

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

LSF9 MASTER PARTICIPATION TRUST VS LARRY LONG

NO. 112-2017 ED

NO. 498-2017 JD

DATE/TIME OF SALE: NOVEMBER 1, 2017 @ 9:00 AM

BID PRICE (INCLUDES COST)

\$ 73000.00 (2243.46)

POUNDAGE – 2% OF BID

\$ 1460.00

TRANSFER TAX – 2% OF FAIR MKT

\$ —

MISC. COSTS

\$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE

\$ 3953.46

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE:

\$ 3953.46

LESS DEPOSIT:

\$ 1350.00

DOWN PAYMENT:

\$ —

TOTAL DUE IN 8 DAYS

\$ 2603.46

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

| | | | |
|--------------------|-------------------------------------|---------------------|------------------|
| Inv Number: 217883 | Invoice Date: 12/01/2017 8:31:43 AM | RECEIPT | Reg/Drw ID: 0101 |
| Customer: SHERIFF | Last Change: | Receipt By: WALK-IN | By: TSA |

| Chg # | Charge / Payment / Fee Description | Amount | Inst # / Inst Date | Municipality |
|-------|---|-----------|---------------------|--------------|
| 1 | DEED | \$72.75 | 201709510 | SOUTH CENTRE |
| | Grantor - LONG, LARRY | | 12/01/17 8:32:51 AM | TOWNSHIP |
| | Grantee - LSF9 MASTER PARTICIPATION TRUST | | | |
| | Consideration - \$3,953.46 | | | |
| | Tax Basis - \$0.00 | | | |
| | Return Via - MAIL | | | |
| | Fees Summary: | | | |
| | STATE WRIT TAX | \$0.50 | | |
| | JCS/ACCESS TO JUSTICE | \$40.25 | | |
| | AFFORDABLE HOUSING | \$13.50 | | |
| | RECORDING FEES - RECORDER | \$13.50 | | |
| | RECORDER IMPROVEMENT FUND | \$3.00 | | |
| | COUNTY IMPROVEMENT FUND | \$2.00 | | |
| | Inst Info: SHERIFF'S DEED | | | |
| | TOTAL CHARGES | \$72.75 | | |
| | PAYMENTS | | | |
| | CHECK: 8018 - SHERIFF | \$72.75 | | |
| | TOTAL PAYMENTS | \$72.75 | | |
| | AMOUNT DUE | \$72.75 | | |
| | PAYMENT ON INVOICE | (\$72.75) | | |
| | BALANCE DUE ON INVOICE | \$0.00 | | |

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

Plaintiff
LSF9 MASTER PARTICIPATION TRUST

vs.

Defendant
LARRY LONG
UNKNOWN SPOUSE

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

Sheriff's Sale Date: Wednesday, November 1, 2017

Writ of Execution No. : 2017CV498

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 6715 OLD BEWICK ROAD, BLOOMSBURG, PA 17815

Sheriff Costs

| | |
|---------------------------------|------------|
| Advertising Sale (Newspaper) | \$15.00 |
| Advertising Sale Bills & Copies | \$17.50 |
| Crying Sale | \$10.00 |
| Docketing | \$15.00 |
| Levy | \$15.00 |
| Mailing Costs | \$30.00 |
| Posting Handbill | \$15.00 |
| Press Enterprise Inc. | \$1,215.96 |
| Prothonotary, Acknowledge Deed | \$10.00 |
| Sheriff Automation Fund | \$50.00 |
| Sheriff's Deed | \$35.00 |
| Solicitor Services | \$100.00 |
| Transfer Tax Form | \$25.00 |
| Web Posting | \$100.00 |
| Service | \$150.00 |
| Service Mileage | \$12.00 |
| Distribution Form | \$25.00 |
| Copies | \$5.00 |
| Notary Fee | \$15.00 |
| Tax Claim Search | \$5.00 |
| Surcharge | \$110.00 |
| Other | \$200.00 |

Total Sheriff Costs **\$2,175.46**

Distribution Costs

| | |
|----------------|---------|
| Recording Fees | \$68.00 |
|----------------|---------|

Total Distribution Costs **\$68.00**

Grand Total: **\$2,243.46**

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



MANLEYDEAS.COM

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

November 1, 2017

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

Re: LSF9 Master Participation Trust v.
Larry R. Long, Jr., as Executor to the Estate of Larry Long Sr., AKA Larry Long,
AKA Larry R. Long Sr.
Property Address: 6715 Old Berwick Road, Bloomsburg, PA 17815
Docket No. 2017-CV-498
Our File Number: 17-011450

Dear Sir or Madam:

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

Also enclosed are the following:

- a check in the amount of \$2,603.46, representing the amount due per the cost sheet. If any additional amount is due, please contact me and I will forward it immediately;
- two (2) original Realty Transfer Tax Affidavits of Value;
- a copy of the Mortgage and Assignment of Mortgage (if applicable)
- a self-addressed, stamped envelope for return of the deed.

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

Should you have any questions, please feel free to contact me at 614-947-5701 or email ctmittendorf@manleydeas.com.

Very truly yours,

MANLEY DEAS KOCHALSKI LLC

By: Craig T. Mittendorf
Craig T. Mittendorf, Legal Assistant

17-011450_CTM



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 | Telephone Number: | | |
| Craig T. Mittendorf | 614-947-5701 | | |
| Mailing Address | City | State | ZIP Code |
| P. O. Box 165028 | Columbus | OH | 43216-5028 |

B. TRANSFER DATA

| | | | |
|-----------------------------------|--------------------|---------------------------------|-------------------|
| Date of Acceptance of Document | 11/01/2017 | | |
| Grantor(s)/Lessor(s) | Telephone Number: | Grantee(s)/Lessee(s) | Telephone Number: |
| Sheriff of Columbia County | 570-389-5622 | LSF9 Master Participation Trust | 1-800-401-6587 |
| Mailing Address | Mailing Address | | |
| 35 West Main Street, P.O. Box 380 | 13801 Wireless Way | | |
| City | State | ZIP Code | City |
| Bloomensburg | PA | 17815 | Oklahoma City |
| | | | State |
| | | | Oklahoma |
| | | | ZIP Code |
| | | | 73134 |

C. REAL ESTATE LOCATION

| | |
|-----------------------|--------------------------|
| Street Address | City, Township, Borough |
| 6715 Old Berwick Road | Township of South Center |
| County | School District |
| Columbia | Central Columbia SD |
| | Tax Parcel Number |
| | 12-03D-039-00,000 |

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. Other Consideration | 3. Total Consideration |
| 73,000.00 | +0.00 | = 73,000.00 |
| 4. County Assessed Value | 5. Common Level Ratio Factor | 6. Computed Value |
| 30,954.00 | x3.91 | = 121,030.14 |

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

| | | |
|---------------------------------|---|---|
| 1a. Amount of Exemption Claimed | 1b. Percentage of Grantor's Interest in Real Estate | 1c. Percentage of Grantor's Interest Conveyed |
| 100% | 100% | 100% |

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 |
| Craig T. Mittendorf <i>Craig T. Mittendorf</i> | 11/01/2017 |

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

SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Robert J. Wolfe
Sheriff



Randy Coe
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
LARRY LONG (et al.)

Case Number
17 CV 00498

SHERIFF'S RETURN OF SERVICE

10/11/2017 SHERIFF ROBERT J. WOLFE , BEING DULY SWORN ACCORDING TO LAW, STATES HE MADE NO SERVICE NO ATTEMPTS FOR THE WITHIN NAMED DEFENDANT TO WIT: LARRY LONG AND UNKNOWN SPOUSE. THE SHERIFF THEREFORE RETURNS THE WITHIN REQUESTED NOTICE OF SHERIFF'S SALE AND DEBTORS RIGHTS AS "NOT SERVED" AT 301 WASHINGTON AVE, RIVERSIDE, PA 17868.

SHERIFF COST: \$15.00

October 30, 2017

SO ANSWERS,

ROBERT J. WOLFE, SHERIFF

PERSONAL PROPERTY REQUEST LEDGER

| <i>DATE</i> | <i>CATEGORY</i> | <i>MEMO</i> | <i>CHK #</i> | <i>DEBIT</i> | <i>CREDIT</i> |
|-------------|-----------------|-------------------|--------------|------------------------------|-----------------|
| 09/08/2017 | Advance Fee | Advance Fee | 7918 | \$0.00 | \$200.00 |
| 10/11/2017 | Docketing | | | \$9.00 | \$0.00 |
| 10/11/2017 | Service Costs | | | \$6.00 | \$0.00 |
| 10/11/2017 | Refund | (PAID 10/11/2017) | 410488 | \$185.00 | \$0.00 |
| | | | | \$200.00 | \$200.00 |
| | | | | TOTAL BALANCE: \$0.00 | |



MANLEYDEAS.COM

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

October 31, 2017

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

Re: LSF9 Master Participation Trust v.
Long
Property Address: 6715 Old Berwick Road, Bloomsburg, PA 17815
Docket No. 2017-CV-498
Our File Number: 17-011450

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

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

Very truly yours,

Manley Deas Kochalski LLC
Enclosures

17-011450_ARK

SHERIFF'S SALE COST SHEET

17-498

VS.

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

| | | |
|---------------------------------|------------------|------------------|
| DOCKET/RETURN | \$15.00 | |
| SERVICE PER DEF. | \$ <u>150.00</u> | |
| LEVY (PER PARCEL | \$15.00 | |
| MAILING COSTS | \$ <u>30.00</u> | |
| ADVERTISING SALE BILLS & COPIES | \$17.50 | |
| ADVERTISING SALE (NEWSPAPER) | \$15.00 | |
| MILEAGE | \$ <u>12.00</u> | |
| POSTING HANDBILL | \$15.00 | |
| CRYING/ADJOURN SALE | \$10.00 | |
| SHERIFF'S DEED | \$35.00 | |
| TRANSFER TAX FORM | \$25.00 | |
| DISTRIBUTION FORM | \$25.00 | |
| COPIES | \$ <u>5.00</u> | |
| NOTARY | \$ <u>15.00</u> | |
| TOTAL ***** | | \$ <u>384.50</u> |

| | | |
|-----------------------|-------------------|-------------------|
| WEB POSTING | \$150.00 | |
| PRESS ENTERPRISE INC. | \$ <u>1215.96</u> | |
| SOLICITOR'S SERVICES | \$100.00 | |
| TOTAL ***** | | \$ <u>1465.96</u> |

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

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

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

| | | |
|------------------------|-----------------|------------------|
| SURCHARGE FEE (DSTE) | <u>200.00</u> | \$ <u>110.00</u> |
| MISC. <u>Net 42.00</u> | \$ <u>18.00</u> | |
| TOTAL ***** | | \$ <u>200.00</u> |

TOTAL COSTS (OPENING BID) \$ 2243.46

SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Robert J. Wolfe
Sheriff



Randy Coe
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
LARRY LONG (et al.)

Case Number
17 CV 00498

SHERIFF'S RETURN OF SERVICE

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SHERIFF COST: \$15.00

October 11, 2017

SO ANSWERS,

ROBERT J. WOLFE, SHERIFF

PERSONAL PROPERTY REQUEST LEDGER

| <i>DATE</i> | <i>CATEGORY</i> | <i>MEMO</i> | <i>CHK #</i> | <i>DEBIT</i> | <i>CREDIT</i> |
|----------------|-----------------|-------------------|--------------|--------------|---------------|
| 09/08/2017 | Advance Fee | Advance Fee | 7918 | \$0.00 | \$200.00 |
| 10/11/2017 | Docketing | | | \$9.00 | \$0.00 |
| 10/11/2017 | Service Costs | | | \$6.00 | \$0.00 |
| 10/11/2017 | Refund | (PAID 10/11/2017) | REQ | \$185.00 | \$0.00 |
| | | | | \$200.00 | \$200.00 |
| TOTAL BALANCE: | | | | \$0.00 | |

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF9 MASTER PARTICIPATION TRUST
vs.
LONG, LARRY (et al.)

Case Number
2017CV498

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

112

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: UNKNOWN SPOUSE

Primary Address: 301 WASHINGTON AVENUE
RIVERSIDE, PA 17868

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Notes / Special Instructions:

Now, August 31, 2017 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Northumberland County to execute service of the documents herewith and make return thereof according to law.

Return To:

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

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

UNKNOWN SPOUSE

2017CV498

301 WASHINGTON AVENUE, RIVERSIDE, PA 17868

NO EXPIRATION

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

RECEIVED

SEP 08 2017

Robert J. Wolfe Sheriff
Northumberland County

LSF9 Master Participation Trust

CIVIL DIVISION

Plaintiff,
vs.

Docket No.: 2017-CV-498

2017-ED-112

Larry R. Long, Jr., as Executor to the Estate of
Larry Long Sr., AKA Larry Long, AKA Larry
R. Long Sr.

Defendant.

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

Larry R. Long, Jr., as Executor to the Estate of Larry Long Sr., AKA Larry Long, AKA Larry R.
Long Sr.
301 Washington Avenue
Riverside, PA 17868

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County
Sheriff's Office, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815 on
November 1st 2017 at 9:00 am prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting
of a statement of the measured boundaries of the property, together with a brief mention of the
buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

6715 Old Berwick Road, Bloomsburg, PA 17815

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No. 2017-CV-498

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

RECEIVED

SEP 08 2017

LSF9 Master Participation Trust

CIVIL DIVISION

Plaintiff,
vs.

Docket No.: 2017-CV-498

Robert J. Wolfe Sheriff
Northumberland County

Larry R. Long, Jr., as Executor to the Estate of
Larry Long Sr., AKA Larry Long, AKA Larry
R. Long Sr.

2017-ED-112

Defendant.

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

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

SEE EXHIBIT "A" ATTACHED

| | | |
|--|----|-----------|
| Amount due | \$ | 80,957.98 |
| Interest from April 18, 2017 to date of sale | \$ | 3,351.43 |
| Total | \$ | 84,309.41 |
| (Costs to be added) | | |

Dated: August 31, 2017

Barbara N. Silvestri
Prothonotary

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2020

(SEAL)

By: Rosalie Antonello
Clerk

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

LSF9 Master Participation Trust

Plaintiff,
vs.

Larry R. Long, Jr., as Executor to the Estate of
Larry Long Sr., AKA Larry Long, AKA Larry
R. Long Sr.

Defendant.

CIVIL DIVISION

Docket No.: 2017-CV-498

2017-ED-112

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY PURSUANT TO
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(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

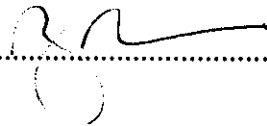
6715 Old Berwick Road, Bloomsburg, PA 17815

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

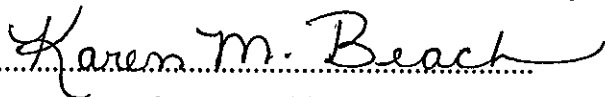
No. 2017-CV-498

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 26th day of October 2017.....

.....

(Notary Public)



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

.....

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF9 MASTER PARTICIPATION TRUST
vs.
LONG, LARRY

Case Number
2017CV498

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 112

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

301 WASHINGTON AVE

Serve To:

Name: LARRY LONG

Primary Address: 6715 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address: 33 BEAVER PLACE
DANVILLE, PA 17821

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

RETURN

Relation:

ADDRESS OUTSIDE OF COLUMBIA CO

Date:

10/9/17

Time:

1500

Deputy:

4

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

| | | | | | | |
|----------|---------|---------|---------|--|--|--|
| Date: | 9/11/17 | 9/15/17 | 10/3/17 | | | |
| Time: | 0946 | 1549 | 1150 | | | |
| Mileage: | | | | | | |
| Deputy: | 4 | 4 | 4 | | | |

Service Attempt Notes:

- VACANT
- POST OFFICE
-
-
-
-

J-Net Address: 301 Washington Ave
P.D. Box 482 Riverside PA 17868 } 10-6-17
#5

LONG, LARRY

2017CV498

6715 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

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

LSF9 Master Participation Trust

Plaintiff,

vs.

Larry R. Long, Jr., as Executor to the Estate of
Larry Long Sr., AKA Larry Long, AKA Larry
R. Long Sr.

Defendant.

CIVIL DIVISION

Docket No.: 2017-CV-498

2017-ED-112

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

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Long Sr.
301 Washington Avenue
Riverside, PA 17868

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(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

6715 Old Berwick Road, Bloomsburg, PA 17815

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No. 2017-CV-498

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

LSF9 Master Participation Trust

Plaintiff,

vs.

Larry R. Long, Jr., as Executor to the Estate of
Larry Long Sr., AKA Larry Long, AKA Larry
R. Long Sr.

Defendant.

CIVIL DIVISION

Docket No.: 2017-CV-498

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

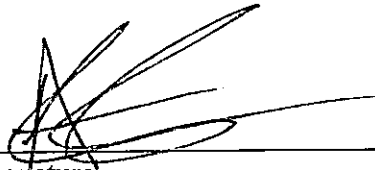
I, Andrew R. Kitchen, a Legal Assistant with the firm of Manley Deas Kochalski LLC, attorneys for Plaintiff, LSF9 Master Participation Trust ("Plaintiff"), being duly sworn according to law depose and make the following Affidavit regarding the service of Plaintiff's Notice of Sheriff's Sale of Real Property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

1. Defendant Larry R. Long, Jr., as Executor to the Estate of Larry Long Sr., AKA Larry Long, AKA Larry R. Long Sr. is the record owner of the real property.
2. On or about September 15, 2017, Defendant Larry R. Long, Jr., as Executor to the Estate of Larry Long Sr., AKA Larry Long, AKA Larry R. Long Sr. was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via Firefly Legal Inc. at

the address of 301 Washington Avenue, Riverside, PA 17868. A true and correct copy of said Proof of Service is marked Exhibit "A", attached hereto and made a part hereof.

3. On or about September 27, 2017, Plaintiff's counsel served all other parties in interest with Plaintiff's Notice of Sheriff's Sale according to Plaintiff's Affidavit Pursuant to rule 3129.1, via First Class U.S. Mail, postage pre-paid, with a Certificate of Mailing. True and correct copies of said Certificates of Mailing are marked Exhibit "B", attached hereto and made a part hereof.

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



Signature


Andrew R. Kitchen

Printed Name
Legal Assistant
Manley Deas Kochalski LLC

10/31/2017

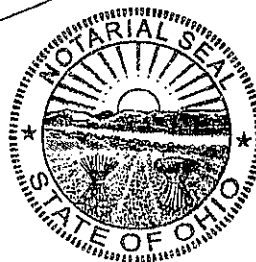
Date

Sworn to/affirmed and subscribed before me, a notary public, by Andrew R. Kitchen on this 31st day of October 2017.

My Commission Expires June 28, 2020


Notary Public

NOTARY SEAL:



JENNIFER L. HARTSOOK
Notary Public, State of Ohio
My Commission Expires 06-28-2020

EXHIBIT A

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

LSF9 Master Participation Trust

VS.

Plaintiff(s)

Court No.: 2017-CV-498

Larry R. Long, Jr., as Executor to the Estate of Larry Long Sr., AKA Larry Long, AKA
Larry R. Long Sr.

Defendant(s)

AFFIDAVIT OF SPECIAL PROCESS SERVER

I, Nathan Morgan, being first duly sworn on oath depose and state as follows:
I am over the age of 18, not a party to this action, and an employee or agent of Firefly Legal, Inc., a licensed private detective agency, license number 117.001465.

Type of Process: Notice of Sheriff's Sale of Real Property Pursuant to Pennsylvania Rule of Civil Procedure 3129

Defendant to be served: Larry R. Long, Jr., as Executor to the Estate of Larry Long Sr. AKA Larry Long, AKA Larry R. Long Sr.

☒ SERVED ☐ NON-SERVED the within named defendant on: 09/15/17 @ 6:18 AM PM

ADDRESS WHERE ATTEMPTED OR SERVED: 301 Washington Avenue
Riverside, PA, 17868

THE DESCRIPTION OF THE PERSON WITH WHOM THE COPY OF THIS PROCESS WAS LEFT IS AS FOLLOWS:

Age 25 Gender ☒ M ☐ F Race White Height 6'00" Weight 230 Hair Brown Glasses ☒ Y ☐ N

☐ INDIVIDUAL SERVICE by delivering to the within named defendant a copy of this process personally. The defendant confirmed that she/he resides at the above address.

☒ SUBSTITUTE SERVICE by leaving a copy of this process at his/her usual place of abode with: Chris Kimber
(Relationship): Co-resident, a person residing therein who is the age of 13 years or upwards confirmed the defendant resides at the above address and informed that person of the contents thereof.

☐ CORPORATE OR GOVERNMENT SERVICE by leaving a copy of this process with _____, (Title)
_____, a person authorized to accept service and informed that person of the contents thereof.

☐ POSTED

☐ NON-SERVICE for the reason that after diligent investigation found

MILITARY

Additional Comments

I certify that I am a United States citizen, over the age of 18 and not a party to, nor otherwise interested in the above action.

Subscribed and sworn before me on 9/25/17

Matthew C. Smith
Notary Public
COMMONWEALTH OF PENNSYLVANIA

Nathan Morgan
Signature of Process Server

Nathan Morgan
Printed Name of Process Server

NOTARIAL SEAL
MATTHEW C SMITH
Notary Public
MONROE TWP, SNYDER COUNTY
My Commission Expires Oct 23, 2020



685131_3565496_0_26_V3

Page 1 of 1
File Number: MDK17-011450
Reference Number: 3565496
Case Number: 2017-CV-498
Doc Generated: 09/14/2017 04:03:13:513 PM

EXHIBIT B

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



**Certificate Of
Mailing**

To pay fee, affix stamps or
meter postage here

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

From: Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

To: COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE

P.O. Box 2675

Harrisburg, PA 17105

County of P.Q.: Columbia

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

Postmark Here



**Certificate Of
Mailing**

To pay fee, affix stamps or
meter postage here

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

From: Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

To: COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE

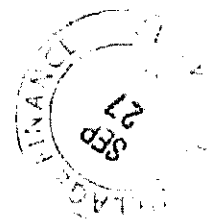
11 West Main Street, 2nd Floor

Bloomsburg, PA 17815

County of P.Q.: Columbia

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

Postmark Here



CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



**Certificate Of
Mailing**

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meter postage here.

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

From: Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

To: PA DEPT. OF REVENUE - INHERITANCE TAX
DIVISION

6th Floor, Strawberry Square

Dept. 280601

Harrisburg, PA 17128-0601

County of P.Q.: Columbia

Postmark Here



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



**Certificate Of
Mailing**

To pay fee, affix stamps or
meter postage here.

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

From: Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

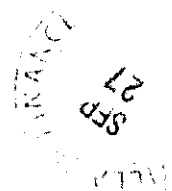
To: UNKNOWN TENANT OR TENANTS

6715 Old Berwick Road

Bloomsburg, PA 17815

County of P.Q.: Columbia

Postmark Here



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

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



**Certificate Of
Mailing**

To pay fee, affix stamps or
meter postage here

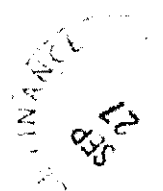
This Certificate of Mailing provides evidence that mail has been presented to USPS®
may be used for domestic and international mail

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

To: UNKNOWN SPOUSE
6715 Old Berwick Road
Bloomsburg, PA 17815
County of P.Q.: Columbia

Postmark Here

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



**Certificate Of
Mailing**

To pay fee, affix stamps or
meter postage here

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

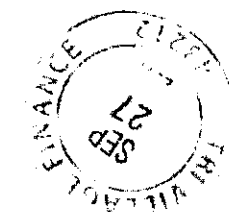
From: Kimberly A. Bonner, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028

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

Postmark Here

County of P.Q.: Columbia

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



CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



**Certificate Of
Mailing**

To pay fee, affix stamps or
meter postage here

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

From: Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

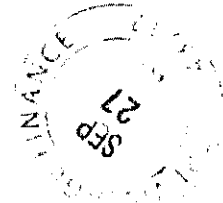
To : UNKNOWN SPOUSE

301 Washington Avenue

Riverside, PA 17868

County of P.Q.: Columbia

Postmark Here



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF9 MASTER PARTICIPATION TRUST
vs.
LARRY LONG (et al.)

Case Number
2017CV498

SHERIFF'S RETURN OF SERVICE

09/19/2017 08:30 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 6715 OLD BEWICK ROAD, BLOOMSBURG, PA 17815.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

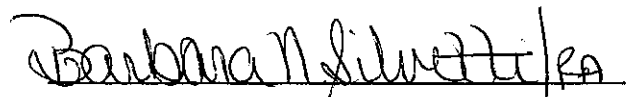

TIMOTHY T. CHAMBERLAIN, SHERIFF

September 19, 2017

NOTARY

Affirmed and subscribed to before me this

19TH day of SEPTEMBER, 2017



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

Notary Public for the State of Ohio

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
LONG, LARRY (et al.)

Case Number
2017CV498

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: 6715 OLD BEWICK ROAD
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 9-19-17

Time: 08:30

Deputy: 3

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2017CV498

6715 OLD BEWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF9 MASTER PARTICIPATION TRUST
vs.
LONG, LARRY

Case Number
2017CV498

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 112

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: Linda J. Fedder

Primary Address: 6390 Third Street
Bloomsburg, PA 17815

Phone: 570-784-0219

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

FEDDER, LINDA J.

2017CV498

6390 THIRD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 09/11/2017

Fee: \$5.00

Cert. NO: 28372

LONG LARRY & KARYN M
6715 OLD BERWICK ROAD
BLOOMSBURG PA 17815

District: CENTRE SOUTH TWP
Deed: 0352 -0230
Location: 6715 OLD BERWICK RD
Parcel Id:12 -03D-039-00,000

Assessment: 24,355
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



LSF9 MASTER PARTICIPATION TRUST
vs.
LONG, LARRY

Case Number
2017CV498

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 112

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: Central Columbia SD

Primary Address: 4777 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-2850

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally ~~Adult In Charge~~ Posted Other

Adult In Charge: ALYSON CIVILIEY

Relation: Clerk

Date: 9/1/17

Time: 0934

Deputy: 4

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

| | | | | | |
|----------|--|--|--|--|--|
| Date: | | | | | |
| Time: | | | | | |
| Mileage: | | | | | |
| Deputy: | | | | | |

Service Attempt Notes:

-
-
-
-
-
-

CENTRAL COLUMBIA SD

2017CV498

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF9 MASTER PARTICIPATION TRUST
vs.
LONG, LARRY

Case Number
2017CV498

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

112

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 Co.

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

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

Adult In Charge: EILEEN KESS

Relation: CLERK

Date: 9/11/17

Time: 1507

Deputy: 4

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

| | | | | | |
|----------|--|--|--|--|--|
| Date: | | | | | |
| Time: | | | | | |
| Mileage: | | | | | |
| Deputy: | | | | | |

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF

2017CV498

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
LONG, LARRY

Case Number
2017CV498

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 112

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: SHELLEY EVANS

Relation: CLERK

Date: 9/1/17

Time: 1505

Deputy: 4

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

| | | | | | |
|----------|--|--|--|--|--|
| Date: | | | | | |
| Time: | | | | | |
| Mileage: | | | | | |
| Deputy: | | | | | |

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2017CV498

PO BOX 380, BLOOMSBURG, PA 17815

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 09/01/17

Account:

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

Ad ID: 1115198
Description: Long Sheriff Sale
Run Dates: 10/11/17 to 10/25/17
Class: 2
Agate Lines: 222
Blind Box:

Total Ad Cost \$1,215.96
Amount Paid \$0.00

| Publication | Start | Stop | Inserts | Cost |
|------------------|----------|----------|---------|------------|
| Press Enterprise | 10/11/17 | 10/25/17 | 3 | \$1,215.96 |

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV498

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 those two certain tracts of land situate in South Center Township Columbia County, Pennsylvania, more particularly bounded and described as follows:

Tract # 1: Beginning at a point on the north line of the Old State Highway leading from Bloomsburg to Berwick, said point also being the Southwest corner of a lot now or late of Donald C. Savage;

Thence by said lot North 195 feet to the Northwest corner of said Lot; Thence North 82 degrees 15 minutes West 25 feet; Thence by land now or late of Arthur R. Appleman, Jr. and Phoebe Y. Appleman, his wife, South 195 feet to a point on the north line of the aforesaid State Highway; Thence by the North line of said State Highway South 82 degrees 15 minutes East 25 feet to the point and place of beginning.

Tract # 2: Beginning at an iron pin, said pin being the Southwest corner of lot now or formerly of Ralph C. Boone; Thence by said lot North 195 feet to the northwest corner of said lot; Thence North 81 degrees 15 minutes West 50 feet to a point; Thence South 195 feet to a point 7 feet northerly from the concrete highway leading from Bloomsburg to Berwick; Thence by a line parallel to said highway and 7 feet there from South 81 degrees 15 minutes East 50 feet to the point and Place of beginning.

Containing 9636 square feet of land.

Parcel No: 12-03D-039-00,000

Being the same property conveyed to Larry Long and Karyn Miller Long, husband and wife who acquired title by virtue of a deed from Karyn L. Miller Long, formerly Karyn L. Miller, no marital status shown, dated August 1, 1985, recorded August 8, 1985, at Deed Book 352, Page 230, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

INFORMATIONAL NOTE: Karyn Miller Long died September 28, 2003 and pursuant to the survivorship language in the above-mentioned deed, all her interest passed to Larry Long.

Property known as 6715 Old Berwick Road, Bloomsburg, PA 17815

PROPERTY ADDRESS: 6715 OLD BEWICK ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 12-03D-039-00,000

Seized and taken into execution to be sold as the property of LARRY LONG, UNKNOWN SPOUSE in suit of LSF9 MASTER PARTICIPATION TRUST.

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

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 1-614-220-5611

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV498

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.

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Thence by said lot North 195 feet to the Northwest corner of said Lot; Thence North 82 degrees 15 minutes West 25 feet; Thence by land now or late of Arthur R. Applemen, Jr. and Phoebe Y. Appleman, his wife, South 195 feet to a point on the north line of the aforesaid State Highway; Thence by the North line of said State Highway South 82 degrees 15 minutes East, 25 feet to the point and place of beginning.

Tract #2: Beginning at an iron pin, said pin being the Southwest corner of lot now or formerly of Ralph C. Boone; Thence by said lot North 195 feet to the northwest corner of said lot; Thence North 81 degrees 15 minutes West 50 feet to a point; Thence South 195 feet to a point 7 feet northerly from the concrete highway leading from Bloomsburg to Berwick; Thence by a line parallel to said highway and 7 feet there from South 81 degrees 15 minutes East 50 feet to the point and Place of beginning.

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Parcel No.: 12-03D-039-00,000

Being the same property conveyed to Larry Long and Karyn Miller Long, husband and wife who acquired title by virtue of a deed from Karyn L. Miller Long, formerly Karyn L. Miller, no marital status shown, dated August 1, 1985, recorded August 8, 1985, at Deed Book 352, Page 230, Office of the Recorder of Deeds, Columbia County, Pennsylvania

INFORMATIONAL NOTE: Karyn Miller Long died September 28, 2003 and pursuant to the survivorship language in the above-mentioned deed, all her interest passed to Larry Long.

Property known as 6715 Old Berwick Road, Bloomsburg, PA 17815

PROPERTY ADDRESS: 6715 OLD BEWICK ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 12-03D-039-00,000

Seized and taken into execution to be sold as the property of LARRY LONG, UNKNOWN SPOUSE in suit of LSF9 MASTER PARTICIPATION TRUST.

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

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 1-614-220-5611

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

LSF9 Master Participation Trust

Plaintiff,

vs.

Larry R. Long, Jr., as Executor to the Estate of
Larry Long Sr., AKA Larry Long, AKA Larry
R. Long Sr.

Defendant.

CIVIL DIVISION

Docket No.: 2017-CV-498

2017-ED-112

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

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

SEE EXHIBIT "A" ATTACHED

| | | |
|--|----|------------------|
| Amount due | \$ | <u>80,957.98</u> |
| Interest from April 18, 2017 to date of sale | \$ | <u>3,351.43</u> |
| Total | \$ | <u>84,309.41</u> |
| (Costs to be added) | | |

Dated: August 31, 2017

Barbara N. Silvette
Prothonotary

Proth & Clerk of Sev. Courts

My Com. Expires Monday in 2020

(SEAL)

By: Rosalie Antonello
Clerk

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

LSF9 Master Participation Trust

CIVIL DIVISION

Plaintiff,
vs.

Docket No.: 2017-CV-498

Larry R. Long, Jr., as Executor to the Estate of
Larry Long Sr., AKA Larry Long, AKA Larry
R. Long Sr.

2017-ED-112

Defendant.

All those two certain tracts of land situate in South Center Township Columbia County, Pennsylvania, more particularly bounded and described as follows:

Tract #1: Beginning at a point on the north line of the Old State Highway leading from Bloomburg to Berwick, said point also being the Southwest corner of a lot now or late of Donald C. Savage:

Thence by said lot North 195 feet to the Northwest corner of said Lot;

Thence North 82 degrees 15 minutes West 25 feet;

Thence by land now or late of Arthur R. Applemen, Jr. and Phoebe Y. Appleman, his wife, South 195 feet to a point on the north line of the aforesaid State Highway;

Thence by the North line of said State Highway South 82 degrees 15 minutes East, 25 feet to the point and place of beginning.

Tract #2:

Beginning at an iron pin, said pin being the Southwest corner of lot now or formerly of Ralph C. Boone;

Thence by said lot North 195 feet to the northwest corner of said lot;

Thence North 81 degrees 15 minutes West 50 feet to a point;

Thence South 195 feet to a point 7 feet northerly from the concrete highway leading from

Bloomsburg to Berwick;

Thence by a line parallel to said highway and 7 feet there from South 81 degrees 15 minutes East 50 feet to the point and Place of beginning.

Containing 9636 square feet of land.

Parcel No.: 12-03D-039-00,000

Being the same property conveyed to Larry Long and Karyn Miller Long, husband and wife who acquired title by virtue of a deed from Karyn L. Miller Long, formerly Karyn L. Miller, no marital status shown, dated August 1, 1985, recorded August 8, 1985, at Deed Book 352, Page 230, Office of the Recorder of Deeds, Columbia County, Pennsylvania

INFORMATIONAL NOTE: Karyn Miller Long died September 28, 2003 and pursuant to the survivorship language in the above-mentioned deed, all her interest passed to Larry Long.

Property known as 6715 Old Berwick Road, Bloomsburg, PA 17815

Exhibit "A"

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS
PROPERTY ARE:

**Larry R. Long, Jr., as Executor to the Estate of Larry Long Sr., AKA Larry Long,
AKA Larry R. Long Sr.**

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, 35 WEST MAIN STREET, P.O. Box 380, Bloomsburg, Pennsylvania 17815.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR
PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold 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 PAPER TO YOUR LAWYER AT ONCE. GO TO OR
TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET
FREE LEGAL ADVICE.

**Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108

(800) 692-7375**

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

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

LSF9 Master Participation Trust

Plaintiff,

vs.

Larry R. Long, Jr., as Executor to the Estate of
Larry Long Sr., AKA Larry Long, AKA Larry
R. Long Sr.

Defendant.

CIVIL DIVISION

Docket No.: 2017-CV-498

Execution No.: 2017-ED-112

AFFIDAVIT PURSUANT TO RULE 3129.1

LSF9 Master Participation Trust, Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 6715 Old Berwick Road, Bloomsburg, PA 17815:

1. Name and Address of Owner(s) or Reputed Owner(s):

LARRY R. LONG, JR., AS EXECUTOR TO THE ESTATE OF LARRY LONG SR.,
AKA LARRY LONG, AKA LARRY R. LONG SR.
301 Washington Avenue
Riverside, PA 17868

2. Name and Address of Defendant(s) in the Judgment:

LARRY R. LONG, JR., AS EXECUTOR TO THE ESTATE OF LARRY LONG SR.,
AKA LARRY LONG, AKA LARRY R. LONG SR.
301 Washington Avenue
Riverside, PA 17868

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

LSF9 MASTER PARTICIPATION TRUST
Plaintiff

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

LSF9 MASTER PARTICIPATION TRUST
Plaintiff

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

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

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

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

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

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

UNKNOWN TENANT OR TENANTS
6715 Old Berwick Road
Bloomsburg, PA 17815

UNKNOWN SPOUSE
6715 Old Berwick Road
Bloomsburg, PA 17815
AND
301 Washington Avenue
Riverside, PA 17868

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

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

Dated:

8/28/17



Kimberly A. Bonner, Esquire (89705)
Scott A. Dietterick, Esquire (55650)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Justin F. Kobeski, Esquire (200392)
Matthew P. Curry, Esquire (322229)
Cristina L. Connor, Esquire (318389)
Holly N. Wolf, Esquire (322153)
Karina Velter, Esquire (94781)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: kaborner@manleydeas.com
Attorney for Plaintiff

South Center Twp

12-030-039-00,000

REAL ESTATE OUTLINE

ED # 2017 ED112

DATE RECEIVED 2017 AUG 31st
DOCKET AND INDEX 2017 CV 498

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# 121105

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

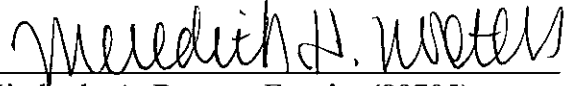
SALE DATE Nov. 18th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

Dep. Northumberland County

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

Dated:

8/28/17



Kimberly A. Bonner, Esquire (89705)
Scott A. Dietterick, Esquire (55650)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
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Karina Velter, Esquire (94781)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: kabonner@manleydeas.com
Attorney for Plaintiff

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED
AND
VIA PERSONAL SERVICE**

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

LSF9 Master Participation Trust

Plaintiff,

vs.

Larry R. Long, Jr., as Executor to the Estate of
Larry Long Sr., AKA Larry Long, AKA Larry
R. Long Sr.

Defendant.

CIVIL DIVISION

Docket No.: 2017-CV-498

2017-ED-112

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Containing 9636 square feet of land.

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Property known as 6715 Old Berwick Road, Bloomsburg, PA 17815

Exhibit "A"

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

LSF9 Master Participation Trust

Plaintiff,

vs.

Larry R. Long, Jr., as Executor to the Estate of
Larry Long Sr., AKA Larry Long, AKA Larry
R. Long Sr.

Defendant.

CIVIL DIVISION

Docket No.: 2017-CV-498

Execution No.: 2017-ED-112

AFFIDAVIT PURSUANT TO RULE 3129.1

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AKA LARRY LONG, AKA LARRY R. LONG SR.
301 Washington Avenue
Riverside, PA 17868

2. Name and Address of Defendant(s) in the Judgment:

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AKA LARRY LONG, AKA LARRY R. LONG SR.
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Riverside, PA 17868

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

LSF9 MASTER PARTICIPATION TRUST
Plaintiff

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

LSF9 MASTER PARTICIPATION TRUST
Plaintiff

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

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

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

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

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

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

UNKNOWN TENANT OR TENANTS
6715 Old Berwick Road
Bloomsburg, PA 17815

UNKNOWN SPOUSE
6715 Old Berwick Road
Bloomsburg, PA 17815
AND
301 Washington Avenue
Riverside, PA 17868

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

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

Dated: 8/28/17



Kimberly A. Bonner, Esquire (89705)
Scott A. Dietterick, Esquire (55650)
Kimberly J. Hong, Esquire (74950)
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Holly N. Wolf, Esquire (322153)
Karina Velter, Esquire (94781)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: kabonner@manleydeas.com
Attorney for Plaintiff

known address is 301 Washington Avenue, Riverside, PA 17868, to the best of his/her knowledge, information and belief.

Meredith H. Wooters

Kimberly A. Bonner, Esquire (89705)

Scott A. Dietterick, Esquire (55650)

Kimberly J. Hong, Esquire (74950)

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Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

Telephone: 614-222-4921

Fax: 614-220-5613

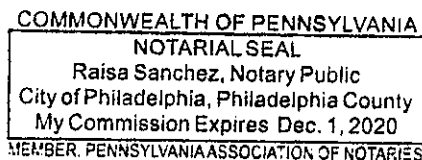
Email: kabonner@manleydeas.com

Attorney for Plaintiff

Sworn to and subscribed before me this 28 day of August, 2017

R. Sanchez
NOTARY PUBLIC

My commission expires: 12/1/2020



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

LSF9 Master Participation Trust

Plaintiff,

vs.

Larry R. Long, Jr., as Executor to the Estate of
Larry Long Sr., AKA Larry Long, AKA Larry
R. Long Sr.

Defendant.

CIVIL DIVISION

Docket No.: 2017-CV-498

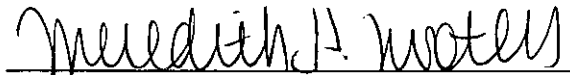
2017-ED-112

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Dated:

8/28/17



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

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO: 2017-CV-498 2017-ED-112
PLAINTIFF: LSF9 Master Participation Trust
DEFENDANT(S): Larry R. Long, Jr., as Executor to the Estate of Larry Long Sr., AKA Larry Long, AKA Larry R. Long Sr.
TYPE OF WRIT OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**
SERVE AT: 6715 Old Berwick Road, Bloomsburg, PA 17815

Sir: Please post the Handbill at the mortgaged premises.

Should you have any questions please contact Alex Throckmorton of our office at 614-220-5611.

Date of Service: _____ Time: _____

Served upon (if someone other than defendant): _____

Address (if different than as stated above): _____

Columbia County Sheriff's Office: _____
Name: _____
Title: _____

Date: _____

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

**Manley Deas Kochalski LLC
Attn: Kimberly A. Bonner, Esquire
P. O. Box 165028, Columbus, OH 43216-5028**

Dated: 8/28/17

For office use only

BY: Meredith H. Wooters
Kimberly A. Bonner (PA ID #89705)
Scott A. Dietterick, Esquire (55650)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Justin F. Kobeski, Esquire (200392)
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Manley Deas Kochalski LLC
P. O. Box 165028, Columbus, OH 43216-5028
Phone: 614-220-5611; Fax: 614-220-5613

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

LSF9 Master Participation Trust

Plaintiff,

vs.

Larry R. Long, Jr., as Executor to the Estate of
Larry Long Sr., AKA Larry Long, AKA Larry
R. Long Sr.

Defendant.

CIVIL DIVISION

Docket No.: 2017-CV-498

2017-ED-112

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INFORMATIONAL NOTE: Karyn Miller Long died September 28, 2003 and pursuant to the survivorship language in the above-mentioned deed, all her interest passed to Larry Long.

Property known as 6715 Old Berwick Road, Bloomsburg, PA 17815

Exhibit "A"



MANLEYDEAS.COM

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

August 17, 2017

Office of the Columbia County Sheriff
35 WEST MAIN STREET
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: LSF9 Master Participation Trust v.
Larry R. Long, Jr., as Executor to the Estate of Larry Long Sr., AKA Larry Long,
AKA Larry R. Long Sr.
Property Address: 6715 Old Berwick Road, Bloomsburg, PA 17815
Docket No. 2017-CV-498
Our File Number: 17-011450

Dear Sir/Madam:

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

Should you have any questions or need further documentation, please feel free to contact me at 614-220-5611.

MANLEY DEAS KOCHALSKI LLC

Alex Throckmorton
Legal Assistant

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 11386 | Carrier / service: | USPS Server | First-Class Mail® | 8/31/2017 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|-----------------------|

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000112441

Doc Ref #: 2017ED112

Postage 5.2600

PHILADELPHIA PA 19106

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|-----------------------|
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US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

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OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

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DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000112410

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HARRISBURG PA 17128

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



71901140006000112434

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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

LSF9 Master Participation Trust

Plaintiff,

vs.

Larry R. Long, Jr., as Executor to the Estate of
Larry Long Sr., AKA Larry Long, AKA Larry
R. Long Sr.

Defendant.

CIVIL DIVISION

Docket No.: 2017-CV-498

2017-ED-112

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

Larry R. Long, Jr., as Executor to the Estate of Larry Long Sr., AKA Larry Long, AKA Larry R.
Long Sr.
301 Washington Avenue
Riverside, PA 17868

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County
Sheriff's Office, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815 on
November 1st 2017 at 9:00 am prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting
of a statement of the measured boundaries of the property, together with a brief mention of the
buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

6715 Old Berwick Road, Bloomsburg, PA 17815

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No. 2017-CV-498

Manley Deas Kochalski LLC

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

FIRST MERCHANTS BANK

Columbus, OH 43214
25-280/440

121105

Pay **One Thousand Three hundred Fifty dollars and 00 cents*******

DATE

8/28/2017

AMOUNT

\$1350.00

to the Order of :

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

17-011450, 2017-CV-498

Manley Deas

Security Features Details on back



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