

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2017CV1055

PROPERTY ADDRESS
22 LIGHTS ROAD, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
11/09/2017	Advance Fee	Advance Fee	44253	\$0.00	\$1,350.00
11/09/2017	Advertising Sale (Newspaper)			\$15.00	\$0.00
11/09/2017	Advertising Sale Bills & Copies			\$17.50	\$0.00
11/09/2017	Crying Sale			\$10.00	\$0.00
11/09/2017	Docketing			\$15.00	\$0.00
11/09/2017	Levy			\$15.00	\$0.00
11/09/2017	Mailing Costs			\$78.00	\$0.00
11/09/2017	Posting Handbill			\$15.00	\$0.00
11/09/2017	Press Enterprise Inc.			\$1,232.25	\$0.00
11/09/2017	Sheriff Automation Fund			\$50.00	\$0.00
11/09/2017	Web Posting			\$100.00	\$0.00
01/23/2018	Service			\$195.00	\$0.00
01/23/2018	Service Mileage			\$24.00	\$0.00
01/23/2018	Copies			\$6.50	\$0.00
01/23/2018	Notary Fee			\$15.00	\$0.00
01/23/2018	Surcharge			\$140.00	\$0.00
01/23/2018	Tax Claim Search			\$5.00	\$0.00
01/31/2018	Continued or Cancelled Sale	Postponed to: 2/28/2018		\$10.00	\$0.00
				\$1,943.25	\$1,350.00
				TOTAL BALANCE: \$(593.25)	

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire *
Bradley J. Osborne ^

* Also Admitted in MD

^ Also Admitted in NJ

Montgomery County Office
One Jenkintown Station
115 West Avenue, Suite 104
Jenkintown, PA 19046
Tel.: (215) 886-8790 Fax: (215) 886-8791
www.squirelaw.com

February 16, 2018

VIA FACSIMILE: 5703895625

Office of the Sheriff, Columbia County
P.O. Box 380
Bloomsburg, PA 17815

RE: LSF9 Master Patricipation Trust v. Christopher J. Siegel and Denise Ann Siegel,
a/k/a Denise Ann Garrison
Docket No. 2017-CV-0001055-MF
Premises: 22 Lights Road, Berwick, PA 18603
Sheriff's Sale scheduled for 02/28/2018

Dear Sir or Madam:

Please be advised that this office represents the Plaintiff, LSF9 Master Patricipation Trust, in connection with the above-referenced mortgage foreclosure proceeding. *Kindly stay the sheriff's sale in this matter at our client's request. No consideration has been received from the borrower.*

Thank you for your courtesies.

Very truly yours,

LaDira Jefferson

cc: BJO/

COLUMBIA COUNTY SHERIFF'S OFFICE
PO BOX 380
PH 570-389-5622 | FAX 570-389-5625
www.sheriffofcolumbiacounty.com

fax

TO: LaDira Jefferson

FROM: Sheriff Timothy Chamberlain

FAX:

PAGES: 2

PHONE:

DATE: February 16, 2018

RE: Siegel

CC:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

I received your stay, attached is a cost sheet showing a balance due of \$593.25.

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire ^
Bradley J. Osborne^
Sarah McCaffery^
* Also Admitted in MD
^ Also admitted in NJ

Montgomery County Office
One Jenkintown Station
115 West Avenue, Suite 104
Jenkintown, PA 19046
Tel.: (215) 886-8790 Fax: (215) 886-8791
www.squirelaw.com

January 30, 2018

To: Sheriff of Columbia County
Fax: 5703895625

LSF9 Master Participation Trust

PLAINTIFF

v.

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

DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO.2017-CV-0001055-MF

CIVIL ACTION

MORTGAGE FORECLOSURE

Premises: 22 Lights Road, Berwick, PA 18603
Sheriff Sale Scheduled for 1/31/2018.

Please be advised that this office represents LSF9 Master Participation Trust (the Plaintiff) in connection with the above referenced mortgage foreclosure proceeding.

Kindly **POSTPONE** the Sheriff's sale scheduled 1/31/2018 to 2/28/2018.

Thank you for your attention to this matter. Please do not hesitate to contact me at (215) 886-8790 if you have any questions or concerns regarding the enclosed.

Very truly yours,

/Paralegal
Richard M. Squire & Associates, LLC

Enclosures
CAL-1987

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

LSF9 MASTER PARTICIPATION TRUST VS CHRISTOPHER & DENISE SIEGEL

NO. 142-2017 ED

NO. 1055-2017 JD

DATE/TIME OF SALE: JANUARY 31, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

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

REAL ESTATE TAX CERTIFICATION

Date: 01/19/2018

Fee: \$5.00

Cert. NO: 30670

SIEGEL CHRISTOPHER J
22 LIGHTS ROAD
BERWICK PA 18603

District: BRIARCREEK TWP
Deed: 20160 -2837
Location: 22 LIGHTS RD
Parcel Id:07 -09 -061-00,000

Assessment: 30,476
Balances as of 01/19/2018

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

SHERIFF'S SALE COST SHEET

17-055
1350

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>78.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>491.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1232.75</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1482.75</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</u>

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

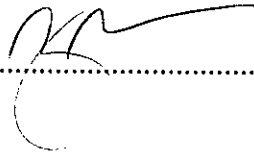
MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>


TOTAL COSTS (OPENING BID) \$ 2200.00

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 January 10, 17, 24, 2018 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 24th day of January 2018.....

.....

(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

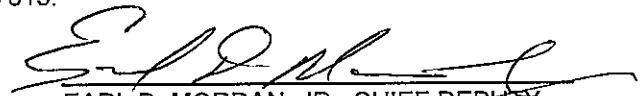


LSF9 MASTER PARTICIPATION TRUST
vs.
CHRISTOPHER SIEGEL (et al.)

Case Number
2017CV1055

SHERIFF'S RETURN OF SERVICE

11/08/2017 10:35 AM - SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: DENISE SIEGEL AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380, BLOOMSBURG, PA 17815.


EARL D. MORDAN, JR., CHIEF DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

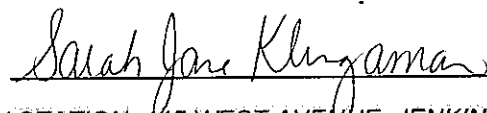
January 02, 2018

NOTARY

Affirmed and subscribed to before me this

2ND day of JANUARY, 2018

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT 4, 2023



Attorney: RICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATION, 115 WEST AVENUE, JENKINTOWN, P.

(c) CountySuite Sheriff Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2017CV1055

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	142
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS <div style="border: 1px solid black; border-radius: 50%; padding: 5px; display: inline-block; margin-top: 10px;"> Haas Center Bu Campus </div>		

Serve To:

Name:	CHRISTOPHER SIEGEL
Primary Address:	22 LIGHTS ROAD BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	625 HARTER AVENUE NESCOPECK, PA 18635
Phone:	

Final Service:

Served:	Personally	Adult In Charge	Posted	Other
Adult In Charge:				
Relation:				
Date:	12-20-17	Time:	13:30	
Deputy:	3	Mileage:		

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC	Phone:
--	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

- 1.
2. FAX ATTORNEY
3. KADIRA JEFFERSON - 215-886-9791
- 4.
5. 215-886-97
- 6.

SIEGEL, CHRISTOPHER

2017CV1055

22 LIGHTS ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2017CV1055

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	142
Manner:	< Not Specified >	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	DENISE SIEGEL
Primary Address:	22 LIGHTS ROAD BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	625 HARTER AVENUE NESCOPECK, PA 18635
Phone:	212 CC50

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	DENISE SIEGEL
Relation:	def
Date:	11/08/17
Time:	10:35
Deputy:	#2
Mileage:	

Attorney / Originator:

Name:	RICHARD SQUIRE & ASSOCIATES LLC
Phone:	

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3			

Service Attempt Notes:

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

SIEGEL, DENISE

2017CV1055

22 LIGHTS ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2017CV1055

SHERIFF'S RETURN OF SERVICE

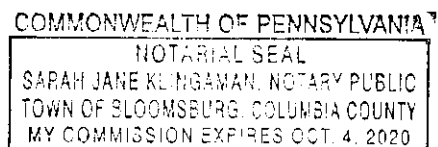
12/20/2017 01:30 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: CHRISTOPHER SIEGEL AT HAAS CENTER BU CAMPUS, BLOOMSBURG, PA 17815.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

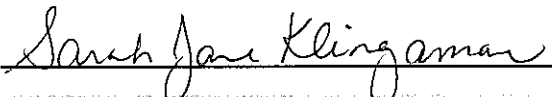
December 20, 2017



NOTARY

Affirmed and subscribed to before me this

20TH day of DECEMBER, 2017



Attorney: RICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATION, 115 WEST AVENUE, JENKINTOWN, P.

REAL ESTATE OUTLINE

ED # 2017 ED 142

DATE RECEIVED 11-7-17
DOCKET AND INDEX 2017 CV 1055

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>44253</u>

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

SALE DATE Jan. 31, 2018 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

*Called Brady Osborne L.M.
Jennifer 11-9-17*

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2017CV1055

SHERIFF'S RETURN OF SERVICE

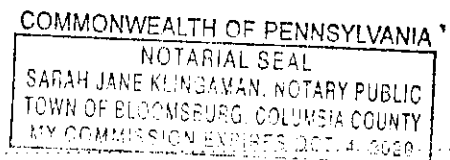
12/12/2017 01:07 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 22 LIGHTS ROAD, BERWICK, PA 18603.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 12, 2017



NOTARY

Affirmed and subscribed to before me this

12TH day of DECEMBER, 2017

Attorney: RICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATION, 115 WEST AVENUE, JENKINTOWN, P.

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2017CV1055

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AM SHERIFF'S SALE BILL		
Warrant:			

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge <u>Posted</u> Other
Adult In Charge:	
Relation:	
Date:	12/12/17
Time:	1307
Deputy:	4
Mileage:	

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC	Phone:
--	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2017CV1055

22 LIGHTS ROAD, BERWICK, PA 18603

NO EXPIRATION



November 29, 2017

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

LSF9 MASTER PARTICIPATION TRUST

VS.

**CHRISTOPHER J. SIEGEL
DENISE ANN SIEGEL**

**NO: 2017-CV-0001055-MF
NO: 2017-ED-142**

Dear Timothy:

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

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

Sincerely,

Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2017CV1055

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	142
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Joan M. Rothery
Primary Address:	122 Twin Church Road Berwick, PA 18603
Phone:	570-759-2118
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	<input checked="" type="checkbox"/> Personally <input type="checkbox"/> Adult In Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other
Adult In Charge:	
Relation:	
Date:	11-14-17
Time:	19:50
Deputy:	3
Mileage:	

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC	Phone:
--	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

ROTHERY, JOAN M.

2017CV1055

122 TWIN CHURCH ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2017CV1055

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	142
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 01/31/2018 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:	EILEEN WESS	
Relation:	CARE	
Date:	11/13/17	Time: 1305
Deputy:	4	Mileage:

Attorney / Originator:

Name:	RICHARD SQUIRE & ASSOCIATES LLC	Phone:	
-------	---------------------------------	--------	--

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2017CV1055 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 11/09/17

Account:

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

Ad ID: 1121571
Description: SIEGEL SHERIFF SALE
Run Dates: 01/10/18 to 01/24/18
Class: 2
Agate Lines: 225
Blind Box:

Total Ad Cost \$1,232.25
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	01/10/18	01/24/18	3	\$1,232.25

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV1055

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, JANUARY 31, 2018
AT 9:00 O'CLOCK A.M.

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

ALL that certain piece or parcel of land situated in the Township of Brier Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a stone; thence along the lands late of James Evans state, South 53 1/2 degrees West 44 perches to a stone; thence North 36 degrees West 33 8/10 perches to a stump; thence along the lands late of Michael Bower, North 40 degrees East 39 3/10 perches to a pine; thence North 88 1/2 degrees East 39 8/10 perches to a stone; thence by lands late of James Lamon Estate South 1 1/2 degrees East 32 perches to the place of beginning. Containing 13 acres, more or less. EXCEPTING and reserving, however, out of the same one acre of land conveyed to Rufus C. Bower and Wife by Deed dated June 18, 1927, recorded in Columbia County in Deed Book 104, Page 605.

ALSO excepting and reserving, however, out of the above described parcel the following: BEGINNING at an iron pin corner at the intersection of the Eastern edge of the right of way of State Route No. 1017 with the Southern edge of the right of way of the Township Route No. 503; thence by the Southern edge of Township Route No. 503, North 49 degrees, 43 minutes, 30 seconds East 270.96 feet to an iron pin; thence by other lands, now or late of Glen W. Bower, South 54 degrees, 05 minutes, 44 seconds East 224.23 feet to an iron pin; thence by lands now or late of Roger W. Hunton, South 63 degrees, 15 minutes, 20 seconds West 239.75 feet to an iron pin on the Eastern edge of State Route No. 1017; thence by the Eastern edge of State Route No. 1017 the following courses and distances: North 22 degrees, 05 minutes, 07 seconds West 72.01 feet; North 29 degrees, 34 minutes, 10 seconds West 51.26 feet; North 33 degrees, 15 minutes, 40 seconds West 98.81 feet to the place of beginning. Containing 2.5000 acres of land.

BEING the same premises conveyed to Christopher J. Siegel and Denise Ann Siegel, as joint tenants with the rights of survivorship and not as tenants in common, by Deed of Christopher J. Siegel and Denise Ann Gamson, as joint tenants with the rights of survivorship and not as tenants in common, dated August 5, 2003 and recorded October 9, 2013 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, to Instrument Number 200313169.
Parcel: 07-09-061

PROPERTY ADDRESS: 22 LIGHTS ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-09-061

Seized and taken into execution to be sold as the property of CHRISTOPHER SIEGEL, DENISE SIEGEL in suit of LSP9 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:
RICHARD SQUIRE & ASSOCIATES LLC
JENKINTOWN, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire *
Bradley J. Osborne^
Sarah K. McCaffery^
* Also Admitted in MD

^ Also admitted in NJ

Montgomery County Office
One Jenkintown Station
115 West Avenue, Suite 104
Jenkintown, PA 19046
Tel.: (215) 886-8790 Fax: (215) 886-8791
www.squirelaw.com

Fax Cover Sheet

TO: Columbia County Sheriff

ATTENTION: _____

FROM: Jennifer

DATE: _____

FAX NUMBER: 570-389-5625

NUMBER OF PAGES: 5

RE: Non-Military Affidavit Requested for Execution

Chris and Denise Siegel

22 Lights Road, Berwick PA 18603

This Facsimile and all attachments are confidential, intended only for the person(s) named above, and may also be privileged. Any use, distribution, copying, or disclosure by any person, other than the intended recipient, is strictly prohibited. If you are not the intended recipient, please notify this office immediately.

THIS OFFICE IS A DEBT COLLECTOR. THIS COMMUNICATION MAY BE OR IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire
Bradley J. Osborne, Esquire
Sarah K. McCaffery, Esquire

ID. Nos. 04267 / 312169 / 311728
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

LSF9 Master Participation Trust
PLAINTIFF

v.

Christopher J. Siegel

Denise Ann Siegel

DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO.2017-CV-0001055-MF

CIVIL ACTION

MORTGAGE FORECLOSURE

VERIFICATION OF NON-MILITARY SERVICE

The undersigned hereby verifies that he is one of the attorneys for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that Defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemember's Civil Relief Act of 2003, as amended.

(b) that Defendant(s) is/are over 18 years of age.

This statement is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Richard M. Squire & Associates, LLCBy: 

Richard M. Squire, Esq. (PA I.D.# 04267)
Bradley J. Osborne, Esq. (PA I.D. #312169)
Sarah K. McCaffery, Esq. (PA I.D. #311728)
115 West Avenue, Suite 104
Jenkintown, PA 19046
215-886-8790
215-886-8791 (fax)
rsquire@squirelaw.com
bosborne@squirelaw.com
smccaffery@squirelaw.com
Attorneys for Plaintiff

Department of Defense Manpower Data Center

Results as of : Nov-07-2017 02:28:30 PM

SCRA 4.0

**Status Report
Pursuant to Servicemembers Civil Relief Act**

SSN:

Birth Date:

Last Name: SIEGEL

First Name: CHRISTOPHER

Middle Name: J

Status As Of: Nov-07-2017

Certificate ID: DVB62ND28N49S0B

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

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

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

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

Michael V. Sorrento, Director
Department of Defense - Manpower Data Center
400 Gilling Rd.
Seaside, CA 93955

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. 7 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. 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. 7 521(c).

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

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC 7 101(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 7 502(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 7 101(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.

Department of Defense Manpower Data Center

Results as of : Nov-07-2017 02:26:39 PM

SCRA 4.0

**Status Report
Pursuant to Servicemembers Civil Relief Act**

SSN:

Birth Date:

Last Name: SIEGEL

First Name: DENISE

Middle Name: ANN

Status As Of: Nov-07-2017

Certificate ID: S90Y5TPNNIT189Z

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

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

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

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

Michael V. Sorrento, Director
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400 Gigling Rd.
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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.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV1055

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, JANUARY 31, 2018
AT 9:00 O'CLOCK A.M.

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

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

BEGINNING at a stone; thence along the lands late of James Evans state, South 53 1/2 degrees West 44 perches to a stone; thence North 36 degrees West 33 8/10 perches to a stump; thence along the lands late of Michael Bower, North 40 degrees East 39 3/10 perches to a pine; thence North 88 1/2 degrees East 39 8/10 perches to a stone; thence by lands late of James Lamon Estate South 1 1/2 degrees East 32 perches to the place of beginning. Containing 13 acres, more or less.

EXCEPTING and reserving, however, out of the same one acre of land conveyed to Rufus C. Bower and Wife by Deed dated June 18, 1927, recorded in Columbia County in Deed Book 104, Page 605.

ALSO excepting and reserving, however, out of the above described parcel the following:

BEGINNING at an iron pin corner at the intersection of the Eastern edge of the right of way of State Route No. 1017 with the Southern edge of the right of way of the Township Route No. 503; thence by the Southern edge of Township Route No. 503, North 49 degrees, 43 minutes, 30 seconds East 270.96 feet to an iron pin; thence by other lands, now or late of Glen W. Bower, South 54 degrees, 05 minutes, 44 seconds East 224.23 feet to an iron pin; thence by lands now or late of Roger W. Hutton, South 63 degrees, 15 minutes, 20 seconds West 239.75 feet to an iron pin on the Eastern edge of State Route No. 1017; thence by the Eastern edge of State Route No. 1017 the following courses and distances: North 22 degrees, 05 minutes, 07 seconds West 72.01 feet; North 29 degrees, 34 minutes, 10 seconds West 51.26 feet; North 33 degrees, 15 minutes, 40 seconds West 98.81 feet to the place of beginning. Containing 2.5000 acres of land.

BEING the same premises conveyed to Christopher J. Siegel and Denise Ann Siegel, as joint tenants with the rights of survivorship and not as tenants in common, by Deed of Christopher J. Siegel and Denise Ann Garrison, as joint tenants with the rights of survivorship and not as tenants in common, dated August 5, 2003 and recorded October 9, 2013 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, to Instrument Number 200313169.

Parcel: 07-09-061

PROPERTY ADDRESS: 22 LIGHTS ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-09-061

Seized and taken into execution to be sold as the property of CHRISTOPHER SIEGEL, DENISE SIEGEL in suit of LSF9 MASTER PARTICIPATION TRUST.

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

Attorney for the Plaintiff:
RICHARD SQUIRE & ASSOCIATES LLC
JENKINTOWN, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Bradley J. Osborne, Esquire
Sarah K. McCaffery, Esquire
ID. Nos. 04267 / 312169 / 311728
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

LSF9 Master Participation Trust
PLAINTIFF

v.

Christopher J. Siegel

Denise Ann Siegel

DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO.2017-CV-0001055-MF

CIVIL ACTION 2017-ED-142

MORTGAGE FORECLOSURE

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):

22 Lights Road, Berwick, PA 18603

(See attached legal description)

Amount Due	\$	185,751.87
Interest From 11/08/2017 to Date of Sale @ \$15.56 per diem	\$	
Total	\$	
* plus fees and costs		

Berlona K. Whitte 183
PROTHONOTARY

Proth & Clerk of Sev. Courts

Seal of Court My Com. Ex. 1st Monday in 2020

BY: *Ashley M. Wiley*
Deputy Prothonotary

Date 11/8/17

2017-CV-0001055-MF

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

LSF9 Master Participation Trust,
Plaintiff,

v.

Christopher J. Siegel

Denise Ann Siegel

Defendant(s).

Premises: 22 Lights Road, Berwick, PA 18603

WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed: _____

Richard M. Squire, Esquire
Bradley J. Osborne, Esquire
Sarah K. McCaffery, Esquire
Richard M. Squire & Associates, LLC
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791
Attorneys for Plaintiff

22 Lights Road
Berwick, PA 18603

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Bradley J. Osborne, Esquire
Sarah K. McCaffery, Esquire
ID. Nos. 04267 / 312169 / 311728
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

FILED
PROTHONOTARY

2017 NOV -8 P 1:58

CLERK OF COURTS
COUNTY OF COLUMBIA

LSF9 Master Participation Trust
PLAINTIFF

v.

Christopher J. Siegel

Denise Ann Siegel

DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO.2017-CV-0001055-MF

CIVIL ACTION 2017-ED-142

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

LSF9 Master Participation Trust, Plaintiff in the above action, being authorized to do so, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 22 Lights Road, Berwick, PA 18603, Parcel No. 07-09-061.

1. Name and last known address of Owner(s) or Reputed Owner(s):

Christopher J. Siegel
22 Lights Road
Berwick, PA 18603

Denise Ann Siegel
22 Lights Road
Berwick, PA 18603

Denise Ann Siegel
42 Shepherd Center, 2401 23rd NW
Oklahoma City, OK 73107

2. Name and last known address of Defendant(s) in the judgment:

Christopher J. Siegel
22 Lights Road
Berwick, PA 18603

Denise Ann Siegel
22 Lights Road
Berwick, PA 18603

Denise Ann Siegel
42 Shepherd Center, 2401 23rd NW
Oklahoma City, OK 73107

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

LSF9 Master Participation Trust
13801 Wireless Way
Oklahoma City, OK 73134

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

LSF9 Master Participation Trust
13801 Wireless Way
Oklahoma City, OK 73134

Mortgage Electronic Registration Systems, Inc.
P.O. Box 2026
Flint, MI 48501

First Guaranty Mortgage Corporation
8180 Greensboro Drive, Suite 500
McLean, VA 22102

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

N/A

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:

PA Department of Revenue
Bureau of Compliance
P.O. Box 281230
Harrisburg, PA 17128-1230

Department of Public Welfare
Attn: Legal Department
Health & Welfare Building
P. O. Box 2675
Harrisburg, PA 17105-2675

Department of Public Welfare
Bureau of Child Support Enforcement
Health & Welfare Bldg., Room 432
Harrisburg, PA 17105-2675

Tax Claim Bureau
11 West Main Street, Main Street County Annex
Bloomsburg, PA 17815-1702

Domestic Relations
11 West Main Street
Bloomsburg, PA 17815-1702

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:

Tenant/Occupant
22 Lights Road
Berwick, PA 18603

VERIFICATION

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

Date: November 7, 2017

Richard M. Squire & Associates, LLC

By: 

Richard M. Squire, Esq. (PA I.D.# 04267)

(Bradley J. Osborne, Esq. (PA I.D. #312169)

Sarah K. McCaffery, Esq. (PA I.D. #311728)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

bosborne@squirelaw.com

smccaffery@squirelaw.com

Attorneys for Plaintiff

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Bradley J. Osborne, Esquire
Sarah K. McCaffery, Esquire
ID. Nos. 04267 / 312169 / 311728
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

FILED
PROTHONOTARY

2017 NOV -8 P 1:58

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

LSF9 Master Participation Trust
PLAINTIFF
v.

Christopher J. Siegel

Denise Ann Siegel

DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO.2017-CV-0001055-MF

CIVIL ACTION

2017-ED-142

MORTGAGE FORECLOSURE

CERTIFICATION

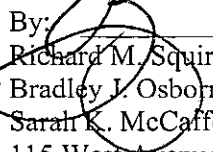
Richard M. Squire/Bradley J. Osborne/Sarah K. McCaffery, Esquire, hereby verifies that (s)he is an attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- () An FHA Mortgage
- () Non-owner occupied
- () Vacant
- (X) Act 91 Procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Date: November 7, 2017

Richard M. Squire & Associates, LLC

By: 
Richard M. Squire, Esq. (PA I.D.# 04267)
Bradley J. Osborne, Esq. (PA I.D. #312169)
Sarah K. McCaffery, Esq. (PA I.D. #311728)
115 West Avenue, Suite 104
Jenkintown, PA 19046
215-886-8790
215-886-8791 (fax)
rsquire@squirelaw.com
bosborne@squirelaw.com
smccaffery@squirelaw.com
Attorneys for Plaintiff

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Bradley J. Osborne, Esquire
Sarah K. McCaffery, Esquire
ID. Nos. 04267 / 312169 / 311728
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

FILED
PROTHONOTARY

2017 NOV -8 P 1:58

CLERK OF COURTS OF
COUNTY OF COLUMBIA

LSF9 Master Participation Trust
PLAINTIFF
v.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

Christopher J. Siegel

DOCKET NO.2017-CV-0001055-MF

Denise Ann Siegel

DEFENDANT(S).

CIVIL ACTION 2017-ED-142
MORTGAGE FORECLOSURE

AFFIDAVIT OF LAST KNOWN ADDRESS

I, Richard M. Squire/Bradley Osborne/Sarah K. McCaffery, Esquire, being duly sworn according to law, hereby depose and say that I am one of the attorneys for Plaintiff in the above matter and that the last known addresses for the Defendant(s) herein are as follows:

Defendant(s):

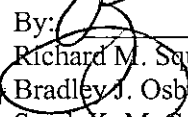
Christopher J. Siegel
22 Lights Road
Berwick, PA 18603

Denise Ann Siegel
22 Lights Road
Berwick, PA 18603

Denise Ann Siegel
42 Shepherd Center, 2401 23rd NW
Oklahoma City, OK 73107

Date: November 7, 2017

Richard M. Squire & Associates, LLC

By: 
Richard M. Squire, Esq. (PA I.D.# 04267)
Bradley J. Osborne, Esq. (PA I.D. #312169)
Sarah K. McCaffery, Esq. (PA I.D. #311728)
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rsquire@squirelaw.com
bosborne@squirelaw.com
smccaffery@squirelaw.com
Attorneys for Plaintiff

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Bradley J. Osborne, Esquire
Sarah K. McCaffery, Esquire
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One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

LSF9 Master Participation Trust
PLAINTIFF

v.

Christopher J. Siegel

Denise Ann Siegel

DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO.2017-CV-0001055-MF

CIVIL ACTION 2017-ED-142

MORTGAGE FORECLOSURE

WAIVER OF WATCHMEN/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.

Date: November 7, 2017

Richard M. Squire & Associates, LLC

By: 

Richard M. Squire, Esq. (PA I.D.# 04267)

Bradley J. Osborne, Esq. (PA I.D. #312169)

Sarah K. McCaffery, Esq. (PA I.D. #311728)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

bosborne@squirelaw.com

smccaffery@squirelaw.com

Attorneys for Plaintiff

LEGAL DESCRIPTION

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

BEGINNING at a stone; thence along the lands late of James Evans state, South 53 1/2 degrees West 44 perches to a stone; thence North 36 degrees West 33 8/10 perches to a stump; thence along the lands late of Michael Bower, North 40 degrees East 39 3/10 perches to a pine; thence North 88 1/2 degrees East 39 8/10 perches to a stone; thence by lands late of James Lamon Estate South 1 1/2 degrees East 32 perches to the place of beginning. Containing 13 acres, more or less.

EXCEPTING and reserving, however, out of the same one acre of land conveyed to Rufus C. Bower and Wife by Deed dated June 18, 1927, recorded in Columbia County in Deed Book 104, Page 605.

ALSO excepting and reserving, however, out of the above described parcel the following:

BEGINNING at an iron pin corner at the intersection of the Eastern edge of the right of way of State Route No. 1017 with the Southern edge of the right of way of the Township Route No. 503; thence by the Southern edge of Township Route No. 503, North 49 degrees, 43 minutes, 30 seconds East 270.96 feet to an iron pin; thence by other lands, now or late of Glen W. Bower, South 54 degrees, 05 minutes, 44 seconds East 224.23 feet to an iron pin; thence by lands now or late of Roger W. Hutton, South 63 degrees, 15 minutes, 20 seconds West 239.75 feet to an iron pin on the Eastern edge of State Route No. 1017; thence by the Eastern edge of State Route No. 1017 the following courses and distances: North 22 degrees, 05 minutes, 07 seconds West 72.01 feet; North 29 degrees, 34 minutes, 10 seconds West 51.26 feet; North 33 degrees, 15 minutes, 40 seconds West 98.81 feet to the place of beginning. Containing 2.5000 acres of land.

BEING the same premises conveyed to Christopher J. Siegel and Denise Ann Siegel, as joint tenants with the rights of survivorship and not as tenants in common, by Deed of Christopher J. Siegel and Denise Ann Garrison, as joint tenants with the rights of survivorship and not as tenants in common, dated August 5, 2003 and recorded October 9, 2013 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, to Instrument Number 200313169.

Parcel: 07-09-061

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



US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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



71901140006000116678

FIRST GUARANTY MORTGAGE CORP
8180 GREENSBORO DRIVE
SUITE 500
MCLEAN VA 22102

Document Receipt

Trans #	11846	Carrier / service:	USPS Server	First-Class Mail®	11/9/2017 12:00:00 AM
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Ship to:

FIRST GUARANTY MORTGAGE CORP

8180 GREENSBORO DRIVE

SUITE 500

MCLEAN

VA 22102

Tracking #: 71901140006000116678

Doc Ref #: 2017ED142

Postage 5.2600

Document Receipt

Trans #	11846	Carrier / service:	USPS Server	First-Class Mail®	11/9/2017 12:00:00 AM
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Ship to:

FIRST GUARANTY MORTGAGE CORP

8180 GREENSBORO DRIVE

SUITE 500

MCLEAN

VA 22102

Tracking #: 71901140006000116678

Doc Ref #: 2017ED142

Postage 5 2600

Document Receipt

Trans #	11845	Carrier / service:	USPS Server	First-Class Mail®	11/9/2017 12:00:00 AM
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Ship to:

DEPARTMENT OF PUBLIC WELFARE

HEALTH & WELFARE BLDG

ROOM 432

HARRISBURG PA 17105

Tracking #: 71901140006000116661

Doc Ref #: 2017ED142

Postage 5.2600

Document Receipt

Trans #	11845	Carrier / service:	USPS Server	First-Class Mail®	11/9/2017 12:00:00 AM
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Ship to:

DEPARTMENT OF PUBLIC WELFARE

HEALTH & WELFARE BLDG

ROOM 432

HARRISBURG PA 17105

Tracking #: 71901140006000116661

Doc Ref #: 2017ED142

Postage 5.2600

Document Receipt

Trans #	11844	Carrier / service:	USPS Server	First-Class Mail®	11/9/2017 12:00:00 AM
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Ship to:

MERS

P.O. BOX 2026

Tracking #: 71901140006000116654

Doc Ref #: 2017ED142

Postage 5.2600

FLINT MI 48501

Document Receipt

Trans #	11843	Carrier / service:	USPS Server	First-Class Mail®	11/9/2017 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000116647

Doc Ref #: 2017ED142

Postage 5.2600

PHILADELPHIA PA 19106

Document Receipt

Trans #	11843	Carrier / service:	USPS Server	First-Class Mail®	11/9/2017 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000116647

Doc Ref #: 2017ED142

Postage 5.2600

PHILADELPHIA PA 19106

Document Receipt

Trans #	11842	Carrier / service:	USPS Server	First-Class Mail®	11/9/2017 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000116630

Doc Ref #: 2017ED142

Postage 5.2600

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	11842	Carrier / service:	USPS Server	First-Class Mail®	11/9/2017 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000116630

Doc Ref #: 2017ED142

Postage 5.2600

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	11842	Carrier / service:	USPS Server	First-Class Mail®	11/9/2017 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000116630

Doc Ref #: 2017ED142

Postage 5.2600

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 #: 71901140006000116623

Doc Ref #: 2017ED130

Postage 5.2600

HARRISBURG PA 17105

Document Receipt

Trans #	11841	Carrier / service:	USPS Server	First-Class Mail®	11/9/2017 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000116623

Doc Ref #: 2017ED130

Postage 5.2600

HARRISBURG PA 17105

Document Receipt

Trans #	11840	Carrier / service:	USPS Server	First-Class Mail®	11/9/2017 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000116616

Doc Ref #: 2017ED142

Postage 5.2600

HARRISBURG PA 17128

Document Receipt

Trans #	11840	Carrier / service:	USPS Server	First-Class Mail®	11/9/2017 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000116616

Doc Ref #: 2017ED142

Postage 5.2600

HARRISBURG PA 17128

44253

RICHARD M. SQUIRE & ASSOCIATES, LLC

ESCROW ACCOUNT

ONE JENKINTOWN STATION SUITE 104
115 WEST AVENUE 215-886-8790
JENKINTOWN, PA 19046

BB&T

BRANCH BANKING AND TRUST COMPANY

1-800-BANK BBT BBT.com
60-912/313

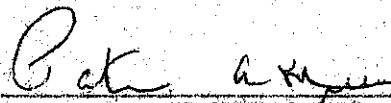
DATE

AMOUNT

One Thousand Three hundred Fifty dollars and Zero cents

11/07/2017

\$1,350.00

PAY
TO THE
ORDER
OFSheriff of Columbia County
P.O. Box 380
Bloomsburg PA 17815

AUTHORIZED SIGNATURE

For . CAL-1987 - Siegel - Sales deposit

⑈044253⑈ ⑆031309123⑆ 1390000798122⑈