

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

LSF9 MASTER PARTICIPATION TRUST

vs.

Defendant

BRADLEY J BURKLAND
JENNIFER J BURKLAND
RODNEY J BURKLAND
ANN M BURKLAND

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, September 6, 201

Writ of Execution No. : 2016CV447

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 2693 OLD BERWICK 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	\$96.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,183.38
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	\$315.00
Service Mileage	\$8.00
Distribution Form	\$25.00
Copies	\$10.50
Notary Fee	\$20.00
Tax Claim Search	\$5.00
Surcharge	\$220.00

Total Sheriff Costs \$2,290.38

Municipal Costs

Sewer	\$112.00
Total Municipal Costs	\$112.00

Distribution Costs

Recording Fees	\$67.00
Total Distribution Costs	\$67.00

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

Location of the real estate: 2693 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

Grand Total:

\$2,469.38

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

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

LSF9 MASTER PARTICIPATION TRUST VS BRADLEY, JENNIFER, RODNEY,
ANN BURKLAND

NO. 75-2017 ED

NO. 447-2016

JD

DATE/TIME OF SALE: SEPTEMBER 6, 2017 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2469.38

POUNDAGE - 2% OF BID \$ 49.39

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2518.77

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S):  _____

TOTAL DUE: \$ 2518.77

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1168.77

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 216599	Invoice Date: 10/04/2017 11:03:55 AM	RECEIPT	Reg/Drw ID: 0102
Customer:	Last Change:	Receipt By: MAIL	By: BKA
SHERIFF'S OFFICE			

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$68.00	201707935	SCOTT TOWNSHIP
	Grantor - BURKLAND, BRADLEY J		10/04/17 11:04:10 AM	
	Grantee - LSF9 MASTER PARTICIPATION TRUST			
	Consideration - \$2,518.77			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.50		
	RECORDING FEES - RECORDER	\$13.50		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$68.00		
	PAYMENTS			
	CHECK: 7949 - SHERIFF'S OFFICE	\$67.00		
	CHECK: 7952 - SHERIFF'S OFFICE	\$1.00		
	TOTAL PAYMENTS	\$68.00		
	AMOUNT DUE	\$68.00		
	PAYMENT ON INVOICE	(\$68.00)		
	BALANCE DUE ON INVOICE	\$0.00		

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

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

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

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

SUITE 2S06
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (855) 845-2584

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

September 12, 2017

Timothy T. Chamberlain
Sheriff of Columbia
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Re: LSF9 Master Participation Trust vs. Jennifer L. Burkland, Bradley J. Burkland, Rodney F. Burkland and
Ann M. Burkland
Columbia County, Court of Common Pleas, No. 2016-CV-447
Action in Mortgage Foreclosure
Premises: 2693 Old Berwick Road, Bloomsburg, Pennsylvania 17815
Date of Sheriff's Sale: September 6, 2017

Dear Sheriff:

Enclosed please find a check on the amount of \$1,168.77 which represents the amount necessary to complete settlement, and two completed Realty Transfer Tax Statement of Value forms.

Please be advised that title to this property should be transferred to **LSF9 Master Participation Trust, 13801 Wireless Way, Oklahoma City, OK 73134-2500** in the deed poll.

If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

Very truly yours,

Naquiesha Harris
Legal Assistant

/nh
Enclosures



pennsylvania
DEPARTMENT OF REVENUE

Bureau of Individual Taxes
PO Box 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name McCabe, Weisberg and Conway, P.C.		Telephone Number 215-790-1010	
Mailing Address 123 S. Broad Street, Suite 1400	City Philadelphia	State PA	ZIP Code 19109

B. TRANSFER DATA

Date of Acceptance of Document 09/06/2017			
Grantor(s)/Lessor(s) Sheriff of Columbia	Telephone Number: 570-389-5622	Grantee(s)/Lessee(s) LSF9 Master Participation Trust	Telephone Number:
Mailing Address Columbia County Courthouse, 35 West Main Street		Mailing Address 13801 Wireless Way	
City Bloomsburg	State PA	City Oklahoma City	State OK
ZIP Code 17815		ZIP Code 73134-2500	

C. REAL ESTATE LOCATION

Street Address 2693 Old Berwick Road		City, Township, Borough Scott Township	
County Columbia	School District CENTRAL COLUMBIA SCHOOL DISTRICT	Tax Parcel Number 31-3C2-108-01-000	

D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration \$2,518.77	2. Other consideration + 0.00	3. Total Consideration = \$2,518.77
4. County Assessed Value \$46,323.00	5. Common Level Ratio Factor x 3.91	6. Fair Market Value = \$181,122.93

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

1a. Amount of Exemption Claimed \$181,122.93 / 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original 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 a 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 article.)
- ☐ Other (Please explain exemption claimed.) Property was sold at Sheriff sale on September 6, 2017 to LSF9 Master Participation Trust as holder of a mortgage in default and, thus, tax exempt.

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

9/12/17

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

SHERIFF'S SALE COST SHEET

477-16

Burkland

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>315.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>96.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>8.00</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>10.50</u>	
NOTARY	\$ <u>20.00</u>	
TOTAL *****		\$ <u>622.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1183.38</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1433.38</u>

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

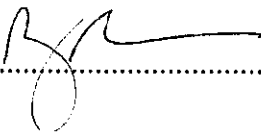
SEWER 20	\$ <u>112.00</u>	
WATER 20	\$ _____	
TOTAL *****		\$ <u>112.00</u>

SURCHARGE FEE (DSTE)	\$ <u>220.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

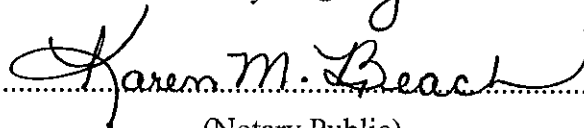
TOTAL COSTS (OPENING BID) \$ 2469.38

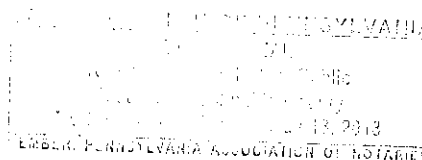
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } S

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 August 16, 23, 30, 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 30th day of August 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.

.....

SCOTT TOWNSHIP AUTHORITY

350 Tenny Street

Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

August 24, 2017

Columbia County Sheriff's Office

Attn: Tim Chamberlin

PO Box # 380

35 West Main Street

Bloomsburg, PA 17815

Reference Docket # 2016-CV-447

2693 Old Berwick Road, Bloomsburg, PA 17815

Dear Sheriff Chamberlin:

Scott Township Sewer Authority will have an outstanding balance for the home owner's – Rodney, Ann, Bradley and Jennifer Burkland for the property located at 2639 Old Berwick Road, Bloomsburg, PA 17815, Columbia County in the amount of \$112.00. The total amount due takes it up to the date of the Sale on September 6, 2017.

If this sale has been cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,



Sharon Keller

Administrative Assistant

cc P. Jeffrey Hill, Esquire
Scott Township Authority Board Members
File

SCOTT TOWNSHIP AUTHORITY

350 Tenny Street
Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

August 24, 2017

Columbia County Sheriff's Office
Attn: Tim Chamberlin
PO Box # 380
35 West Main Street
Bloomsburg, PA 17815

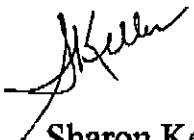
Reference Docket # 2016-CV-447
2693 Old Berwick Road, Bloomsburg, PA 17815

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Sincerely,



Sharon Keller
Administrative Assistant

cc P. Jeffrey Hill, Esquire
Scott Township Authority Board Members
File

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

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

SUITE 303
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

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

SUITE 2S06
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (855) 845-2584

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

July 20, 2017

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

Re: LSF9 Master Participation Trust vs. Jennifer L. Burkland, Bradley J. Burkland, Rodney F. Burkland and Ann M. Burkland
Columbia County, No. 2016-CV-447
Premises: 2693 Old Berwick Road, Bloomsburg, PA 17815

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service of Amended Affidavit Pursuant to Rule 3129.1 regarding the above matter. Please file the original of record and return the time-stamped copies to me in the stamped self-addressed envelope provided. The property is currently scheduled for Sheriff Sale on September 6, 2017.

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

Sincerely,

Daniel DellaPenna, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/DDP

cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: MARGARET GAIRO, ESQUIRE - ID # 34419
 ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
 HEIDI R. SPIVAK, ESQUIRE - ID # 74770
 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
 BRIAN T. LAMANNA, ESQUIRE - ID # 310321
 ANN E. SWARTZ, ESQUIRE - ID # 201926
 JOSEPH F. RIGA, ESQUIRE - ID # 57716
 JOSEPH I. FOLEY, ESQUIRE - ID # 314675
 CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
 JACOB M. OTTLEY, ESQUIRE - ID # 319404
 LAUREN M. MOYER, ESQUIRE - ID 320589

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

LSF9 Master Participation Trust,

Plaintiff,

v.

Jennifer L. Burkland, Bradley J. Burkland,
 Rodney F. Burkland and Ann M. Burkland

Defendants.

Columbia County
 Court of Common Pleas

Number: 2016-CV-447

AFFIDAVIT OF SERVICE

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 21st day of July, 2017, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Amended Affidavit Pursuant to 3129.1 which is attached hereto.

A copy of the Notice of Sheriff's Sale and certificate of mailing is also attached hereto and made a part hereof.

SWORN AND SUBSCRIBED

BEFORE ME THIS 17th DAY
 OF August, 20 17
Kellie Keller
 NOTARY PUBLIC

Commonwealth of Pennsylvania

NOTARIAL SEAL
 Kellie Keller, Notary Public
 City of Philadelphia, Philadelphia County
 My Commission Expires February 7, 2018

DATE: 8/7/17

McCABE, WEISBERG & CONWAY, P.C.

BY: [Signature]

<input type="checkbox"/> Margaret Gairo, Esq.	<input type="checkbox"/> Andrew L. Markowitz, Esq.
<input type="checkbox"/> Heidi R. Spivak, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Jacob M. Ottley, Esq.
<input type="checkbox"/> Lauren M. Moyer, Esq.	

Attorneys for Plaintiff

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
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123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

LSF9 Master Participation Trust,

Plaintiff,

v.

Jennifer L. Burkland, Bradley J. Burkland,
Rodney F. Burkland and Ann M. Burkland

Defendants.

Columbia County
Court of Common Pleas

Number: 2016-CV-447

AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 2693 Old Berwick Road, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owners or Reputed Owners

Name	Address
Rodney F. Burkland	97A Savage Hill Road Orangeville, PA 17859
Ann M. Burkland	97A Savage Hill Road Orangeville, PA 17859
Jennifer L. Burkland	204 Montour Boulevard Bloomsburg, PA 17815
Bradley J. Burkland	425 A Main Street Orangeville, PA 17859

2. Name and address of Defendants in the judgment:

Name	Address
Jennifer L. Burkland	204 Montour Boulevard Bloomsburg, Pennsylvania 17815
Bradley J. Burkland	425 A Main Street Orangeville, Pennsylvania 17859
Rodney F. Burkland	97A Savage Hill Road Orangeville, Pennsylvania 17859
Ann M. Burkland	97A Savage Hill Road Orangeville, Pennsylvania 17859

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

Name	Address
Plaintiff herein	
Remit Corporation	36 West Main Street Bloomsburg, PA 17815
Household Finance Discount Company	636 Grand Regency Blvd. Brandon, FL 33510
Household Finance Discount Company c/o Milstead & Associates	1 East Stow Road Marlton, NJ 08053

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

Name	Address
Plaintiff herein	

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

Name	Address
None	

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

Name	Address
None	

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

Name	Address
Tenants/Occupants	2693 Old Berwick Road Bloomsburg, Pennsylvania 17815
Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
Domestic Relations of Columbia County	11 West Main Street Bloomsburg, PA 17815
Tax Claim Bureau	Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815

Commonwealth of PA
Department of Revenue

Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946
Attn: Sheriff's Sales

United States of America

c/o United States Attorney for the
Middle District of PA
William J. Nealon Federal Bldg.
235 North Washington Avenue, Ste. 311
Scranton, PA 18503
and
Harrisburg Federal Building & Courthouse
228 Walnut Street, Ste. 220
Harrisburg, PA 17108-1754

United States of America c/o
Atty General of the United
States

U.S. Dept of Justice, Room 5111
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

United States of America
c/o Atty General of the United
States

U.S. Dept of Justice, Room 4400
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

Pat O'Connell , Esquire

24 West Main Street
Bloomsburg, Pennsylvania 17815

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

Date: 8/7/17

McCABE, WEISBERG & CONWAY, P.C.

BY: 

<input type="checkbox"/> Margaret Gairo, Esq.	<input type="checkbox"/> Andrew L. Markowitz, Esq.
<input type="checkbox"/> Heidi R. Spivak, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
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<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Jacob M. Ottley, Esq.
<input type="checkbox"/> Lauren M. Moyer, Esq.	

Attorneys for Plaintiff

LSF9 Master Participation Trust v. Jennifer L. Burkland, Bradley J. Burkland, Rodney F. Burkland and Ann M. Burkland
Columbia County; Number: 2016-CV-447

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
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123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

LSF9 Master Participation Trust, Plaintiff, v. Jennifer L. Burkland, Bradley J. Burkland, Rodney F. Burkland and Ann M. Burkland Defendants.	Columbia County Court of Common Pleas Number: 2016-CV-447
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DATE: July 21, 2017

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Rodney F. Burkland, Ann M. Burkland, Jennifer L. Burkland, and Bradley J. Burkland

PROPERTY: 2693 Old Berwick Road, Bloomsburg, PA 17815

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$114,164.58

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on **September 6, 2017 at 9:00 a.m.** in **Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, PA 17815**. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

This letter may be an attempt to collect a debt and any information obtained will be used for that purpose.

If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY** as **WE ARE NOT PERMITTED TO GIVE YOU LEGAL ADVICE**

Check type of mail or service:

<input type="checkbox"/> Adult Signature Required	<input type="checkbox"/> Priority Mail Express
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail
<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Collect on Delivery (COD)	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Priority Mail	

U.S. POSTAGE PITNEY BOWES
 ZIP 19109 \$ 024.15
 02 4M
 0000347442 JUL 21 2017

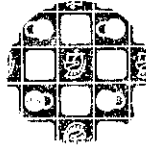
[illegible]

[illegible]

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW
ESCROW TRUST

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



PNC BANK

8-9/430

130591

NO. 130591

One thousand one hundred sixty-eight and seventy-seven/100

PAY:

DATE 09/27/2017

AMOUNT \$1,168.77

TO THE Sheriff of Columbia County

ORDER

OF

PA

2 SIGNATURES REQUIRED OVER \$25,000.00
VOID AFTER 180 DAYS

[Signature]

Shield

Balance Due Sheriff(14-103459) - Burkland, Rodney & Ann

⑈ 130591 ⑈ ⑆043000096⑆ 1077693612⑈

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF9 MASTER PARTICIPATION TRUST
vs.
BRADLEY J BURKLAND (et al.)

Case Number
2016CV447

SHERIFF'S RETURN OF SERVICE

07/31/2017 06:57 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 2693 OLD BERWICK ROAD, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

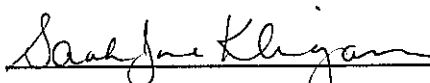
August 01, 2017

NOTARY

Affirmed and subscribed to before me this

1ST day of AUGUST, 2017

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT. 4, 2020



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
BURKLAND, BRADLEY J (et al.)

Case Number
2016CV447

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 2693 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

7/31/17

Time:

10:57

Deputy:

415

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

-
-
-
-
-
-

(POSTING)

2016CV447

2693 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.
BRADLEY J BURKLAND (et al.)

Case Number
2016CV447

SHERIFF'S RETURN OF SERVICE

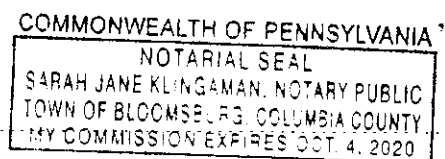
07/24/2017 08:17 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: JENNIFER J BURKLAND AT 2693 OLD BERWICK ROAD, BLOOMSBURG, PA 17815.


MICHAEL BEYER, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

July 26, 2017



NOTARY

Affirmed and subscribed to before me this

26TH day of JULY, 2017

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
BRADLEY J BURKLAND (et al.)

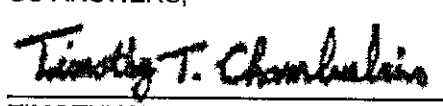
Case Number
2016CV447

SHERIFF'S RETURN OF SERVICE

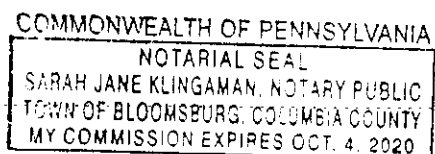
06/26/2017 01:45 PM - DEPUTY CHRIS PRESCOTT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE ANN BURKLAND HIS WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR RODNEY J BURKLAND AT 97A SAVAGE HILL ROAD, ORANGEVILLE, PA 17859.


CHRIS PRESCOTT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 27, 2017



NOTARY

Affirmed and subscribed to before me this

27TH day of JUNE, 2017

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

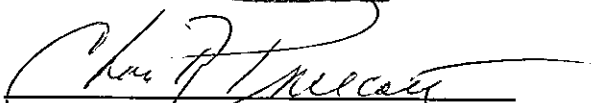


LSF9 MASTER PARTICIPATION TRUST
vs.
BRADLEY J BURKLAND (et al.)

Case Number
2016CV447

SHERIFF'S RETURN OF SERVICE

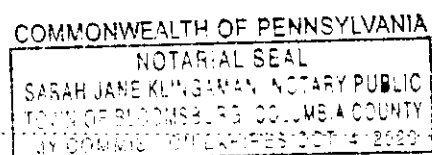
06/26/2017 01:45 PM - DEPUTY CHRIS PRESCOTT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE ANN BURKLAND HIS MOTHER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR BRADLEY J BURKLAND AT 97A SAVAGE HILL ROAD, ORANGEVILLE, PA 17859.


CHRIS PRESCOTT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

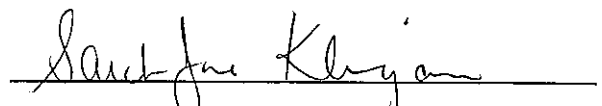
June 27, 2017



NOTARY

Affirmed and subscribed to before me this

27TH day of JUNE, 2017



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

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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

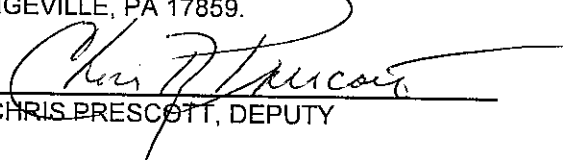


LSF9 MASTER PARTICIPATION TRUST
vs.
BRADLEY J BURKLAND (et al.)

Case Number
2016CV447

SHERIFF'S RETURN OF SERVICE

06/26/2017 01:45 PM - DEPUTY CHRIS PRESCOTT, 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: ANN M BURKLAND AT 97A SAVAGE HILL ROAD, ORANGEVILLE, PA 17859.


CHRIS PRESCOTT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 27, 2017

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT. 4, 2020

NOTARY

Affirmed and subscribed to before me this

27TH day of JUNE, 2017

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

© Columbia County Sheriff's Office, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF9 MASTER PARTICIPATION TRUST
vs.
BURKLAND, BRADLEY J (et al.)

Case Number
2016CV447

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 75

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JENNIFER J BURKLAND

Primary Address: 204 MONTGOMERY BLVD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 97A SAVAGE HILL ROAD
ORANGEVILLE, PA 17859

Phone: 2693 Old Berwick Rd
Bloomsburg.

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Jennifer Burkland

Relation: DEF

Date: 7/24/17 Time: 8:17

Deputy: 5 Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:	7.7.17	7/7/17	7-20-17			
Time:	0848	1039	8:38			
Mileage:						
Deputy:	4	4	5			

Service Attempt Notes:

1. NO ONE THERE
2. NO ONE HOME L.C
- 3.
- 4.
- 5.
- 6.

BURKLAND, JENNIFER J

2016CV447

204 MONTGOMERY BLVD, BLOOMSBURG, PA 17815

NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 07/11/2017

Fee: \$5.00

Cert. NO: 27728

BURKLAND BRADLEY J & JENNIFER L
RODNEY F & ANN M BURKLAND
97A SAVAGE HILL RD
ORANGEVILLE PA 17859 9306

District: SCOTT TWP
Deed: 20060 -8233
Location: 2693 OLD BERWICK RD
Parcel Id:31 -3C2-108-01,000

Assessment: 23,162

Balances as of 07/11/2017

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.
BURKLAND, BRADLEY J (et al.)

Case Number
2016CV447

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

75

Warrant:

Notes:

SALE DATE & TIME: 09/06/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 2626 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-7823

DOB:

Alternate Address: 2693 Old Berwick Rd
Bloomsburg PA 17815

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Jennifer Burkland

Relation:

Owner

Date:

7-13-17

Time:

8:27

Deputy:

5

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:	7/3/17	7/3/17	7-11-17			
Time:	14:41	18:13	7:59			
Mileage:						
Deputy:	4/8	576	5 & 11			

Service Attempt Notes:

1. NO ONE HOME C.C.
2. No answer.
3. No answer L/C on back door
- 4.
- 5.
- 6.

OCCUPANT

2016CV447

2626 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.
BURKLAND, BRADLEY J (et al.)

Case Number
2016CV447

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 75

Warrant:

Serve To:

Name: PATRICK O'CONNELL
Primary Address: 24 WEST MAIN STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 14 WEST MAIN STREET
BLOOMSBURG, PA 17815

Phone: 570-380-1280

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: PAT O'CONNELL

Relation: SELF

Date: 7/6/17

Time: 1447

Deputy: H

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

O'CONNELL, PATRICK

2016CV447

24 WEST MAIN STREET, 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.
BURKLAND, BRADLEY J (et al.)

Case Number
2016CV447

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

75

Warrant:

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: H. James Hock

Primary Address: 2626 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-7823

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

MAILBOX

Relation:

Date:

7/3/17

Time:

1437

Deputy:

458

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

HOCK, H. JAMES

2016CV447

2626 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.
BURKLAND, BRADLEY J (et al.)

Case Number
2016CV447

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 75

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BRADLEY J BURKLAND

Primary Address: 425 A MAIN STREET
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address: 97A SAVAGE HILL ROAD
ORANGEVILLE, PA 17859

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

ANN M. BURKLAND

Relation:

MOTHER

Date:

6/26/17

Time:

1345

Deputy:

8

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. SERVED AT ALTERNATE ADDRESS WHERE
2. DEFENDANT IS PRESENTLY RESIDING
- 3.
- 4.
- 5.
- 6.

BURKLAND, BRADLEY J

2016CV447

425 A MAIN STREET, ORANGEVILLE, PA 17859

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF9 MASTER PARTICIPATION TRUST
vs.
BURKLAND, BRADLEY J (et al.)

Case Number
2016CV447

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

75

Warrant:

Notes:

SALE DATE & TIME: 09/06/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: RODNEY J BURKLAND

Primary Address: 97A SAVAGE HILL ROAD
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address: 425 A MAIN STREET
ORANGEVILLE, PA 17859

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Ann M Burkland

Relation:

Husband wife

Date:

6-26-17

Time:

1345

Deputy:

8

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

-
-
-
-
-
-

BURKLAND, RODNEY J

2016CV447

97A SAVAGE HILL ROAD, ORANGEVILLE, PA 17859

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF9 MASTER PARTICIPATION TRUST
vs.
BURKLAND, BRADLEY J (et al.)

Case Number
2016CV447

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 75

Warrant:

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: ANN M BURKLAND

Primary Address: 97A SAVAGE HILL ROAD
ORANGEVILLE, PA 17859

Phone:

DOB:

Alternate Address: 425 A MAIN STREET
ORANGEVILLE, PA 17859

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: ANN M. BURKLAND

Relation:

Date: 6-26-17

Time: 1345

Deputy: 8

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

BURKLAND, ANN M

2016CV447

97A SAVAGE HILL ROAD, ORANGEVILLE, PA 17859

NO EXPIRATION

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

CIVIL ACTION LAW

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
JACOB M. OTTLEY, ESQUIRE - ID # 319404
LAUREN M. MOYER, ESQUIRE - ID 320589

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

LSF9 Master Participation Trust,

Plaintiff,

v.

Jennifer L. Burkland,
and
Bradley J. Burkland,
and
Rodney F. Burkland,
and
Ann M. Burkland,

Defendants.

Columbia County
Court of Common Pleas

Number: 2016-CV-447

2017-ED-75

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Jennifer L. Burkland
204 Montour Boulevard
Bloomsburg, PA 17815

Bradley J. Burkland
425 A Main Street
Orangeville, PA 17859

Rodney F. Burkland
97A Savage Hill Road
Orangeville, PA 17859

Ann M. Burkland
97A Savage Hill Road
Orangeville, PA 17859

Your house (real estate) at **2693 Old Berwick Road, Bloomsburg, Pennsylvania 17815** is scheduled to be sold at Sheriff's Sale on Sept. 6th 2017 at 9:00 am in **Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815** to enforce the court judgment of \$114,164.58 obtained by LSF9 Master Participation Trust against the above premises.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to LSF9 Master Participation Trust the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY
AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be

receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**LAWYER REFERRAL SERVICE
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760**

**ASSOCIATION DE LICENCIADOS
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760**

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or lot of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on Old Berwick Road, being U. S. Route No. 11 in the Village of Espy and on the westerly side of a 12 foot alley;

THENCE along Old Berwick Road South 74 degrees 35 minutes 40 seconds West 47.54 feet to an iron pin in line of other lands now or formerly of Larry P. and Dorothy J. Hess;

THENCE along other lands now or formerly of Larry P. and Dorothy J. Hess, North 15 degrees 24 minutes 20 seconds West, 190 feet to the south side of a 12 foot wide alley;

THENCE along the south side of said alley, North 74 degrees 35 minutes 40 seconds East 47.54 feet to the west side of a 12 foot alley;

THENCE along said alley, South 15 degrees 24 minutes 20 seconds East 190 feet to the place of BEGINNING.

CONTAINING 9,032.60 square feet. WHEREON is erected a frame dwelling.

It being Lot No. 1 of a draft of lots prepared by L. Wayne Laidacker, R.S., dated July 20, 1983 recorded in Columbia County Map Book 5 Page 112.

BEING KNOWN AS: 2693 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 31-3C2-108-01-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Rodney F. Burkland and Ann M. Burkland, his wife by deed dated August 8, 2006 and recorded August 10, 2006 in Instrument Number 200608233, granted and conveyed unto Bradley Rodney F. Burkland and Jennifer L. Burkland, his wife as to an undivided one-half interest and Rodney E. Burkland and Ann M. Burkland, his wife as to an undividing one-half interest, and all holdings as Joint Tenants with the Right of Survivorship.

REAL DEBT: \$114,164.58

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JENNIFER L. BURKLAND, BRADLEY J. BURKLAND, RODNEY F. BURKLAND, AND ANN M. BURKLAND

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF9 MASTER PARTICIPATION TRUST
vs.
BURKLAND, BRADLEY J (et al.)

Case Number
2016CV447

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 75

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: REMIT CORPORATION

Primary Address: 36 WEST MAIN STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: HARRY STRAUSSER

Relation: PRESIDENT

Date: 6/23/17

Time: 1440

Deputy: H

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

REMIT CORPORATION

2016CV447

36 WEST MAIN STREET, 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.
BURKLAND, BRADLEY J (et al.)

Case Number
2016CV447

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 75

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 09/06/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

ELIZABETH WHITELIGHT

Relation:

CLERK

Date:

6/23/17

Time:

1424

Deputy:

N

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2016CV447

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF9 MASTER PARTICIPATION TRUST
vs.
BURKLAND, BRADLEY J (et al.)

Case Number
2016CV447

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 75

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/06/2017 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 HESS

Relation: Clerk

Date: 6/23/17

Time: 1430

Deputy: H

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2016CV447

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 06/23/17

Account:

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

SALE	Ad ID:	1109642
	Description:	BURKLAND SHERIFF
	Run Dates:	08/16/17 to 08/30/17
	Class:	2
	Agate Lines:	216
	Blind Box:	

Total Ad Cost		\$1,183.38		
Amount Paid		\$0.00		
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	08/16/17	08/30/17	3	\$1,183.38

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV447

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, SEPTEMBER 06, 2017
AT 9:00 O'CLOCK A.M.

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

ALL that certain piece, parcel or lot of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:
BEGINNING at a point on Old Berwick Road, being U.S. route No. 11 in the Village of Espy and on the westerly side of a 12 foot alley; THENCE along Old Berwick Road South 74 degrees 35 minutes 40 seconds West 4754 feet to an iron pin in line of other lands now or formerly of Larry P. and Dorothy J. Hess; THENCE along other lands now or formerly of Larry P. and Dorothy J. Hess, North 15 degrees 24 minutes 20 seconds West, 190 feet to south side of a 12 foot wide alley; THENCE along the south side of said alley, North 74 degrees 35 minutes 40 seconds East 4754 to the west side of a 12 foot alley; THENCE along said alley, South 15 degrees 24 minutes 20 seconds East 190 feet to the place of BEGINNING.

CONTAINING 9,032.60 square feet. WHEREON is erected a frame dwelling.
IT BEING Lot No. 1 of a draft of lots prepared by L. Wayne Laidacker, R. S. dated July 20, 1983 recorded in Columbia County Map Book 5, page 112,
BEING KNOWN AS: 2693 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 031-03C2-108-01-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING
BEING THE SAME PREMISES WHICH

Rodney F. Burkland and Ann M. Burkland, his wife by deed dated August 8, 2006 and recorded August 10, 2006 in Instrument Number 200608233, granted and conveyed unto Bradley Rodney F. Burkland and Jennifer L. Burkland, his wife as to an undivided one-half interest and Rodney F. Burkland and Ann M. Burkland, his wife as to an undivided one-half interest, and all holdings as Joint Tenants with the Right of Survivorship.

PROPERTY ADDRESS: 2693 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-3C2-108-01-000

Seized and taken into execution to be sold as the property of BRADLEY J BURKLAND, JENNIFER J BURKLAND, RODNEY J BURKLAND, ANN M BURKLAND in suit of LSF9 MASTER PARTICIPATION TRUST.

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

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY PC
PHILADELPHIA, PA 215-790-1010

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY PC
PHILADELPHIA, PA 215-790-1010

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

P.R.C.P. 3180 TO 3183 and Rule 3257

LSF9 Master Participation Trust

Plaintiff

v.

Jennifer L. Burkland, Bradley J. Burkland, Rodney F.
Burkland and Ann M. Burkland

Defendants

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2017 Term 75 E.D.

No. _____ Term _____ A.D.

No. 2016-CV-447 Term _____ J.D.

WRIT OF EXECUTION

MORTGAGE FORECLOSURE

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Being Known As: 2693 Old Berwick Road, Bloomsburg, Pennsylvania 17815

Amount Due \$ 114,164.58

Interest from 05/25/17 to DATE OF SALE \$

plus \$17.48 per diem thereafter

(Costs to be added)

Total \$

Dated:

6/22/2017
(SEAL)

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

By: Rosalie Antonietti Deputy

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

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2016-CV-447 Term _____ J.D.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY PENNSYLVANIA

LSF9 Master Participation Trust

v.

Jennifer L. Burkland, Bradley J. Burkland, Rodney F. Burkland and Ann M.
Burkland

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCABE, WEISBERG & CONWAY, P.C.

BY: _____

☐ Margaret Gairo, Esq.

☐ Heidi R. Spivak, Esq.

☐ Brian T. LaManna, Esq.

☐ Joseph F. Riga, Esq.

☐ Celine P. DerKrikorian, Esq.

☐ Lauren M. Moyer, Esq.

☐ Andrew L. Markowitz, Esq.

☐ Christine L. Graham, Esq.

☐ Ann E. Swartz, Esq.

☐ Joseph I. Foley, Esq.

☒ Jacob M. Ottley, Esq.

Attorneys for Plaintiff

REAL ESTATE OUTLINE

ED # 2017 ED 75

DATE RECEIVED 6-27-17

DOCKET AND INDEX 2016 CV 447

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>127801</u>

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

SALE DATE Sept. 6th TIME 9:00

POSTING DATE _____

ADV. DATES FOR NEWSPAPER 1ST WEEK _____

2ND WEEK _____

3RD WEEK _____

CIVIL ACTION LAW

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
JACOB M. OTTLEY, ESQUIRE - ID # 319404
LAUREN M. MOYER, ESQUIRE - ID 320589

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

LSF9 Master Participation Trust,

Plaintiff,

v.

Jennifer L. Burkland,

and

Bradley J. Burkland,

and

Rodney F. Burkland,

and

Ann M. Burkland,

Defendants.

Columbia County

Court of Common Pleas

Number: 2016-CV-447

2017 - ED - 75

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Jennifer L. Burkland
204 Montour Boulevard
Bloomsburg, PA 17815

Bradley J. Burkland
425 A Main Street
Orangeville, PA 17859

Rodney F. Burkland
97A Savage Hill Road
Orangeville, PA 17859

Ann M. Burkland
97A Savage Hill Road
Orangeville, PA 17859

Your house (real estate) at **2693 Old Berwick Road, Bloomsburg, Pennsylvania 17815** is scheduled to be sold at Sheriff's Sale on Sept. 6 2017 at 9:00 am in **Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815** to enforce the court judgment of \$114,164.58 obtained by LSF9 Master Participation Trust against the above premises.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to LSF9 Master Participation Trust the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

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AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**LAWYER REFERRAL SERVICE
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760**

**ASSOCIATION DE LICENCIADOS
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760**

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or lot of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on Old Berwick Road, being U. S. Route No. 11 in the Village of Espy and on the westerly side of a 12 foot alley;

THENCE along Old Berwick Road South 74 degrees 35 minutes 40 seconds West 47.54 feet to an iron pin in line of other lands now or formerly of Larry P. and Dorothy J. Hess;

THENCE along other lands now or formerly of Larry P. and Dorothy J. Hess, North 15 degrees 24 minutes 20 seconds West, 190 feet to the south side of a 12 foot wide alley;

THENCE along the south side of said alley, North 74 degrees 35 minutes 40 seconds East 47.54 feet to the west side of a 12 foot alley;

THENCE along said alley, South 15 degrees 24 minutes 20 seconds East 190 feet to the place of BEGINNING.

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It being Lot No. 1 of a draft of lots prepared by L. Wayne Laidacker, R.S., dated July 20, 1983 recorded in Columbia County Map Book 5 Page 112.

BEING KNOWN AS: 2693 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 31-3C2-108-01-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Rodney F. Burkland and Ann M. Burkland, his wife by deed dated August 8, 2006 and recorded August 10, 2006 in Instrument Number 200608233, granted and conveyed unto Bradley Rodney F. Burkland and Jennifer L. Burkland, his wife as to an undivided one-half interest and Rodney E. Burkland and Ann M. Burkland, his wife as to an undividing one-half interest, and all holdings as Joint Tenants with the Right of Survivorship.

REAL DEBT: \$114,164.58

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JENNIFER L. BURKLAND, BRADLEY J. BURKLAND, RODNEY F. BURKLAND, AND ANN M. BURKLAND

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

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or lot of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on Old Berwick Road, being U. S. Route No. 11 in the Village of Espy and on the westerly side of a 12 foot alley;

THENCE along Old Berwick Road South 74 degrees 35 minutes 40 seconds West 47.54 feet to an iron pin in line of other lands now or formerly of Larry P. and Dorothy J. Hess;

THENCE along other lands now or formerly of Larry P. and Dorothy J. Hess, North 15 degrees 24 minutes 20 seconds West, 190 feet to the south side of a 12 foot wide alley;

THENCE along the south side of said alley, North 74 degrees 35 minutes 40 seconds East 47.54 feet to the west side of a 12 foot alley;

THENCE along said alley, South 15 degrees 24 minutes 20 seconds East 190 feet to the place of **BEGINNING**.

CONTAINING 9,032.60 square feet. **WHEREON** is erected a frame dwelling.

It being Lot No. 1 of a draft of lots prepared by L. Wayne Laidacker, R.S., dated July 20, 1983 recorded in Columbia County Map Book 5 Page 112.

BEING KNOWN AS: 2693 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

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McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
JACOB M. OTTLEY, ESQUIRE - ID # 319404
LAUREN M. MOYER, ESQUIRE - ID 320589

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

LSF9 Master Participation Trust,

Plaintiff,

v.

Jennifer L. Burkland,
and
Bradley J. Burkland,
and
Rodney F. Burkland,
and
Ann M. Burkland,

Defendants.

Columbia County
Court of Common Pleas

Number: 2016-CV-447

2017 - ED - 75

AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 2693 Old Berwick Road, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owners or Reputed Owners

Name**Address**

Rodney F. Burkland ✓

97A Savage Hill Road
Orangeville, PA 17859

Ann M. Burkland ✓

97A Savage Hill Road
Orangeville, PA 17859

Jennifer L. Burkland ✓

204 Montour Boulevard
Bloomsburg, PA 17815

Bradley J. Burkland ✓

425 A Main Street
Orangeville, PA 17859

2. Name and address of Defendants in the judgment:

Name

Address

Jennifer L. Burkland

204 Montour Boulevard
Bloomsburg, Pennsylvania 17815

Bradley J. Burkland

425 A Main Street
Orangeville, Pennsylvania 17859

Rodney F. Burkland

97A Savage Hill Road
Orangeville, Pennsylvania 17859

Ann M. Burkland

97A Savage Hill Road
Orangeville, Pennsylvania 17859

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

Name

Address

Plaintiff herein

/ Remit Corporation

36 West Main Street
Bloomsburg, PA 17815

✓ Household Finance Discount
Company

636 Grand Regency Blvd.
Brandon, FL 33510

✓ Household Finance Discount
Company c/o Milstead &
Associates

1 East Stow Road
Marlton, NJ 08053

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

Name

Address

Plaintiff herein

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

Name	Address
------	---------

None

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

Name	Address
------	---------

None

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

Name	Address
------	---------

X Tenants/Occupants	2693 Old Berwick Road Bloomsburg, Pennsylvania 17815
---------------------	---

X Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
--------------------------------	---

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

X Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
--	--

X Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
--	---

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

X	PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
X	Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
X	United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
X	Domestic Relations of Columbia County	11 West Main Street Bloomsburg, PA 17815
X	Tax Claim Bureau	Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815
X	Commonwealth of PA Department of Revenue	Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Sales
X	United States of America	c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton, PA 18503 and Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754
X	United States of America c/o Atty General of the United States	U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001

United States of America
c/o Atty General of the United
States

U.S. Dept of Justice, Room 4400
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

✓ Pat O'Connell , Esquire

24 West Main Street
Bloomsburg, Pennsylvania 17815

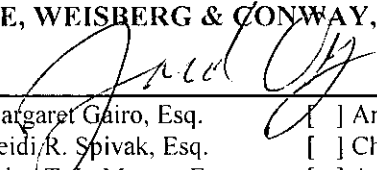
I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Date:

6/9/17

McCABE, WEISBERG & CONWAY, P.C.

BY:


[] Margaret Gairo, Esq. [] Andrew L. Markowitz, Esq.
[] Heidi R. Spivak, Esq. [] Christine L. Graham, Esq.
[] Brian T. LaManna, Esq. [] Ann E. Swartz, Esq.
[] Joseph F. Riga, Esq. [] Joseph I. Foley, Esq.
[] Celine P. DerKrikorian, Esq. [] Jacob M. Ottley, Esq.
[] Lauren M. Moyer, Esq.
Attorneys for Plaintiff

LSF9 Master Participation Trust v. Jennifer L. Burkland, Bradley J. Burkland, Rodney F. Burkland and Ann M. Burkland
Columbia County; Number: 2016-CV-447

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



Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: [REDACTED]

Birth Date:

Last Name: BURKLAND

First Name: ANN

Middle Name:

Active Duty Status As Of: Jun-20-2017

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

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

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

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

Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

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

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 3901 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.osd.mil/faq.xhtml#Q33>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 3921(c).

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

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

Certificate ID: R9AAVBA1K57DQC0



Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: [REDACTED]

Birth Date:

Last Name: BURKLAND

First Name: JENNIFER

Middle Name:

Active Duty Status As Of: Jun-20-2017

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

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
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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
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Certificate ID: F9C4ZB41557BH10



Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: [REDACTED]

Birth Date:

Last Name: BURKLAND

First Name: BRADLEY

Middle Name:

Active Duty Status As Of: Jun-20-2017

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
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Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
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Certificate ID: K9B41B313580Q60



Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: [REDACTED]

Birth Date:

Last Name: BURKLAND

First Name: RODNEY

Middle Name:

Active Duty Status As Of: Jun-20-2017

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
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This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

Certificate ID: U9G10BF1P57F4E0

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
JACOB M. OTTLEY, ESQUIRE - ID # 319404
LAUREN M. MOYER, ESQUIRE - ID 320589

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

LSF9 Master Participation Trust,
Plaintiff,

v.

Jennifer L. Burkland
and
Bradley J. Burkland
and
Rodney F. Burkland
and
Ann M. Burkland

Defendants.

Columbia County
Court of Common Pleas

Number: 2016-CV-447

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:
SS.

COUNTY OF PHILADELPHIA:

The undersigned, being duly sworn according to law, deposes and says that the Defendants, Jennifer L. Burkland, Bradley J. Burkland, Rodney F. Burkland, and Ann M. Burkland, are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, 50 U.S.C. §3931; and that the Defendants, Jennifer L. Burkland, Bradley J. Burkland, Rodney F. Burkland, and Ann M. Burkland, are over eighteen (18) years of age, and reside as follows:

Jennifer L. Burkland
204 Montour Boulevard
Bloomsburg, PA 17815

Bradley J. Burkland
425 A Main Street
Orangeville, PA 17859

Rodney F. Burkland
97A Savage Hill Road
Orangeville, PA 17859

Ann M. Burkland
97A Savage Hill Road
Orangeville, PA 17859

SWORN AND SUBSCRIBED

BEFORE ME THIS 20th DAY

OF June, 2017


NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

JUSTIN D. SHELDON, Notary Public
City of Philadelphia, Phila. County
My Commission Expires March 26, 2018

DATE: 6/20/17

McCABE, WEISBERG & CONWAY, P.C.

BY: 

<input type="checkbox"/> Margaret Gairo, Esq.	<input checked="" type="checkbox"/> Andrew L. Markowitz, Esq.
<input type="checkbox"/> Heidi R. Spivak, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input checked="" type="checkbox"/> Jacob M. Ottley, Esq.
<input type="checkbox"/> Lauren M. Moyer, Esq.	

Attorneys for Plaintiff

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate in Scott Township, Columbia County, Pennsylvania, and being known as 2693 Old Berwick Road, Bloomsburg, Pennsylvania 17815.

PARCEL NUMBER: 31-3C2-108-01-000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$114,164.58

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Jennifer L. Burkland, Bradley J. Burkland, Rodney F. Burkland and Ann M. Burkland

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

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
JACOB M. OTTLEY, ESQUIRE - ID # 319404
LAUREN M. MOYER, ESQUIRE - ID 320589

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

LSF9 Master Participation Trust
Plaintiff

v.

Jennifer L. Burkland
and
Bradley J. Burkland
and
Rodney F. Burkland
and
Ann M. Burkland

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2016-CV-447

TO: Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:

2693 Old Berwick Road, Bloomsburg, Pennsylvania 17815

(more fully described as attached)

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

Jennifer L. Burkland
204 Montour Boulevard
Bloomsburg, Pennsylvania 17815

Bradley J. Burkland
425 A Main Street
Orangeville, Pennsylvania 17859

Rodney F. Burkland
97A Savage Hill Road
Orangeville, Pennsylvania 17859

Ann M. Burkland
97A Savage Hill Road
Orangeville, Pennsylvania 17859

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the Sheriff to any Plaintiff herein for any loss, destruction, or removal of any such property before sheriff's sale thereof.

Date: 6/9/17

McCABE, WEISBERG & CONWAY, P.C.

BY: 

<input type="checkbox"/> Margaret Gairo, Esq.	<input type="checkbox"/> Andrew L. Markowitz, Esq.
<input type="checkbox"/> Heidi R. Spivak, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input checked="" type="checkbox"/> Jacob M. Ottley, Esq.
<input type="checkbox"/> Lauren M. Moyer, Esq.	

Attorneys for Plaintiff

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
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JACOB M. OTTLEY, ESQUIRE - ID # 319404
LAUREN M. MOYER, ESQUIRE - ID 320589

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

LSF9 Master Participation Trust
Plaintiff

v.

Jennifer L. Burkland
and
Bradley J. Burkland
and
Rodney F. Burkland
and
Ann M. Burkland
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2016-CV-447

TO: Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

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(more fully described as attached)

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Jennifer L. Burkland
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Bloomsburg, Pennsylvania 17815

Bradley J. Burkland
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Orangeville, Pennsylvania 17859

Ann M. Burkland
97A Savage Hill Road
Orangeville, Pennsylvania 17859

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the Sheriff to any Plaintiff herein for any loss, destruction, or removal of any such property before sheriff's sale thereof.

Date: 6/9/17

McCABE, WEISBERG & CONWAY, P.C.

BY: 

☐ Margaret Gairo, Esq.

☐ Andrew L. Markowitz, Esq.

☐ Heidi R. Spivak, Esq.

☐ Christine L. Graham, Esq.

☐ Brian T. LaManna, Esq.

☐ Ann E. Swartz, Esq.

☐ Joseph F. Riga, Esq.

☐ Joseph I. Foley, Esq.

☐ Celine P. DerKrikorian, Esq.

☒ Jacob M. Ottley, Esq.

☐ Lauren M. Moyer, Esq.

Attorneys for Plaintiff

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

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

SUITE 303
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

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

SUITE 2S06
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (855) 845-2584

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

June 2, 2017

Office of the Prothonotary
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: LSF9 Master Participation Trust vs. Jennifer L. Burkland, Bradley J. Burkland,
Rodney F. Burkland and Ann M. Burkland
Columbia County, No. 2016-CV-447
Premises: 2693 Old Berwick Road, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

Enclosed please find the following documentation relative to the above-captioned matter:

1. Original and 3 copies of Praeceptum for Writ of Execution;
2. Original and two copies of Affidavit Pursuant to Rule 3129;
3. Original and two copies of Affidavit of Defendants' Whereabouts;
4. Original and two copies of Affidavit of Non-Military Service;
5. Original and two copies of Instructions to the Sheriff, with a Waiver of Watchman;
6. Original and three copies of Notice of Sheriff's Sale of Real Property, as well as letter addressed to the Sheriff's Office;
7. The original and five copies of the legal description;
8. A check in the amount of \$25.00, which represents payment of the filing fee for the Writ of Execution;
9. Check in the amount of \$1,350.00 representing payment of the fee for listing the property for Sheriff's Sale.

Please file the pertinent documentation of record with the Court, return a time-stamped copy of the same to my attention in the enclosed stamped, self-addressed envelope, and forward all appropriate documentation to the Sheriff's Office so that this property may be listed for **next available** Sheriff's Sale.

Thank you for your cooperation in this matter.

Very truly yours,

Carrie Daniels, Legal Assistant
McCabe, Weisberg and Conway, P.C.

OFFICE OF THE PROTHONOTARY
COLUMBIA COUNTY, PA

/cds
Enclosures

JUN 22 P 12:59

FILED
PROTHONOTARY

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

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

SUITE 303
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

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

SUITE 2506
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (855) 845-2584

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

June 2, 2017

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

Re: LSF9 Master Participation Trust vs. Jennifer L. Burkland, Bradley J. Burkland, Rodney F.
Burkland and Ann M. Burkland
Columbia County, Number 2016-CV-447
Premises: 2693 Old Berwick Road, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

Enclosed please find 3 copy/ies of Notice of Sheriff's Sale of Real Estate Pursuant to PA.R.C.P.
3129 relative to the above matter. Kindly serve the defendants in the manner listed below:

Please serve the Notice of Sale upon Defendant(s) as follows:

- Jennifer L. Burkland , 204 Montour Boulevard , Bloomsburg, PA 17815
- Bradley J. Burkland , 425 A Main Street , Orangeville, PA 17859
- Rodney F. Burkland , 97A Savage Hill Road , Orangeville, PA 17859
- Ann M. Burkland , 97A Savage Hill Road , Orangeville, PA 17859

****Kindly post the handbill to the property address: 2693 Old Berwick Road, Bloomsburg, Pennsylvania 17815.**

Very truly yours,

Carrie Daniels, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/cds
Enclosure

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
JACOB M. OTTLEY, ESQUIRE - ID # 319404
LAUREN M. MOYER, ESQUIRE - ID 320589

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

LSF9 Master Participation Trust,

Plaintiff,

v.

Jennifer L. Burkland,
and
Bradley J. Burkland,
and
Rodney F. Burkland,
and
Ann M. Burkland,

Defendants.

Columbia County
Court of Common Pleas

Number: 2016-CV-447

2017 - ED - 75

AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 2693 Old Berwick Road, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owners or Reputed Owners**Name****Address**

Rodney F. Burkland

97A Savage Hill Road
Orangeville, PA 17859

Ann M. Burkland

97A Savage Hill Road
Orangeville, PA 17859

Jennifer L. Burkland	204 Montour Boulevard Bloomsburg, PA 17815
----------------------	---

Bradley J. Burkland	425 A Main Street Orangeville, PA 17859
---------------------	--

2. Name and address of Defendants in the judgment:

Name	Address
Jennifer L. Burkland	204 Montour Boulevard Bloomsburg, Pennsylvania 17815
Bradley J. Burkland	425 A Main Street Orangeville, Pennsylvania 17859
Rodney F. Burkland	97A Savage Hill Road Orangeville, Pennsylvania 17859
Ann M. Burkland	97A Savage Hill Road Orangeville, Pennsylvania 17859

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

Name	Address
Plaintiff herein	
Remit Corporation	36 West Main Street Bloomsburg, PA 17815
Household Finance Discount Company	636 Grand Regency Blvd. Brandon, FL 33510
Household Finance Discount Company c/o Milstead & Associates	1 East Stow Road Marlton, NJ 08053

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

Name	Address
Plaintiff herein	

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

Name	Address
------	---------

None

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

Name	Address
------	---------

None

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

Name	Address
------	---------

Tenants/Occupants	2693 Old Berwick Road Bloomsburg, Pennsylvania 17815
-------------------	---

Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
------------------------------	---

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

Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
--	--

Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
--	---

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

PA Department of Revenue
Bureau of Compliance
Lien Section

PO BOX 280948
Harrisburg PA 17128-0948

Commonwealth of
Pennsylvania Department of
Revenue Bureau of Compliance

Clearance Support Department 281230
Harrisburg, PA 17128-1230
ATTN: Sheriff's Sales

United States of America

Internal Revenue Service
Technical Support Group
William Green Federal Building
Room 3259
600 Arch Street
Philadelphia, PA 19106

Domestic Relations of
Columbia County

11 West Main Street
Bloomsburg, PA 17815

Tax Claim Bureau

Columbia County Courthouse
35 West Main Street
Basement Level
Bloomsburg, PA 17815

Commonwealth of PA
Department of Revenue

Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946
Attn: Sheriff's Sales

United States of America

c/o United States Attorney for the
Middle District of PA
William J. Nealon Federal Bldg.
235 North Washington Avenue, Ste. 311
Scranton, PA 18503
and
Harrisburg Federal Building & Courthouse
228 Walnut Street, Ste. 220
Harrisburg, PA 17108-1754

United States of America c/o
Atty General of the United
States

U.S. Dept of Justice, Room 5111
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

United States of America
c/o Atty General of the United
States

U.S. Dept of Justice, Room 4400
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

Pat O'Connell , Esquire

24 West Main Street
Bloomsburg, Pennsylvania 17815

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

Date:

6/9/17

McCABE, WEISBERG & CONWAY, P.C.

BY: 

☐ Margaret Gairo, Esq.

☐ Andrew L. Markowitz, Esq.

☐ Heidi R. Spivak, Esq.

☐ Christine L. Graham, Esq.

☐ Brian T. LaManna, Esq.

☐ Ann E. Swartz, Esq.

☐ Joseph F. Riga, Esq.

☐ Joseph T. Foley, Esq.

☐ Celine P. DerKrikorian, Esq.

☒ Jacob M. Ottley, Esq.

☐ Lauren M. Moyer, Esq.

Attorneys for Plaintiff

LSF9 Master Participation Trust v. Jennifer L. Burkland, Bradley J. Burkland, Rodney F. Burkland and Ann M. Burkland

Columbia County; Number: 2016-CV-447

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or lot of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on Old Berwick Road, being U. S. Route No. 11 in the Village of Espy and on the westerly side of a 12 foot alley;

THENCE along Old Berwick Road South 74 degrees 35 minutes 40 seconds West 47.54 feet to an iron pin in line of other lands now or formerly of Larry P. and Dorothy J. Hess;

THENCE along other lands now or formerly of Larry P. and Dorothy J. Hess, North 15 degrees 24 minutes 20 seconds West, 190 feet to the south side of a 12 foot wide alley;

THENCE along the south side of said alley, North 74 degrees 35 minutes 40 seconds East 47.54 feet to the west side of a 12 foot alley;

THENCE along said alley, South 15 degrees 24 minutes 20 seconds East 190 feet to the place of BEGINNING.

CONTAINING 9,032.60 square feet. WHEREON is erected a frame dwelling.

It being Lot No. 1 of a draft of lots prepared by L. Wayne Laidacker, R.S., dated July 20, 1983 recorded in Columbia County Map Book 5 Page 112.

BEING KNOWN AS: 2693 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 31-3C2-108-01-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Rodney F. Burkland and Ann M. Burkland, his wife by deed dated August 8, 2006 and recorded August 10, 2006 in Instrument Number 200608233, granted and conveyed unto Bradley Rodney F. Burkland and Jennifer L. Burkland, his wife as to an undivided one-half interest and Rodney E. Burkland and Ann M. Burkland, his wife as to an undividing one-half interest, and all holdings as Joint Tenants with the Right of Survivorship.

REAL DEBT: \$114,164.58

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JENNIFER L. BURKLAND, BRADLEY J. BURKLAND, RODNEY F. BURKLAND, AND ANN M. BURKLAND

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

Document Receipt

Trans #	10895	Carrier / service:	USPS Server	First-Class Mail®	6/23/2017 12:00:00 AM
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Ship to:

UNITED STATE OF AMERICA

MIDDLE DISTRICT OF PA
235 N. WASHINGTON AVE

SCRANTON PA 18503

Tracking #:	71901140006000107546
Doc Ref #:	2017ED75
Postage	5.2600

Document Receipt

Trans #	10896	Carrier / service:	USPS Server	First-Class Mail®	6/23/2017 12:00:00 AM
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Ship to:

UNITED STATE OF AMERICA	U.S. DEPT OF JUSTICE ROOM 511
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950 PENNSYLVANIA AVE NW

Tracking #: 71901140006000107553

Doc Ref #: 2017ED75

Postage 5.2600

WASHINGTON DC 20530

Document Receipt

Trans #	10896	Carrier / service:	USPS Server	First-Class Mail®	6/23/2017 12:00:00 AM
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Ship to:

UNITED STATE OF AMERICA

U.S. DEPT OF JUSTICE ROOM
511

950 PENNSYLVANIA AVE NW

Tracking #: 71901140006000107553

Doc Ref #: 2017ED75

Postage 5.2600

WASHINGTON DC 20530

Document Receipt

Trans #	10897	Carrier / service:	USPS Server	First-Class Mail®	6/23/2017 12:00:00 AM
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Ship to:

COMMON OF PA

110 NORTH 8TH STREET

SUITE #204

PHILDELPHIA PA 19107

Tracking #: 71901140006000107560

Doc Ref #: 2017ED75

Postage 5.2600

Document Receipt

Trans #	10897	Carrier / service:	USPS Server	First-Class Mail®	6/23/2017 12:00:00 AM
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Ship to:

COMMON OF PA

110 NORTH 8TH STREET

SUITE #204

PHILDELPHIA PA 19107

Tracking #:	71901140006000107560
Doc Ref #:	2017ED75
Postage	5.2600

Document Receipt

Trans #	10898	Carrier / service:	USPS Server	First-Class Mail®	6/23/2017 12:00:00 AM
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Ship to:

PA DEPARTMENT OF REVENUE

WILLOW OAK BUILDING

P.O. BOX 8486

HARRISBURG PA 17105

Tracking #: 71901140006000107577

Doc Ref #: 2017ED75

Postage 5.2600

Document Receipt

Trans #	10898	Carrier / service:	USPS Server	First-Class Mail®	6/23/2017 12:00:00 AM
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Ship to:

PA DEPARTMENT OF REVENUE

WILLOW OAK BUILDING

P.O. BOX 8486

HARRISBURG PA 17105

Tracking #: 71901140006000107577

Doc Ref #: 2017ED75

Postage 5.2600

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INTERNAL REVENUE
SERVICE

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PHILADELPHIA PA 19106

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US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

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PHILADELPHIA PA 19107-4214

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US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

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OFFICE OF F.A.I.R.

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WELFARE

PO BOX 8016

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HARRISBURG PA 17105

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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000107485

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HARRISBURG PA 17128

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