court hearings retrieved via PACER will generate a 2.40 per file charge. Public access computer terminals are also available at the Clerk's Office's two locations, 9:00 am to 4:00 pm, M-F (closed on all federal holidays): Max Rosenn US Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701 and Ronald Reagan Federal Building and Courthouse, 228 Walnut

Street, Harrisburg, PA 17101.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

**Terrence S. Miller**  
**Clerk, U.S.**  
**Bankruptcy Court**

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

LSF8 MASTER PARTICIPATION TRUST,  
PLAINTIFF,

CASE NO. 2017-CV-553

VS

IRENE F. MILLER,  
DEFENDANT,

FILED  
CLERK OF COURT  
2017 OCT 27 P 12:45  
COLUMBIA COUNTY, PA

**SUGGESTION OF BANKRUPTCY**

The Defendant(s), Irene F. Miller,  
hereby notifies this Court that said Defendant(s) files a Petition for Bankruptcy, in the United  
States District Court, on 10/27/2017  
a copy of said Petition is attached hereto.

Dated 10/27/2017

Signed Irene Miller  
Defendant

**CERTIFICATE OF SERVICE**

I hereby certify that a copy of the foregoing was sent by first class, US Mail on: 10/27/2017  
to the following parties:  
LSF8 Master Participation Trust  
c/o Weltman, Weinberg & Reis, Co., L.P.A.  
436, 7<sup>th</sup>. Avenue #2500  
Pittsburgh, PA 15219

Signed Irene Miller  
Defendant

**Fill in this information to identify your case:**

United States Bankruptcy Court for the:

Middle District of Pennsylvania



Case number (if known):

Chapter you are filing under:

- ☐ Chapter 7  
☐ Chapter 11  
☐ Chapter 12  
☒ Chapter 13

☐ Check if this is an amended filing

CASE No - 17 - BK - 04475  
 FILED 10/27/17

Official Form 101

**Voluntary Petition for Individuals Filing for Bankruptcy**

12/15

The bankruptcy forms use *you* and *Debtor 1* to refer to a debtor filing alone. A married couple may file a bankruptcy case together—called a *joint case*—and in joint cases, these forms use *you* to ask for information from both debtors. For example, if a form asks, "Do you own a car," the answer would be *yes* if either debtor owns a car. When information is needed about the spouses separately, the form uses *Debtor 1* and *Debtor 2* to distinguish between them. In joint cases, one of the spouses must report information as *Debtor 1* and the other as *Debtor 2*. The same person must be *Debtor 1* in all of the forms.

Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write your name and case number (if known). Answer every question.

**Part 1: Identify Yourself**

	About Debtor 1:	About Debtor 2 (Spouse Only in a Joint Case):
<b>1. Your full name</b> Write the name that is on your government-issued picture identification (for example, your driver's license or passport). Bring your picture identification to your meeting with the trustee.	Irene First name F. Middle name Miller Last name  Suffix (Sr., Jr., II, III)	 First name  Middle name  Last name  Suffix (Sr., Jr., II, III)
<b>2. All other names you have used in the last 8 years</b> Include your married or maiden names.	Irene First name  Middle name Miller Last name  First name  Middle name  Last name	 First name  Middle name  Last name  First name  Middle name  Last name
<b>3. Only the last 4 digits of your Social Security number or federal Individual Taxpayer Identification number (ITIN)</b>	XXX - XX - 2 7 9 3 OR 9 XX - XX -	XXX - XX - OR 9 XX - XX -

Debtor 1

Irene F. Miller

First Name Middle Name

Last Name

Case number (if known)

## About Debtor 1:

## About Debtor 2 (Spouse Only in a Joint Case):

## 4. Any business names and Employer Identification Numbers (EIN) you have used in the last 8 years

Include trade names and doing business as names

☒ I have not used any business names or EINs.

Business name

Business name

EIN

EIN

☐ I have not used any business names or EINs.

Business name

Business name

EIN

EIN

## 5. Where you live

## If Debtor 2 lives at a different address:

199 Butternut Lane

Number Street

Unityville

City

PA

State

17774

ZIP Code

Columbia

County

If your mailing address is different from the one above, fill it in here. Note that the court will send any notices to you at this mailing address.

Number Street

P.O. Box

City

State

ZIP Code

Number Street

City

State

ZIP Code

County

If Debtor 2's mailing address is different from yours, fill it in here. Note that the court will send any notices to this mailing address.

Number Street

P.O. Box

City

State

ZIP Code

## 6. Why you are choosing this district to file for bankruptcy

## Check one:

☒ Over the last 180 days before filing this petition, I have lived in this district longer than in any other district.☐ I have another reason. Explain.  
(See 28 U.S.C. § 1408.)

## Check one:

☐ Over the last 180 days before filing this petition, I have lived in this district longer than in any other district.☐ I have another reason. Explain.  
(See 28 U.S.C. § 1408.)

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice October 11, 18, 25, 2017 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....  
.....

Sworn and subscribed to before me this 26<sup>th</sup> day of October 2017.

.....  
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.

.....



**Case Number**  
2017CV553

# SERVICE COVER SHEET

### Service Details:

Zone: 110

**Warrant:**

**Notes:** SALE DATE & TIME: 11/01/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

### Final Service:

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:**

**Relation:**

Time: 1207

**Mileage:**

**Attorney / Originator:**

**Phone:** 412-434-7955

**Service Attempts:**

**Date:**

**Time:**

**Mileage:**

**Deputy:**

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

PINE TOWNSHIP MUNICIPAL

**2017CV553**

328 WINTERSTEEN SCHOOL ROAD, MILLVILLE, PA 1784 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



LSF8 MASTER PARTICIPATION TRUST  
vs.  
IRENE F. MILLER

Case Number  
2017CV553

## SHERIFF'S RETURN OF SERVICE

09/19/2017 10:15 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 199 BUTTERNUT LANE, UNITYVILLE, PA 17774.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

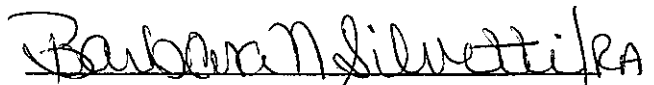
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

September 19, 2017

### NOTARY

Affirmed and subscribed to before me this

19TH day of SEPTEMBER, 2017



Plaintiff Attorney: WELTMAN, WEINBERG & REIS CO, 436 SEVENTH AVENUE, SUITE 2500, PITTSBURGH, PA 15219

(c) CountySure Sheriff, Tolensuit, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



LSF8 MASTER PARTICIPATION TRUST  
vs.  
IRENE F. MILLER

Case Number  
2017CV553

## SHERIFF'S RETURN OF SERVICE

09/19/2017 10:15 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 DOUG FRY, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR IRENE F. MILLER AT 199 BUTTERNUT LANE, PINE TWP, UNITYVILLE, PA 17774-890.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

September 19, 2017

### NOTARY

Affirmed and subscribed to before me this

19TH day of SEPTEMBER, 2017

Plaintiff Attorney: WELTMAN, WEINBERG & REIS CO, 436 SEVENTH AVENUE, SUITE 2500, PITTSBURGH, PA 15219

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



LSF8 MASTER PARTICIPATION TRUST  
vs.  
MILLER, IRENE F.

Case Number  
2017CV553

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Posting - Sale Bill

**Zone:**

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 11/01/2017 AT 9:00 AM  
SHERIFF'S SALE BILL

**Serve To:**

**Name:** (POSTING)

**Primary Address:** 199 BUTTERNUT LANE  
UNITYVILLE, PA 17774

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:**

**Relation:**

**Date:** 9-19-17

**Time:** 10:15

**Deputy:** 3

**Mileage:**

**Attorney / Originator:**

**Name:** WELTMAN, WEINBERG & REIS CO

**Phone:** 412-434-7955

**Service Attempts:**

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

(POSTING)

2017CV553

199 BUTTERNUT LANE, UNITYVILLE, PA 17774

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



LSF8 MASTER PARTICIPATION TRUST  
vs.  
MILLER, IRENE F.

Case Number  
2017CV553

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	110
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 11/01/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

Name:	OCCUPANT
Primary Address:	199 BUTTERNUT LANE PINE TWP UNITYVILLE, PA 17774-890
Phone:	DOB:
Alternate Address:	
Phone:	

### Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Doug Fry
Relation:	SON-IN-LAW
Date:	9-19-17
Time:	10:15
Deputy:	3
Mileage:	

### Attorney / Originator:

Name:	WELTMAN, WEINBERG & REIS CO
Phone:	412-434-7955

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

OCCUPANT

2017CV553

199 BUTTERNUT LANE, PINE TWP, UNITYVILLE, PA 1777 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



LSF8 MASTER PARTICIPATION TRUST  
vs.  
MILLER, IRENE F.

Case Number  
2017CV553

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	110
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 11/01/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	IRENE F. MILLER
<b>Primary Address:</b>	199 BUTTERNUT LANE PINE TWP UNITYVILLE, PA 17774-890
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	OCCUPANTS 29 EVERT ROAD BLOOMSBURG, PA 17815
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · <u>Adult In Charge</u> · Posted · Other
<b>Adult In Charge:</b>	Doug Fry
<b>Relation:</b>	Son-in-Law
<b>Date:</b>	9-19-17
<b>Time:</b>	10:15
<b>Deputy:</b>	3
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> WELTMAN, WEINBERG & REIS CO	<b>Phone:</b> 412-434-7955
--	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

MILLER, IRENE F.

2017CV553

199 BUTTERNUT LANE, PINE TWP, UNITYVILLE, PA 1777 NO EXPIRATION

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

Date: 09/11/2017

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 28370

MILLER IRENE F  
199 BUTTERNUT LANE  
UNITYVILLE PA 17774

District: PINE TWP  
Deed: 20061 -3948  
Location: 199 BUTTERNUT LN  
Parcel Id:29 -06 -025-04,000

Assessment: 39,110  
Balances as of 09/11/2017

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

NO TAX CLAIM TAXES DUE

COLUMBIA COUNTY SHERIFF

By: \_\_\_\_\_

Per: \_\_\_\_\_

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST  
vs.  
MILLER, IRENE F.

Case Number  
2017CV553

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 110

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 11/01/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: MILLVILLE SCHOOL DISTRICT

Primary Address: 330 EAST MAIN STREET  
MILLVILLE, PA 17846

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Steve Delak

Relation:

Business Manager

Date:

8-31-17

Time:

13:09

Deputy:

3

Mileage:

### Attorney / Originator:

Name: WELTMAN, WEINBERG & REIS CO

Phone:

412-434-7955

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

MILLVILLE SCHOOL DISTR

2017CV553

330 EAST MAIN STREET, MILLVILLE, PA 17846

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



LSF8 MASTER PARTICIPATION TRUST  
vs.  
MILLER, IRENE F.

Case Number  
2017CV553

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 110

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 11/01/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

ELIZABETH WHITELIGHT

Relation:

CLERK

Date:

8/29/17

Time:

0824

Deputy:

4

Mileage:

### Attorney / Originator:

Name: WELTMAN, WEINBERG & REIS CO

Phone: 412-434-7955

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2017CV553

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST  
vs.  
MILLER, IRENE F.

Case Number  
2017CV553

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	110
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 11/01/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

Name:	Domestic Relations Office of Columbia Cou	
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:	MICHELLE SANTIOL	
Relation:	CLEAR	
Date:	8/29/17	Time: 0827
Deputy:	4	Mileage:

### Attorney / Originator:

Name:	WELTMAN, WEINBERG & REIS CO	Phone:	412-434-7955
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### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

DOMESTIC RELATIONS OF 2017CV553 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

# 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 08/29/17

Account:

Name:  
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**  
Address: **PO BOX 380**  
**BLOOMSBURG, PA 17815**  
Telephone: **(570) 389-5622**

Ad ID: 1114705  
Description: **Miller Sheriff Sale**  
Run Dates: 10/11/17 to 10/25/17  
Class: 2  
Agate Lines: 285  
Blind Box:

**Total Ad Cost \$1,558.05**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	10/11/17	10/25/17	3	\$1,558.05

## SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2017CV653

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, NOVEMBER 01, 2017

AT 9:00 O'CLOCK A.M.

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

All that certain piece, parcel and lot of land situate in the Township of Pine, County of Columbia and Commonwealth of Pennsylvania, being known as Parcel #2 on the Subdivision Plan of Arthur and Myrl Piller, prepared by John H. Wood, P.L.S., of Construction Engineering, Inc., dated April 1, 1991, and recorded June 3, 1992 as set forth in Columbia County Map Book 6, page 764, bounded and described as follows:

BEGINNING at a point in the centerline of State Route 0042, said point being the southwest corner of Parcel #2 and the northwest corner of Parcel #1, as shown on the aforementioned Subdivision Plan; thence, along the centerline of the aforementioned State Route the following four (4) courses and distances: (1) north twenty-four (24) degrees eighteen (18) minutes fifty-one (51) seconds east, one hundred thirty-two and ninety-seven hundredths (132.97) feet to a point; (2) north eighteen (18) degrees thirty-eight (38) minutes sixteen (16) seconds east, one hundred fifty-five and seventy-four hundredths (155.68) feet to a point; (3) north twelve (12) degrees forty-nine (49) minutes nineteen (19) seconds east, one hundred twelve and six hundredths (112.06) feet to a point; (4) north nine (9) degrees fourteen (14) minutes twenty-six (26) seconds east four hundred fifteen and sixty hundredths (415.60) feet to a point in line of lands now or formerly of Charles Green; thence, along lands of said Green passing through an iron pin set on the property line forty (40) feet from the point in the centerline of the aforementioned State Route and through the right-of-way of the aforementioned Township Road #T-556 north eighty-nine (89) degrees thirty-one (31) minutes thirty-four (34) seconds east four hundred twenty-nine and ninety-seven hundredths (429.97) feet to a point in the centerline of Lick Run and in the right-of-way of Township Road #T-558; thence, along, through, and more or less following, of Lick Run, passing through a railroad spike set in the centerline of Township Road #T-556 and along lands now or formerly of Clyde Foush the following four (4) courses and distances:

(1) south four (4) degrees fifty-seven (57) minutes sixteen (16) seconds west, two hundred sixty-one and no hundredths (261.00) feet to a point; (2) south forty-nine (49) degrees twenty-three (23) minutes eighteen (18) seconds west two hundred thirty-four and no hundredths (234.00) feet to a point; (3) south twelve (12) degrees seventeen (17) minutes forty-two (42) seconds east, one hundred thirty-five and thirty hundredths (135.30) feet to a point; and (4) south thirty-five (35) degrees thirteen (13) minutes eighteen (18) seconds west, two hundred twenty-nine and forty hundredths (229.40) feet to a point in the centerline of Lick Run; thence, along other lands now or formerly of Arthur and Myrl Piller, shown as Parcel #1 on the aforementioned Subdivision Plan, south eighty-three (83) degrees forty-nine (49) minutes forty-four (44) seconds west, three hundred thirty-nine and twenty-nine hundredths (339.29) feet to a point, the place of beginning. There being set on the last mentioned line two (2) iron pins, the first being set on the property line fifty (50) feet from the point in the centerline of Lick Run, the second being set on the property line thirty (30) feet from point and place of beginning. Containing 6.76 acres.

Commonly known as 199 BUTTERNUT LANE, UNITYVILLE, PENNSYLVANIA 17774  
TAX ID # 29-06-25-4

THE IMPROVEMENTS THEREON ARE RESIDENTIAL DWELLING BEING THE SAME PREMISES WHICH  
Joshua D. Avery and Faith M. Avery, husband and wife, by Deed dated November 29, 2006, and recorded December 28, 2006, in the Office of the Recorder of Deeds in and for the County of Columbia, Instrument No. 200613948, granted and conveyed unto Irene F. Miller, in fee.

PROPERTY ADDRESS: 199 BUTTERNUT LANE, UNITYVILLE, PA 17774

UPI / TAX PARCEL NUMBER: 29-06-025-04

Seized and taken into execution to be sold as the property of IRENE F. MILLER in suit of LSF8 MASTER PARTICIPATION TRUST.

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

Attorney for the Plaintiff:  
WELTMAN WEINBERG & REIS CO  
PITTSBURGH, PA 412-434-7955  
TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2017CV553

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, NOVEMBER 01, 2017**  
**AT 9:00 O'CLOCK A.M.**

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

All that certain piece, parcel and lot of land situate in the Township of Pine, County of Columbia and Commonwealth of Pennsylvania, being known as Parcel #2 on the Subdivision Plan of Arthur and Myrl Peifer, prepared by John H. Wood, P.L.S. of Construction Engineering, Inc., dated April 1, 1991 and recorded June 3, 1992 as set forth in Columbia County Map Book 6, page 754, bounded and described as follows:

BEGINNING at a point in the centerline of State Route 0042, said point being the southwest corner of Parcel #2 and the northwest corner of Parcel #1 as shown on the aforementioned Subdivision Plan; thence along the centerline of the aforementioned State Route the following four (4) courses and distances; (1) north twenty-four (24) degrees eighteen (18) minutes fifty-one (51) seconds east, one hundred thirty-two and ninety-seven hundredths (132.97) feet to a point; (2) north eighteen (18) degrees thirty-eight (38) minutes sixteen (16) seconds east, one hundred fifty-five and sixty-eight hundredths (155.68) feet to a point; (3) north twelve (12) degrees forty-nine (49) minutes nineteen (19) seconds east, one hundred twelve and six hundredths (112.06) feet to a point; (4) north nine (09) degrees fourteen (14) minutes twenty-six (26) seconds east four hundred fifteen and sixty hundredths (415.60) feet to a point in line of lands now or formerly of Charles Green; thence along lands of said Green passing through an iron pin set on the property line forty (40) feet from the point in the centerline of the aforementioned State Route and through the right-of-way of the aforementioned Township Road #T-556 north eighty-nine (89) degrees thirty-one (31) minutes thirty-four (34) seconds east four hundred twenty-one and ninety-seven hundredths (421.97) feet to a point in the centerline of Lick Run and in the right-of-way of Township Road #T556; thence along, through, and more or less following, of Lick Run, passing through a railroad spike set in the centerline of Township Road #T-556 and along lands now or formerly of Clyde Fouss the following four (4) courses and distances: (1) south four (04) degrees fifty-seven (57) minutes sixteen (16) seconds west, two hundred sixty-one and no hundredths (261.00) feet to a point; (2) south forty-one (41) degrees twenty-three (23) minutes eighteen (18) seconds west two hundred thirty-four and no hundredths (234.00) feet to a point; (3) south twelve (12) degrees seventeen (17) minutes forty-two (42) seconds east, one hundred thirty-five and thirty hundredths (135.30) feet to a point; and (4) south thirty-five (35) degrees thirteen (13) minutes eighteen (18) seconds west, two hundred twenty-nine and forty hundredths (229.40) feet to a point in the centerline of Lick Run; thence along other lands now or formerly of Arthur and Myrl Peifer, shown as Parcel #1 on the aforementioned Subdivision Plan, south eighty-three (83) degrees forty-nine (49) minutes forty-four (44) seconds west, three hundred thirty-nine and twenty-nine hundredths (339.29) feet to a point, the place of beginning. There being set on the last mentioned line two (2) iron pins; the first being set on the property line fifty (50) feet from the point in the centerline of Lick Run, the second being set on the property line thirty (30) feet from point and place of beginning. Containing 6.76 acres.

Commonly known as 199 BUTTERNUT LANE, UNITYVILLE, PENNSYLVANIA 17774

TAX I.D.#: 29-06-25-4

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Joshua D. Avery and Faith M. Avery, husband and wife, by Deed dated November 29, 2006, and recorded December 28, 2006, in the Office of the Recorder of Deeds in and for the County of Columbia, Instrument No. 200613948, granted and conveyed unto Irene F. Miller, in fee.

PROPERTY ADDRESS: 199 BUTTERNUT LANE, UNITYVILLE, PA 17774

UPI / TAX PARCEL NUMBER: 29-06-025-04

**Seized and taken into execution to be sold as the property of IRENE F. MILLER in suit of LSF8 MASTER PARTICIPATION TRUST.**

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

Attorney for the Plaintiff:  
WELTMAN, WEINBERG & REIS CO  
PITTSBURGH, PA 412-434-7955

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

29-06-025-04

Pine Twp

# REAL ESTATE OUTLINE

ED # 2017 ED 110

DATE RECEIVED 8-25-17  
DOCKET AND INDEX 2017 CV 553

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>40003591</u>

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

SALE DATE NOV, 1<sup>ST</sup> TIME 9:00 Am  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

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

LSF8 MASTER PARTICIPATION  
TRUST

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PA

NO. 2017-CV-553

2017 - E D - 110

VS.

IRENE F. MILLER

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF IRENE F. MILLER OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF PINE, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 199 BUTTERNUT LANE, UNITYVILLE, PA 17774. INSTRUMENT NO. 200613948, PARCEL NUMBER 29-06-025-04

Amount Due \$276,176.44

Interest From to \$

**Total** \$276,176.44 Plus costs.

Dated Aug 25, 2017

Barbara W. Sullivan  
Prothonotary, Common Pleas Court  
of Columbia County, PA

(SEAL)

By: Stephen J. Hayes  
Deputy

Proth & Clerk of Sev. Courts  
My Comm. Exp. 1st Monday in 2020

WWR#10141702

## WWR#10141702

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

LSF8 Master Participation Trust (Plaintiff)

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

LSF8 Master Participation Trust (Plaintiff)

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

NONE

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

NONE

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

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

*Rec + Duds*  
Inheritance Tax Bureau 11 West Main Street  
Bloomsburg, PA 17815

Domestic Relations 11 West Main Street  
Bloomsburg, PA 17815

Pennsylvania Department of Revenue Bureau of Compliance  
P.O. Box 281230  
Harrisburg, PA 17022-1230

Pennsylvania Department of Revenue Department 280948  
Harrisburg, PA 17128

Commonwealth of PA Inheritance Tax Division  
P.O. Box 280601  
Harrisburg, PA 17128

Pine Township Tax Collector 211 Beech Glenn Road  
Benton, PA 17814

Pine Township Municipal Authority 328 Wintersteen School Road  
Millville, PA 17846

Millville Area School District Tax Collector

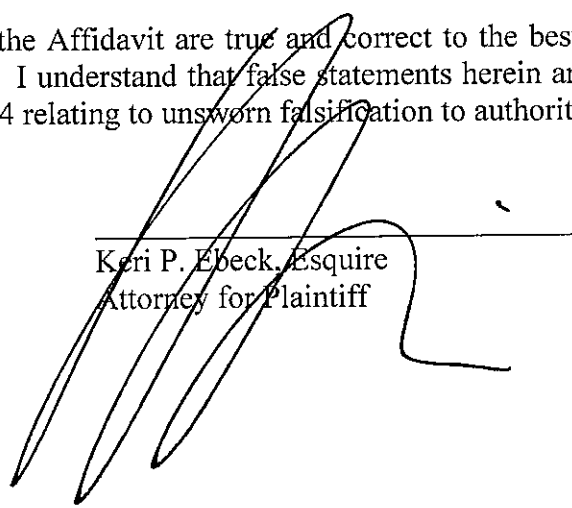
330 East Main Street  
Millville, PA 17846

Tenants/Occupants

199 Butternut Lane  
Unityville, PA 17774

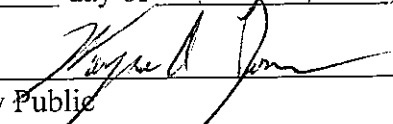
The information provided in the foregoing Affidavit is provided solely to comply with the Pennsylvania Rules of Civil Procedure 3129.1 and it is not intended to be a comprehensive abstract of the condition of the title of the real estate which is being sold under this execution. No person or entity is entitled to rely on any statements made herein in regard to the condition of the title of the property or to rely on any statement herein in formulating bids which might be made at the sale of the property.

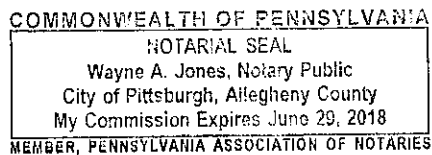
I verify that the statements made in the Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. §4904 relating to unsworn falsification to authorities.

  
\_\_\_\_\_  
Keri P. Ebeck, Esquire  
Attorney for Plaintiff

Sworn to and subscribed before me

this 18 day of August, 2017.

  
\_\_\_\_\_  
Notary Public



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

LSF8 MASTER PARTICIPATION TRUST,

Plaintiff,

v.

NO: 2017-CV-553

IRENE F. MILLER,

2017 - ED - 110

Defendant.

TYPE OF PLEADING:

**PRAECIPE FOR WRIT OF EXECUTION**

Filed on Behalf of:

PLAINTIFF

Counsel or Record for this Party:

Keri P. Ebeck, Esquire  
PA I.D. #91298  
Weltman, Weinberg & Reis Co., L.P.A.  
436 7<sup>th</sup> Avenue, Suite 2500  
Pittsburgh, PA 15219  
412-434-7955

FILED  
CLERK OF COURT  
JAN 25 A 10:35  
COURTS OFFICE  
OF COLUMBIA, PA

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

LSF8 MASTER PARTICIPATION TRUST,

Plaintiff,

v.

NO: 2017-CV-553

IRENE F. MILLER,

2017 - ED-110

Defendant.

**PRAECIPE FOR WRIT OF EXECUTION**

TO THE PROTHONOTARY:

Kindly issue a Writ of Execution in the above matter, directed to the Sheriff of Columbia County against Defendant, Irene F. Miller, in the amount of:

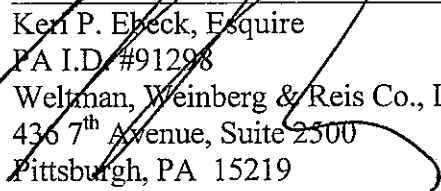
Judgment Amount \$276,176.44

**TOTAL \$276,176.44**

With continuing interest at the aforesaid rate plus appropriate additional attorney fees and costs.

Costs (to be added by Prothonotary) \$

Date: 8/18/17

  
Ken P. Ebeck, Esquire  
PA I.D. #91298  
Weltman, Weinberg & Reis Co., L.P.A.  
436 7<sup>th</sup> Avenue, Suite 2500  
Pittsburgh, PA 15219  
412-434-7955

FILED  
PROTHONOTARY  
JUL 18 25 A 10:35  
COURTS OFFICE  
OF COLUMBIA, PA

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

LSF8 MASTER PARTICIPATION TRUST,  
Plaintiff,

v.

NO: 2017-CV-553

IRENE F. MILLER,  
Defendant.

LONG FORM DESCRIPTION

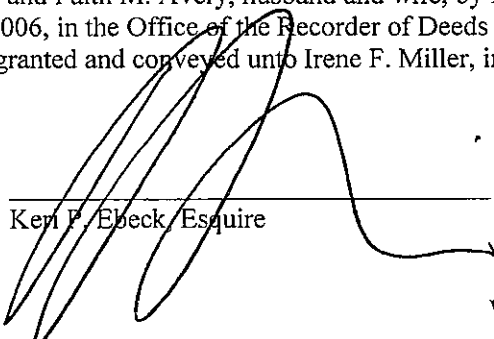
ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Pine, County of Columbia and Commonwealth of Pennsylvania, being known as Parcel #2 on the Subdivision Plan of Arthur and Myrl Peifer, prepared by John H. Wood, P.L.S. of Construction Engineering, Inc., dated April 1, 1991 and recorded June 3, 1991 as set forth in Columbia County Map Book 6, page 754, bounded and described as follows:

BEGINNING at a point in the centerline of State Route 0042, said point being the southwest corner of Parcel #2 and the northwest corner of Parcel #1 as shown on the aforementioned Subdivision Plan; thence along the centerline of the aforementioned State Route the following four (4) courses and distances; (1) north twenty-four (24) degrees eighteen (18) minutes fifty-one (51) seconds east, one hundred thirty-two and ninety-seven hundredths (132.97) feet to a point; (2) north eighteen (18) degrees thirty-eight (38) minutes sixteen (16) seconds east, one hundred fifty-five and sixty-eight hundredths (155.68) feet to a point; (3) north twelve (12) degrees forty-nine (49) minutes nineteen (19) seconds east, one hundred twelve and six hundredths (112.06) feet to a point; (4) north nine (09) degrees fourteen (14) minutes twenty-six (26) seconds east four hundred fifteen and sixty hundredths (415.60) feet to a point in line of lands now or formerly of Charles Green; thence along lands of said Green passing through an iron pin set on the property line forty (40) feet from the point in the centerline of the aforementioned State Route and through the right-of-way of the aforementioned Township Road #T-556 north eighty-nine (89) degrees thirty-one (31) minutes thirty-four (34) seconds east four hundred twenty-one and ninety-seven hundredths (421.97) feet to a point in the centerline of Lick Run and in the right-of-way of Township Road #T-556; thence along, through, and more or less following, of Lick Run, passing through a railroad spike set in the centerline of Township Road #T-556, and along lands now or formerly of Clyde Fouss the following four (4) courses and distances: (1) south four (04) degrees fifty-seven (57) minutes sixteen (16) seconds west, two hundred sixty-one and no hundredths (261.00) feet to a point; (2) south forty-one (41) degrees twenty-three (23) minutes eighteen (18) seconds west two hundred thirty-four and no hundredths (234.00) feet to a point; (3) south twelve (12) degrees seventeen (17) minutes forty-two (42) seconds east, one hundred thirty-five and thirty hundredths (135.30) feet to a point; and (4) south thirty-five (35) degrees thirteen (13) minutes eighteen (18) seconds west, two hundred twenty-nine and forty hundredths (229.40) feet to a point in the centerline of Lick Run; thence along other lands now or formerly of Arthur and Myrl Peifer, shown as Parcel #1 on the aforementioned Subdivision Plan, south eighty-three (83) degrees forty-nine (49) minutes forty-four (44) seconds west, three hundred thirty-nine and twenty-nine hundredths (339.29) feet to a point, the place of beginning. There being set on the last mentioned line two (2) iron pins; the first being set on the property line fifty (50) feet from the point in the centerline of Lick Run, the second being set on the property line thirty (30) feet from point and place of beginning. Containing 6.76 acres.

Commonly known as 199 Butternut Lane, Unityville, PA 17774.

Being Parcel No. 29-06-025-04

BEING the same premises which Joshua D. Avery and Faith M. Avery, husband and wife, by Deed dated November 29, 2006, and recorded December 28, 2006, in the Office of the Recorder of Deeds in and for the County of Columbia, Instrument No. 200613948, granted and conveyed unto Irene F. Miller, in fee.

  
Ken F. Ebeck, Esquire

WWR# 10141702

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

LSF8 MASTER PARTICIPATION TRUST,

Plaintiff,

v.

NO: 2017-CV-553

IRENE F. MILLER,

Defendant.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF IRENE F. MILLER OF, IN  
AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE  
TOWNSHIP OF PINE, COUNTY OF COLUMBIA, COMMONWEALTH OF  
PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND  
NUMBERED AS 199 BUTTERNUT LANE, UNITYVILLE, PA 17774. INSTRUMENT NO.  
200613948, PARCEL NUMBER 29-06-025-04.

WWR#

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

LSF8 MASTER PARTICIPATION TRUST,

Plaintiff,

v.

NO: 2017-CV-553

IRENE F. MILLER,

Defendant.

**AFFIDAVIT OF NON-MILITARY SERVICE**

The undersigned is the duly authorized agent and/or attorney for the Plaintiff in the within matter and states as follows:

Affiant states that the within Affidavit is made pursuant to and in accordance with the Servicemembers' Civil Relief Act (SCRA), 50 U.S.C. App. 521.

Affiant further states that based upon investigation it is the affiant's belief that the Irene F. Miller is not in the military service.

Affiant further states that this belief is supported by the attached certificate from the Defense Manpower Data Center (DMDC), which states that the DMDC does not possess any information indicating that the below individual is in the military service:

Irene F. Miller

199 Butternut Lane  
Unityville, PA 17774

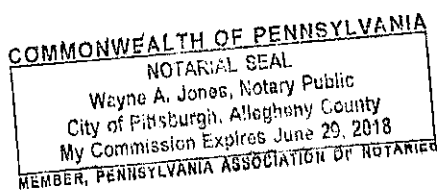
Affiant further states that the averments contained herein are true and correct to the best of Affiant's knowledge, information and belief and that these averments are made subject to the penalties of 18 Pa C.S.A. §4904 relating to unsworn falsification to authorities.

Keri P. Ebeck, Esquire

Sworn to and subscribed before me

this 18 day of August, 2017.

Notary Public



WWR#10141702



## Status Report Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-2793

Birth Date:

Last Name: MILLERFirst Name: IRENEMiddle Name: FActive Duty Status As Of: Aug-23-2017

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.

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. § 3901 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. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.osd.mil/faq.xhtml#Q33>. 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. § 3921(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: Z1NFQC3B866AWF0

## WWR#10141702

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

LSF8 Master Participation Trust (Plaintiff)

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

LSF8 Master Participation Trust (Plaintiff)

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

NONE

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

NONE

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

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

Inheritance Tax Bureau 11 West Main Street  
Bloomsburg, PA 17815

Domestic Relations 11 West Main Street  
Bloomsburg, PA 17815

Pennsylvania Department of Revenue Bureau of Compliance  
P.O. Box 281230  
Harrisburg, PA 17022-1230

Pennsylvania Department of Revenue Department 280948  
Harrisburg, PA 17128

Commonwealth of PA Inheritance Tax Division  
P.O. Box 280601  
Harrisburg, PA 17128

Pine Township Tax Collector 211 Beech Glenn Road  
Benton, PA 17814

Pine Township Municipal Authority 328 Wintersteen School Road  
Millville, PA 17846

Millville Area School District Tax Collector

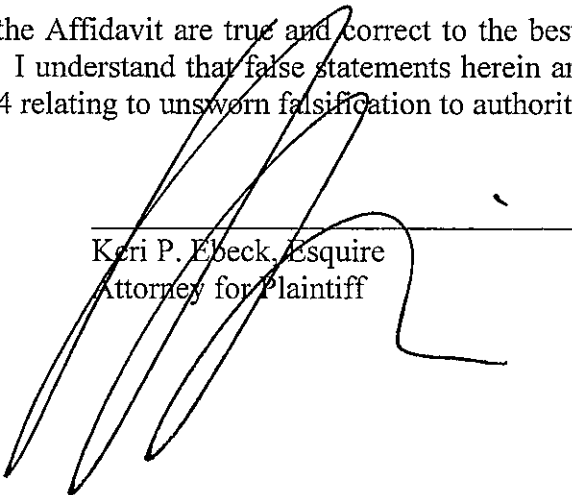
330 East Main Street  
Millville, PA 17846

Tenants/Occupants

199 Butternut Lane  
Unityville, PA 17774

The information provided in the foregoing Affidavit is provided solely to comply with the Pennsylvania Rules of Civil Procedure 3129.1 and it is not intended to be a comprehensive abstract of the condition of the title of the real estate which is being sold under this execution. No person or entity is entitled to rely on any statements made herein in regard to the condition of the title of the property or to rely on any statement herein in formulating bids which might be made at the sale of the property.

I verify that the statements made in the 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.

  
Keri P. Ebeck, Esquire  
Attorney for Plaintiff

Sworn to and subscribed before me

this 18 day of August, 2017.

  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Wayne A. Jones, Notary Public  
City of Pittsburgh, Allegheny County  
My Commission Expires June 29, 2018  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

WWR#10141702

WWR# 10141702

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

LSF8 MASTER PARTICIPATION TRUST,

Plaintiff,

v.

NO: 2017-CV-553

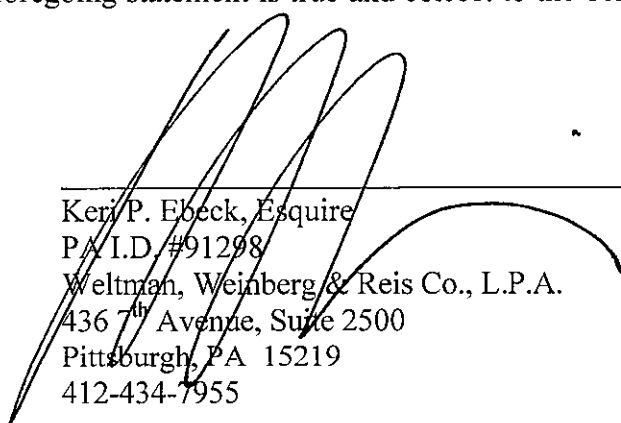
IRENE F. MILLER,

Defendant.

AFFIDAVIT OF COMPLIANCE WITH ACT 6 OF 1974, 41 P.S. 101, ET. SEQ.  
AND ACT 91 OF 1983

COMMONWEALTH OF PENNSYLVANIA     )  
   )     SS:  
COUNTY OF ALLEGHENY                     )

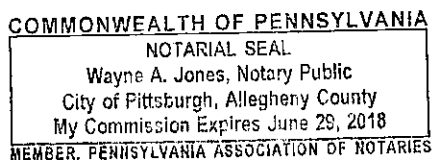
Before me, the undersigned authority, a Notary Public in and for the said County and Commonwealth, personally appeared Keri P. Ebeck, Esquire, attorney for the Plaintiff, who being duly sworn according to law deposes and says that on or about June 6, 2016, Defendant was mailed Notice of Homeowner's Emergency Assistance Act of 1983, in compliance with the Homeowner's Emergency Assistance Act, Act 91 of 1983 and pursuant to 12 PA Code Chapter 31, Subchapter B, Section 31.201 et seq. The foregoing statement is true and correct to the best of my knowledge, information and belief.

  
Keri P. Ebeck, Esquire  
PA I.D. #91298  
Weltman, Weinberg & Reis Co., L.P.A.  
436 7<sup>th</sup> Avenue, Suite 2500  
Pittsburgh, PA 15219  
412-434-7955

Sworn to and subscribed before me,

this 18 day of August, 2017.

  
NOTARY PUBLIC



# WELTMAN, WEINBERG & REIS Co., LPA

ATTORNEYS AT LAW

*80 Years of Service.*

Brooklyn Hts 216 739 5100  
Chicago 312 782 9676  
Cincinnati 513 723 2200  
Cleveland 216 685 1000  
Columbus 614 228 7272

**Keri P. Ebeck**  
*Partner*  
436 7<sup>th</sup> Avenue, Suite 2500 Pittsburgh, PA 15219  
412 338-7102 phone | 412 434 7959 fax  
kebeck@weltman.com  
weltman.com

Detroit 248 362 6100  
Ft. Lauderdale 954 740 5200  
Grove City 614 801 2600  
Philadelphia 215 599 1500  
Pittsburgh 412 434 7955

LSF8 MASTER PARTICIPATION TRUST,

Plaintiff,

v.

NO: 2017-CV-553

IRENE F. MILLER,

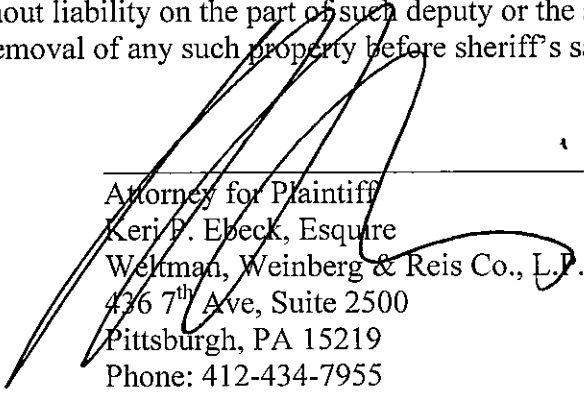
Defendant.

## **DIRECTIONS TO SHERIFF OF COLUMBIA COUNTY**

PLEASE **SERVE** IRENE F. MILLER OR ADULT IN CHARGE WITH THE NOTICE OF SALE AT 199 BUTTERNUT STREET, UNITYVILLE, PA 17774.

## **WAIVER OF WATCHMAN**

WAIVER OF WATCHMAN – Any deputy sheriff levying upon or attaching any property under within 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.



\_\_\_\_\_  
Attorney for Plaintiff  
Keri P. Ebeck, Esquire  
Weltman, Weinberg & Reis Co., L.P.A.  
436 7<sup>th</sup> Ave, Suite 2500  
Pittsburgh, PA 15219  
Phone: 412-434-7955  
Fax: 412-434-7959

WWR#10141702

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

LSF8 MASTER PARTICIPATION TRUST,

Plaintiff,

v.

NO: 2017-CV-553

IRENE F. MILLER,

Defendant.

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO:

Irene F. Miller

199 Butternut Lane  
Unityville, PA 17774

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

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

on November 1<sup>st</sup> 2017 at 9:00 a.m. Eastern Standard Time, the following described real estate, of which Irene F. Miller are the owners or reputed owners:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF IRENE F. MILLER OF, IN  
AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF PINE, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 199 BUTTERNUT LANE, UNITYVILLE, PA 17774. INSTRUMENT NO. 200613948, PARCEL NUMBER 29-06-025-04.

WWR#10141702

The said Writ of Execution has been issued on a judgment in the mortgage foreclosure action of  
LSF8 MASTER PARTICIPATION TRUST,

Plaintiff,

v.

NO: 2017-CV-553

IRENE F. MILLER,

Defendant.

at Execution Number 2017-CV-553 in the amount of \$276,176.44, with appropriate continuing interest, attorneys fees, and costs as set forth in the Praecept for Writ of Execution.

Claims against the property must be filed with the Sheriff before the above sale date.

Claims to proceeds must be made with the Office of the Sheriff before distribution.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from sale date.

Exceptions to Distribution or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

The Writ of Execution has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS NOTICE AND THE WRIT OF EXECUTION TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.

SUSQUEHANNA VALLEY LEGAL SERVICES  
168 EAST FIFTH STREET  
BLOOMSBURG, PA 17815  
(717) 784-8760

OR

PENNSYLVANIA LAWYER REFERRAL SERVICE  
PENNSYLVANIA BAR ASSOCIATION  
P.O. BOX 186  
HARRISBURG, PA 17108  
(717) 692-7375

You may have legal rights to prevent the Sheriff's Sale and the loss of your property. In order to exercise those rights, prompt action on your part is necessary.

WWR#10141702

You may have the right to prevent or delay the Sheriff's Sale by filing, before the sale occurs, a petition to open or strike the judgment or a petition to stay the execution.

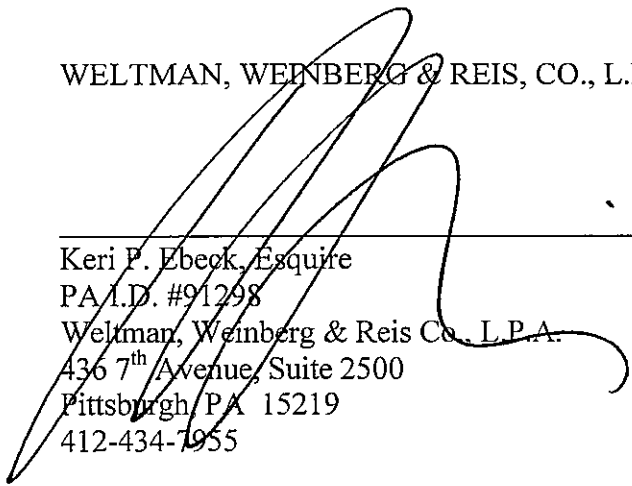
If the judgment was entered because you did not file with the Court any defense or objection within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the Plaintiff has a valid claim to foreclose the mortgage or judgment.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition to strike the judgment.

You may also have the right to petition the Court to stay or delay the execution and the Sheriff's Sale if you can show a defect in the Writ of Execution of service or demonstrate any other legal or equitable right.

YOU MAY ALSO HAVE THE RIGHT TO HAVE THE SHERIFF'S SALE SET ASIDE IF THE PROPERTY IS SOLD FOR A GROSSLY INADEQUATE PRICE OR, IF THERE ARE DEFECTS IN THE SHERIFF'S SALE. TO EXERCISE THIS RIGHT, YOU SHOULD FILE A PETITION WITH THE COURT AFTER THE SALE AND BEFORE THE SHERIFF HAS DELIVERED HIS DEED TO THE PROPERTY. THE SHERIFF WILL DELIVER THE DEED IF NO PETITION TO SET ASIDE THE SALE IS FILED WITHIN TEN (10) DAYS FROM THE DATE WHEN THE SCHEDULE OF DISTRIBUTION IS FILED IN THE OFFICE OF THE SHERIFF.

WELTMAN, WEINBERG & REIS, CO., L.P.A.



---

Keri P. Ebeck, Esquire  
PA I.D. #91298

Weltman, Weinberg & Reis Co., L.P.A.  
436 7<sup>th</sup> Avenue, Suite 2500  
Pittsburgh, PA 15219  
412-434-7955

WWR#10141702

WELTMAN, WEINBERG & REIS CO., L.P.A.

BY: Keri P. Ebeck, Esquire

Attorney for Plaintiff(s)

I.D. No. 91298

Kevin J Cummings

I.D. No. 209660

436 7<sup>th</sup> Avenue, Suite 2500

Pittsburgh, PA 15219

Phone: 412.434.7955

Fax: 412.434.7959

File #10141702

LSF8 MASTER PARTICIPATION TRUST

Plaintiff

COLUMBIA County

Court of Common Pleas

vs.

CASE NO. 2017-CV-553

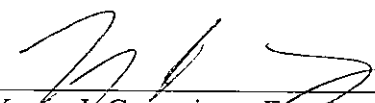
IRENE F. MILLER

Defendant

**LIENHOLDER AFFIDAVIT OF SERVICE**

BEFORE ME, the undersigned authority, personally appeared Kevin J. Cummings, Esquire, who according to law deposes and says that a copy of the Notice of Sheriff's Sale has been served on each of the following Lienholders by Certificate of Mail on September 26, 2017. True and correct copies of said certificates of mail are attached hereto as Exhibit "A".

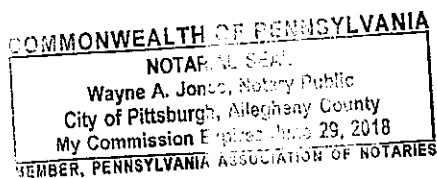
WELTMAN, WEINBERG & REIS CO., L.P.A.

By:   
Kevin J. Cummings, Esquire

Sworn to and subscribed before me

This 25 day of September, 2017.

  
Notary Public



10141702



# Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.

From: **WELTMAN WEINBERG & REIS CO. LPA**  
436 7<sup>TH</sup> AVENUE, SUITE 2500  
PITTSBURGH, PA 15219

To pay fee, affix stamps or meter postage here.

To: Columbia Tax Claim Bureau  
11 West Main Street  
Main Street County Annex  
Bloomsburg, PA 17815

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



# Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.

From: **WELTMAN WEINBERG & REIS CO. LPA**  
436 7<sup>TH</sup> AVENUE, SUITE 2500  
PITTSBURGH, PA 15219

To pay fee, affix stamps or meter postage here.

To: Inheritance Tax Bureau  
11 West Main Street  
Bloomsburg, PA 17815

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



# Certif

Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.

From: **WELTMAN WEINBERG & REIS CO. LPA**  
436 7<sup>TH</sup> AVENUE, SUITE 2500  
PITTSBURGH, PA 15219

To: Domestic Relations  
11 West Main Street  
Bloomsburg, PA 17815

# Certificate Of Mailing



This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.

From: **WELTMAN WEINBERG & REIS CO. LPA**  
436 7<sup>TH</sup> AVENUE, SUITE 2500  
PITTSBURGH, PA 15219

To pay fee, affix stamps or meter postage here.

To: Pennsylvania Department of Revenue  
Department 280948  
Harrisburg, PA 17128

# Certificate Of Mailing



This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.

From: **WELTMAN WEINBERG & REIS CO. LPA**  
436 7<sup>TH</sup> AVENUE, SUITE 2500  
PITTSBURGH, PA 15219

To: Pennsylvania Department of Revenue  
Bureau of Compliance  
P.O. Box 281230  
Harrisburg, PA 17022-1230

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2017CV553

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, NOVEMBER 01, 2017**  
**AT 9:00 O'CLOCK A.M.**

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

---

All that certain piece, parcel and lot of land situate in the Township of Pine, County of Columbia and Commonwealth of Pennsylvania, being known as Parcel #2 on the Subdivision Plan of Arthur and Myrl Peifer, prepared by John H. Wood, P.L.S. of Construction Engineering, Inc., dated April 1, 1991 and recorded June 3, 1992 as set forth in Columbia County Map Book 6, page 754, bounded and described as follows:

BEGINNING at a point in the centerline of State Route 0042, said point being the southwest corner of Parcel #2 and the northwest corner of Parcel #1 as shown on the aforementioned Subdivision Plan; thence along the centerline of the aforementioned State Route the following four (4) courses and distances; (1) north twenty-four (24) degrees eighteen (18) minutes fifty-one (51) seconds east, one hundred thirty-two and ninety-seven hundredths (132.97) feet to a point; (2) north eighteen (18) degrees thirty-eight (38) minutes sixteen (16) seconds east, one hundred fifty-five and sixty-eight hundredths (155.68) feet to a point; (3) north twelve (12) degrees forty-nine (49) minutes nineteen (19) seconds east, one hundred twelve and six hundredths (112.06) feet to a point; (4) north nine (09) degrees fourteen (14) minutes twenty-six (26) seconds east four hundred fifteen and sixty hundredths (415.60) feet to a point in line of lands now or formerly of Charles Green; thence along lands of said Green passing through an iron pin set on the property line forty (40) feet from the point in the centerline of the aforementioned State Route and through the right-of-way of the aforementioned Township Road #T-556 north eighty-nine (89) degrees thirty-one (31) minutes thirty-four (34) seconds east four hundred twenty-one and ninety-seven hundredths (421.97) feet to a point in the centerline of Lick Run and in the right-of-way of Township Road #T-556; thence along, through, and more or less following, of Lick Run, passing through a railroad spike set in the centerline of Township Road #T-556 and along lands now or formerly of Clyde Fouss the following four (4) courses and distances: (1) south four (04) degrees fifty-seven (57) minutes sixteen (16) seconds west, two hundred sixty-one and no hundredths (261.00) feet to a point; (2) south forty-one (41) degrees twenty-three (23) minutes eighteen (18) seconds west two hundred thirty-four and no hundredths (234.00) feet to a point; (3) south twelve (12) degrees seventeen (17) minutes forty-two (42) seconds east, one hundred thirty-five and thirty hundredths (135.30) feet to a point; and (4) south thirty-five (35) degrees thirteen (13) minutes eighteen (18) seconds west, two hundred twenty-nine and forty hundredths (229.40) feet to a point in the centerline of Lick Run; thence along other lands now or formerly of Arthur and Myrl Peifer, shown as Parcel #1 on the aforementioned Subdivision Plan, south eighty-three (83) degrees forty-nine (49) minutes forty-four (44) seconds west, three hundred thirty-nine and twenty-nine hundredths (339.29) feet to a point, the place of beginning. There being set on the last mentioned line two (2) iron pins; the first being set on the property line fifty (50) feet from the point in the centerline of Lick Run, the second being set on the property line thirty (30) feet from point and place of beginning. Containing 6.76 acres.

Commonly known as 199 BUTTERNUT LANE, UNITYVILLE, PENNSYLVANIA 17774

TAX I.D.#: 29-06-25-4

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Joshua D. Avery and Faith M. Avery, husband and wife, by Deed dated November 29, 2006, and recorded December 28, 2006, in the Office of the Recorder of Deeds in and for the County of Columbia, Instrument No. 200613948, granted and conveyed unto Irene F. Miller, in fee.

PROPERTY ADDRESS: 199 BUTTERNUT LANE, UNITYVILLE, PA 17774

UPI / TAX PARCEL NUMBER: 29-06-025-04

**Seized and taken into execution to be sold as the property of IRENE F. MILLER in suit of LSF8 MASTER PARTICIPATION TRUST.**

---

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

Attorney for the Plaintiff:  
WELTMAN, WEINBERG & REIS CO  
PITTSBURGH, PA 412-434-7955

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

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

LSF8 MASTER PARTICIPATION  
TRUST

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PA

NO. 2017-CV-553

2017 - ED - 110

VS.

IRENE F. MILLER

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF IRENE F. MILLER OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF PINE, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 199 BUTTERNUT LANE, UNITYVILLE, PA 17774. INSTRUMENT NO. 200613948, PARCEL NUMBER 29-06-025-04

Amount Due \$276,176.44

Interest From to \$                     

**Total** \$276,176.44 Plus costs.

Dated Aug 25, 2017

Barbara N. Silvestri  
Prothonotary, Common Pleas Court  
of Columbia County, PA

(SEAL)

By: A. Thomas Hays  
Deputy

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

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

WWR#10141702

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

LSF8 MASTER PARTICIPATION TRUST,

Plaintiff,

v.

NO: 2017-CV-553

IRENE F. MILLER,

Defendant.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF IRENE F. MILLER OF, IN  
AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE  
TOWNSHIP OF PINE, COUNTY OF COLUMBIA, COMMONWEALTH OF  
PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND  
NUMBERED AS 199 BUTTERNUT LANE, UNITYVILLE, PA 17774. INSTRUMENT NO.  
200613948, PARCEL NUMBER 29-06-025-04.

WWR#

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

LSF8 MASTER PARTICIPATION TRUST,

Plaintiff,

v.

NO: 2017-CV-553

IRENE F. MILLER,

Defendant.

**AFFIDAVIT OF NON-MILITARY SERVICE**

The undersigned is the duly authorized agent and/or attorney for the Plaintiff in the within matter and states as follows:

Affiant states that the within Affidavit is made pursuant to and in accordance with the Servicemembers' Civil Relief Act (SCRA), 50 U.S.C. App. 521.

Affiant further states that based upon investigation it is the affiant's belief that the Irene F. Miller is not in the military service.

Affiant further states that this belief is supported by the attached certificate from the Defense Manpower Data Center (DMDC), which states that the DMDC does not possess any information indicating that the below individual is in the military service:

Irene F. Miller

199 Butternut Lane  
Unityville, PA 17774

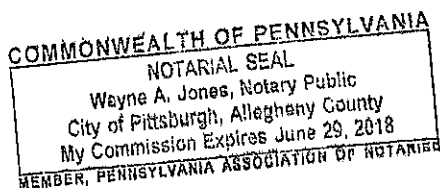
Affiant further states that the averments contained herein are true and correct to the best of Affiant's knowledge, information and belief and that these averments are made subject to the penalties of 18 Pa C.S.A. §4904 relating to unsworn falsification to authorities.

  
Keri P. Ebeck, Esquire

Sworn to and subscribed before me

this 18 day of August, 2017.

  
Notary Public



WWR#10141702



Status Report  
Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-2793

Birth Date:

Last Name: MILLER

First Name: IRENE

Middle Name: F

Active Duty Status As Of: Aug-23-2017

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.

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. § 3901 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. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.osd.mil/faq.xhtml#Q33>. 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. § 3921(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: Z1NFQC3B866AWF0



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

LSF8 Master Participation Trust (Plaintiff)

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

LSF8 Master Participation Trust (Plaintiff)

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

NONE

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

NONE

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

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

Inheritance Tax Bureau 11 West Main Street  
Bloomsburg, PA 17815

Domestic Relations 11 West Main Street  
Bloomsburg, PA 17815

Pennsylvania Department of Revenue Bureau of Compliance  
P.O. Box 281230  
Harrisburg, PA 17022-1230

Pennsylvania Department of Revenue Department 280948  
Harrisburg, PA 17128

Commonwealth of PA Inheritance Tax Division  
P.O. Box 280601  
Harrisburg, PA 17128

Pine Township Tax Collector 211 Beech Glenn Road  
Benton, PA 17814

Pine Township Municipal Authority 328 Wintersteen School Road  
Millville, PA 17846

Millville Area School District Tax Collector

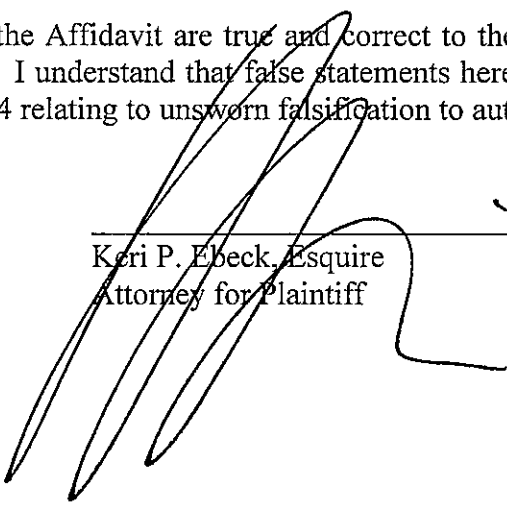
330 East Main Street  
Millville, PA 17846

Tenants/Occupants

199 Butternut Lane  
Unityville, PA 17774

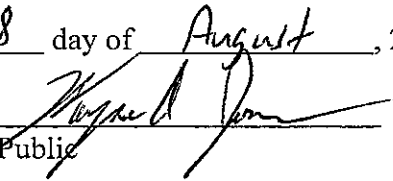
The information provided in the foregoing Affidavit is provided solely to comply with the Pennsylvania Rules of Civil Procedure 3129.1 and it is not intended to be a comprehensive abstract of the condition of the title of the real estate which is being sold under this execution. No person or entity is entitled to rely on any statements made herein in regard to the condition of the title of the property or to rely on any statement herein in formulating bids which might be made at the sale of the property.

I verify that the statements made in the 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.

  
\_\_\_\_\_  
Keri P. Ebeck, Esquire  
Attorney for Plaintiff

Sworn to and subscribed before me

this 18 day of August, 2017.

  
\_\_\_\_\_  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Wayne A. Jones, Notary Public  
City of Pittsburgh, Allegheny County  
My Commission Expires June 29, 2018  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

WWR#10141702

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

LSF8 MASTER PARTICIPATION TRUST,

Plaintiff,

v.

NO: 2017-CV-553

IRENE F. MILLER,

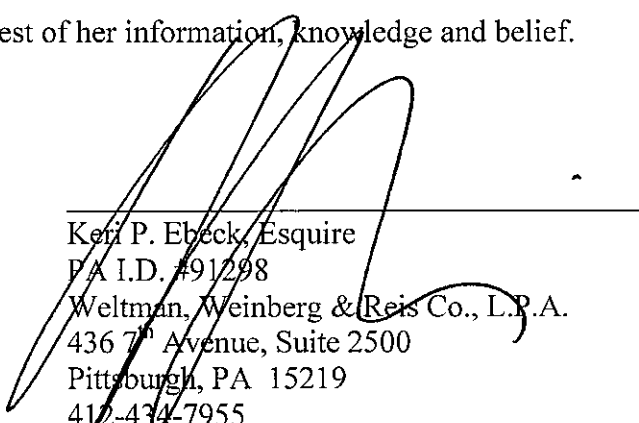
2017 - ED - 110

Defendant.

AFFIDAVIT OF LAST KNOWN ADDRESS

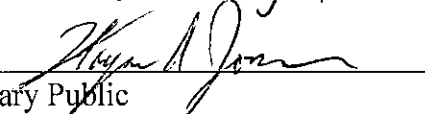
COMMONWEALTH OF PENNSYLVANIA     )  
   )     SS:  
COUNTY OF ALLEGHENY                     )

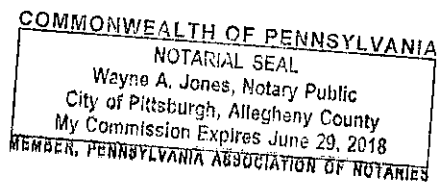
Before me, the undersigned authority, a Notary Public in and for the said County and Commonwealth, personally appeared Keri P. Ebeck, attorney for the Plaintiff, who being duly sworn according to law deposes and says that the owner of the property located at 199 Butternut Lane, Unityville, PA 17774 is Defendant, Irene F. Miller, who had a last known address of 199 Butternut Lane, Unityville, PA 17774, to the best of her information, knowledge and belief.

  
\_\_\_\_\_  
Keri P. Ebeck, Esquire  
PA I.D. #91298  
Weltman, Weinberg & Reis Co., L.P.A.  
436 7<sup>th</sup> Avenue, Suite 2500  
Pittsburgh, PA 15219  
412-434-7955

Sworn to and subscribed before me

this 18 day of August, 2017.

  
\_\_\_\_\_  
Notary Public



WWR# 10141702



**WELTMAN, WEINBERG & REIS Co., LPA**

ATTORNEYS AT LAW

*80 Years of Service.*

**Brooklyn Hts** 216 739 5100  
**Chicago** 312 782 9676  
**Cincinnati** 513 723 2200  
**Cleveland** 216 685 1000  
**Columbus** 614 228 7272

**Keri P. Ebeck**

*Partner*

436 7<sup>th</sup> Avenue, Suite 2500 Pittsburgh, PA 15219  
412 338-7102 phone | 412 434 7959 fax  
kebeck@weltman.com  
weltman.com

**Detroit** 248 362 6100  
**Ft. Lauderdale** 954 740 5200  
**Grove City** 614 801 2600  
**Philadelphia** 215 599 1500  
**Pittsburgh** 412 434 7955

LSF8 MASTER PARTICIPATION TRUST,

Plaintiff,

v.

NO: 2017-CV-553

IRENE F. MILLER,

Defendant.

**DIRECTIONS TO SHERIFF OF COLUMBIA COUNTY**

PLEASE **POST** THE PROPERTY LOCATED AT 199 BUTTERNUT LANE, UNITYVILLE, PA 17774 WITH THE HANDBILL OF SALE.

**WAIVER OF WATCHMAN**

WAIVER OF WATCHMAN – Any deputy sheriff levying upon or attaching any property under within 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.

\_\_\_\_\_  
Attorney for Plaintiff  
Keri P. Ebeck, Esquire  
Weltman, Weinberg & Reis Co., L.P.A.  
436 7<sup>th</sup> Ave, Suite 2500  
Pittsburgh, PA 15219  
Phone: 412-434-7955  
Fax: 412-434-7959

WWR#10141702

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



71901140006000111802

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

LSF8 MASTER PARTICIPATION TRUST,

Plaintiff,

v.

NO: 2017-CV-553

IRENE F. MILLER,

Defendant.

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO:

Irene F. Miller

199 Butternut Lane  
Unityville, PA 17774

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

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

on November 1<sup>st</sup> 2017 at 9:00 a.m. Eastern Standard Time, the following described real estate, of which Irene F. Miller are the owners or reputed owners:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF IRENE F. MILLER OF, IN  
AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF PINE, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 199 BUTTERNUT LANE, UNITYVILLE, PA 17774. INSTRUMENT NO. 200613948, PARCEL NUMBER 29-06-025-04.

WWR#10141702

## Document Receipt

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Trans #	11322	Carrier / service:	USPS Server	First-Class Mail®	8/28/2017 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000111802

Doc Ref #: 2017ED110

Postage 5.2600

PHILADELPHIA PA 19107-4214

## Document Receipt

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US SMALL BUSINESS  
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900 MARKET STREET

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PHILADELPHIA PA 19107-4214

## Document Receipt

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000111796

Doc Ref #: 2017ED110

Postage 5.2600

HARRISBURG PA 17105

Document Receipt

Trans #	11320	Carrier / service:	USPS Server	First-Class Mail®	8/28/2017 12:00:00 AM
Ship to:					
COMMONWEALT OF PA		DEPT OF WELFARE			
PO BOX 2675		Tracking #:		71901140006000111789	
		Doc Ref #:		2017ED110	
		Postage		5.2600	
HARRISBURG PA 17105					

Document Receipt

Trans #	11320	Carrier / service:	USPS Server	First-Class Mail®	8/28/2017 12:00:00 AM
Ship to:					
COMMONWEALT OF PA		DEPT OF WELFARE			
PO BOX 2675		Tracking #:		71901140006000111789	
		Doc Ref #:		2017ED110	
		Postage		5.2600	
HARRISBURG PA 17105					

Document Receipt

Trans #	11323	Carrier / service:	USPS Server	First-Class Mail®	8/28/2017 12:00:00 AM
Ship to:					
TECHNICAL SUPPORT GROUP		INTERNAL REVENUE SERVICE			
600 ARCH STREET ROOM 3259		Tracking #:		71901140006000111819	
		Doc Ref #:		2017ED110	
		Postage		5.2600	
PHILADELPHIA PA 19106					

LAW OFFICES OF

**WELTMAN, WEINBERG, & REIS CO., LPA**

323 W. LAKESIDE AVENUE  
CLEVELAND, OH 44113-1099

HUNTINGTON NATIONAL BANK  
CLEVELAND, OH  
6-15/410

40003591

COST ACCOUNT

Pay

ONE THOUSAND THREE HUNDRED FIFTY DOLLARS AND 00 CENTS

DATE

8/17/2017

AMOUNT

\$1,350.00

to the Order of:

SHERIFF COLUMBIA COUNTY  
P.O. BOX 380

BLOOMSBURG, PA 17185

Void After 90 Days

*Robert B. Welton*

AUTHORIZED SIGNATURE

⑈40003591⑈ ⑆041000153⑆ 01661967769⑈