

RICHARD M. SQUIRE & ASSOCIATES, LLC

ATTORNEYS AT LAW

www.squirelaw.com

Richard M. Squire *
M. Troy Freedman
Michael J. Clark ^
* Also admitted in MD
^ Also admitted in NJ

One Jenkintown Station
115 West Avenue, Suite 104
Jenkintown, PA 19046
Tel.: (215) 886-8790 Fax: (215) 886-8791

1415 Route 70 East
Suite 600
Cherry Hill, NJ 08034
(609) 246-2418

Please reply to:
☒ [X] Jenkintown
☐ [] Cherry Hill

July 7, 2021

VIA FACSIMILE:

Office of the Sheriff, Columbia County
(570) 389-5625

Re: LSF9 Master Participation Trust v. Denise Ann Siegel Fka Denise Ann Garrison
and Christopher J. Siegel
Docket No. 2018-CV-1315
Premises: 22 Lights Rd., Berwick, PA 18603
Sheriff's Sale scheduled for 07-28-2021
Sale #:

Dear Sir or Madam:

Please be advised that this office represents the Plaintiff, LSF9 Master Participation Trust, in connection with the above-referenced mortgage foreclosure proceeding. *Kindly stay the sheriff's sale in this matter at our client's request.*

Thank you for your courtesies.

Sincerely,
/s/ Daniel DellaPenna
Foreclosure Processor
Richard M. Squire & Associates, LLC

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2018CV1315

PROPERTY ADDRESS
22 LIGHTS ROAD, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
04/07/2021	Advance Fee	Advance Fee	44732	\$0.00	\$1,350.00
04/07/2021	Advertising Sale (Newspaper)			\$15.00	\$0.00
04/07/2021	Advertising Sale Bills & Copies			\$17.50	\$0.00
04/07/2021	Crying Sale			\$10.00	\$0.00
04/07/2021	Docketing			\$15.00	\$0.00
04/07/2021	Levy			\$15.00	\$0.00
04/07/2021	Mailing Costs			\$72.00	\$0.00
04/07/2021	Posting Handbill			\$15.00	\$0.00
04/07/2021	Press Enterprise Inc.			\$581.60	\$0.00
04/07/2021	Sheriff Automation Fund			\$50.00	\$0.00
04/07/2021	Web Posting			\$100.00	\$0.00
07/08/2021	Service			\$255.00	\$0.00
07/08/2021	Service Mileage			\$31.40	\$0.00
07/08/2021	Copies			\$8.50	\$0.00
07/08/2021	Notary Fee			\$15.00	\$0.00
07/08/2021	Tax Claim Search			\$5.00	\$0.00
07/08/2021	Surcharge			\$144.00	\$0.00
				\$1,350.00	\$1,350.00

TOTAL BALANCE:	\$0.00
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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.
DENISE SIEGEL (et al.)

Case Number
2018CV1315

SHERIFF'S RETURN OF SERVICE

06/22/2021 02:23 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 22 LIGHTS ROAD, BLOOMSBURG, PA 17815.


MICHAEL TKACH, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 23, 2021

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2018CV1315

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SALE DATE & TIME: 07/28/2021 AT 9:00 AM
SHERIFF'S SALE BILL

Zone: 16

Warrant:

Serve To:

Name: (POSTING)

Primary Address: 22 LIGHTS ROAD

BLOOMSBURG, PA 17815

Berwick Pa. 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: Post

Date: 6/22/21

Time: 14:23

Deputy: C

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2018CV1315

22 LIGHTS 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.
DENISE SIEGEL (et al.)

Case Number
2018CV1315

SHERIFF'S RETURN OF SERVICE

04/16/2021 03:26 PM - DEPUTY MICHAEL TKACH, 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 MELISSA HIS WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR CHRISTOPHER SIEGEL AT 22 LIGHTS ROAD, BERWICK, PA 18603.


MICHAEL TKACH, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

April 20, 2021

NOTARY

Affirmed and subscribed to before me this

20TH day of APRIL, 2021

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

(By County Seal and Sheriff, Treasurer, etc.)

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

REAL ESTATE TAX CERTIFICATION

Date: 04/07/2021

Fee: \$5.00

Cert. NO: 39558

SIEGEL CHRISTOPHER J
22 LIGHTS ROAD
BERWICK PA 18603

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

Assessment: 30,476

Balances as of 04/07/2021

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

By: Columbia County Sheriff Per: dm

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 04/07/21

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

Address: PO BOX 380
BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Ad ID: 1217757
Description: Christopher and Denise
Siegel Sale
Run Dates: 07/07/21 to 07/21/21
Class: 2
Agate Lines: 264
Blind Box:

Total Ad Cost \$1,716.80
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	07/07/21	07/21/21	3	\$1,716.80

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV1315

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, JULY 28, 2021 AT 9:00 O'CLOCK A.M.

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

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

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

EXCEPTING AND RESERVING, however, out of the same one acre of land, conveyed to Rufus C. Bower and wife by Deed dated June 18, 1927, recorded in Columbia County in Deed Book 104, Page 605 (erroneously indicated as page 505 in prior deed).

ALSO, EXCEPTING AND RESERVING, however, out of the above-described parcel, the following: BEGINNING at an iron pin corner at the intersection of the Eastern edge of the right-of-way of State Route No. 1017 with the Southern edge of the right-of-way of the Township Route No. 503, thence by the Southern edge of Township Route No. 503, North 49 degrees, 43 minutes, 30 seconds East 270.56 feet to an iron pin, thence, by other lands, now or late of Glen W. Bower, South 54 degrees, 05 minutes, 44 seconds East 224.23 feet to an iron pin, thence by the same South 05 degrees, 56 minutes, 08 seconds West 224.24 feet to an iron pin, thence by lands now or late of ROZEE W. Hutten, South 63 degrees, 15 minutes, 20 seconds West 239.75 feet to an iron pin on the Eastern edge of State Route No. 1017, thence by the Eastern edge of State Route No. 1017 the following courses and distances:

1. North 22 degrees, 00 minutes, 53 seconds West 103.47 feet;
2. North 27 degrees, 05 minutes, 07 seconds West 72.01 feet;
3. North 29 degrees, 34 minutes, 10 seconds West 51.26 feet;
4. North 33 degrees, 15 minutes, 40 seconds West 98.81 feet to the place of BEGINNING.
CONTAINING 2.5000 acres of land.

BEING Parcel ID 07-09-061-00.000
AND BEING for informational purposes only as 22 Lights Road, Berwick, PA

BEING THE SAME PREMISES which was conveyed to Christopher J. Siegel, by Deed of Christopher J. Siegel, unmarried and Denise Ann Siegel aka Denise Ann Garrison, unmarried, dated 04/16/2016 and recorded 04/19/2016 as Instrument 201602837 in the Columbia County Recorder of Deeds Office, in fee.

PROPERTY ADDRESS: 22 LIGHTS ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 07-09-061-00.000

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

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

Attorney for the Plaintiff: RICHARD SQUIRE & ASSOCIATES LLC, JENKINTOWN, PA
TIMOTHY T. CHAMBERLAIN, Sheriff, Columbia County, Pennsylvania

\$ 586.60

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



71901140006000176146

DENISE ANN GARRISON/SIEGEL
20 CROSSWAYS PARK DRIVE N
STE 210
WOODBURY NY 11797

CERTIFIED MAIL™

MAILED 11797 PA 11797

PM 3 L

RTS

NAME

-R-T-S- 11797-RFS-1N 04/15/21

RETURN TO SENDER
UNABLE TO FORWARD
UNABLE TO FORWARD
RETURN TO SENDER

*
R
F
S
*



11797

U.S. POSTAGE
FCM LETTER
BLOOMSBURG
17815
APR 07 21
AMOUNT

\$0.0

R2304M11009



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



71901140006000176146

DENISE ANN GARRISON/SIEGEL
20 CROSSWAYS PARK DRIVE N
STE 210
WOODBURY NY 11797

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2018CV1315

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 16

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 07/28/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: DENISE SIEGEL

Primary Address: 20 CROSSWAYS PARK DRIVE N
STE 210
WOODBURY, NY 11797

Phone: DOB:

Alternate Address: 22 LIGHTS ROAD
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

SIEGEL, DENISE

2018CV1315

0 CROSSWAYS PARK DRIVE N, STE 210, WOODBURY, N' NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2018CV1315

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 16

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 07/28/2021 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: Katy Anderson

Relation: Clerk

Date: 04-07-21 Time: 3:32

Deputy: 7 Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2018CV1315 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2018CV1315

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 16

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 07/28/2021 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: Deb Hower

Relation: Clerk

Date: 04-07-21 Time: 3:30

Deputy: 7 Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2018CV1315

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.
SIEGEL, DENISE (et al.)

Case Number
2018CV1315

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 16

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 07/28/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Wrong Person
Track #6
4/14/21 @ 15:26

Serve To:

Name: ~~Joan M. Rothery~~ Linda Sult

Primary Address: 422 Twin Church Road
Berwick, PA 18603

Phone: 570-759-2448

DOB:

Alternate Address: 160 Twin Church St. Rd.
Berwick PA

Phone: 752-4041

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

4/16/21

Time:

14:09

Deputy:

6

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

ROTHERY, JOAN M.

2018CV1315

122 TWIN CHURCH ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2018CV1315

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 07/28/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

16

Warrant:

Serve To:

Name: OCCUPANT

Primary Address: 22 LIGHTS ROAD
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Melissa Siegel

Relation:

Occupant

Date:

4/16/21

Time:

15:26

Deputy:

6

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

4/14/21

4/15/21

Time:

15:39

10:27

Mileage:

—

—

Deputy:

6

6

Service Attempt Notes:

1. Spoke w/ daughter. Will have parents call to set a time to get paperwork.

2. No answer.

3.

4.

5.

6.

OCCUPANT

2018CV1315

22 LIGHTS ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2018CV1315

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 16

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 07/28/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Final Service:

Name: CHRISTOPHER SIEGEL

Served: Personally Adult In Charge Posted Other

Primary Address: 22 LIGHTS ROAD
BERWICK, PA 18603

Adult In Charge: Melissa Siegel

Phone: DOB:

Relation: Wife

Alternate Address: 625 HARTER AVENUE
NESCOPECK, PA 18635

Date: 4/16/21 Time: 15:26

Phone:

Deputy: 6 Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:	4/14/21	4/15/21				
Time:	15:39	10:27				
Mileage:	—	—				
Deputy:	6	6				

Service Attempt Notes:

1. Spoke w/ daughter. Will have parents call to set a time to get paperwork.
2. No answer.

- 3.
- 4.
- 5.
- 6.

SIEGEL, CHRISTOPHER

2018CV1315

22 LIGHTS ROAD, BERWICK, PA 18603

NO EXPIRATION

REAL ESTATE OUTLINE

ED # 2021ED16

DATE RECEIVED 4-5-2021
DOCKET AND INDEX 2018 CV 1315

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> </u>	
CHECK FOR \$1,350.00 OR <u> </u>	<u>X</u>	CK# <u>44732</u>

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

SALE DATE July 28th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>July 7</u>
2 ND WEEK	<u>July 14</u>
3 RD WEEK	<u>July 21</u>

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Michael J. Clark, Esquire
ID. Nos. 04267 / 85165 / 202929
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

LSF9 Master Participation Trust
PLAINTIFF

v.

Christopher J. Siegel and Denise Ann
Garrison fka Denise Ann Siegel
DEFENDANTS

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2018-CV-1315
CIVIL ACTION

2021-ED-16

MORTGAGE FORECLOSURE

WRIT OF EXECUTION
(Mortgage Foreclosure)

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF COLUMBIA

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

22 Lights Rd., Berwick, PA 18603

(See attached legal description)

Amount Due \$ 184,289.91

Interest from 12/11/2018 to \$

Total \$

* plus fees and costs




PROTHONOTARY

Proth & Clerk of Sev. Courts

Seal of Court My Com. Exp. 1st Monday in 2024

BY:


Deputy Prothonotary

Date 4/5/2021

2018-CV-1315

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

LSF9 Master Participation Trust,
Plaintiff,

v.

Christopher J. Siegel and Denise Ann Garrison fka Denise Ann Siegel
DEFENDANTS

Premises: 22 Lights Rd., Berwick, PA 18603

WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed: _____

Richard M. Squire, Esquire
✓ M. Troy Freedman, Esquire
Michael J. Clark, Esquire
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791
Attorneys for Plaintiff

Attorney for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situated in the Township of Briarcreek, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

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

CONTAINING 13 acres, more or less.

EXCEPTING AND RESERVING, however, out of the same one acre of land conveyed to Rufus C. Bower and wife by Deed dated June 18, 1927, recorded in Columbia County in Deed Book 104, Page 605 (erroneously indicated as page 505 in prior deed).

ALSO, EXCEPTING AND RESERVING, however, out of the above-described parcel, the following:

BEGINNING at an iron pin corner at the intersection of the Eastern edge of the right-of-way of State Route No. 1017 with the Southern edge of the right-of-way of the Township Route No. 503; thence by the Southern edge of Township Route No. 503, North 49 degrees, 43 minutes, 30 seconds East 270.96 feet to an iron pin; thence, by other lands, now or late of Glen W. Bower, South 54 degrees, 05 minutes, 44 seconds East 224.23 feet to an iron pin; thence by the same South 05 degrees, 56 minutes, 08 seconds West 224.24 feet to an iron pin; thence by lands now or late of Roger W. Hutton, South 63 degrees, 15 minutes, 20 seconds West 239.75 feet to an iron pin on the Eastern edge of State Route No. 1017; thence by the Eastern edge of State Route No. 1017 the following courses and distances:

1. North 22 degrees, 00 minutes, 53 seconds West 103.47 feet;
2. North 27 degrees, 05 minutes, 07 seconds West 72.01 feet;
3. North 29 degrees, 34 minutes, 10 seconds West 51.26 feet;
4. North 33 degrees, 15 minutes, 40 seconds West 98.81 feet to the place of BEGINNING.

CONTAINING 2.5000 acres of land.

BEING Parcel ID 07-09-061-00.000 AND BEING KNOWN for informational purposes only as 22 Lights Road, Berwick, PA

BEING THE SAME PREMISES which was conveyed to Christopher J. Siegel, by Deed of Christopher J. Siegel, unmarried, and Denise Ann Siegel aka Denise Ann Garrison, unmarried, dated 04/18/2016 and recorded 04/19/2016 as Instrument 201602837 in the Columbia County Recorder of Deeds Office, in fee.

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situated in the Township of Briarcreek, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

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

CONTAINING 13 acres, more or less.

EXCEPTING AND RESERVING, however, out of the same one acre of land conveyed to Rufus C. Bower and wife by Deed dated June 18, 1927, recorded in Columbia County in Deed Book 104, Page 605 (erroneously indicated as page 505 in prior deed).

ALSO, EXCEPTING AND RESERVING, however, out of the above-described parcel, the following:

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1. North 22 degrees, 00 minutes, 53 seconds West 103.47 feet;
2. North 27 degrees, 05 minutes, 07 seconds West 72.01 feet;
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4. North 33 degrees, 15 minutes, 40 seconds West 98.81 feet to the place of BEGINNING.

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BEING Parcel ID 07-09-061-00.000 AND BEING KNOWN for informational purposes only as 22 Lights Road, Berwick, PA

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Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Michael J. Clark, Esquire
ID. Nos. 04267 / 85165 / 202929
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

LSF9 Master Participation Trust

PLAINTIFF

v.

Christopher J. Siegel and Denise Ann
Garrison fka Denise Ann Siegel
DEFENDANTS

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2018-CV-1315

CIVIL ACTION

2021-ED-21

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

LSF9 Master Participation Trust, Plaintiff in the above action, being authorized to do so, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 22 Lights Rd., Berwick, PA 18603, Parcel No. 07-09-061-00.000.

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

Denise Ann Garrison fka Denise Ann Siegel
22 Lights Rd.
Berwick, PA 18603

Christopher J. Siegel
22 Lights Rd.
Berwick, PA 18603

Denise Ann Garrison fka Denise Ann Siegel
20 Crossways Park Drive N Ste 210
Woodbury, NY 11797 ✓

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

Denise Ann Garrison fka Denise Ann Siegel
22 Lights Rd.
Berwick, PA 18603

Christopher J. Siegel
22 Lights Rd.
Berwick, PA 18603

Denise Ann Garrison fka Denise Ann Siegel
20 Crossways Park Drive N Ste 210
Woodbury, NY 11797

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

Ford Motor Credit Company LLC
c/o Burton Neil & Associates, P.C. ✓
1060 Andrew Drive
Suite 170
West Chester, PA 19380

Ford Motor Credit Company LLC ✓
1335 South Clearview Avenue
Mesa, AZ 85209

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

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

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

None

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

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

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

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

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

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

X

PA Department of Revenue, Bureau of Compliance
P. O. Box 280946
Harrisburg, PA 17128-0946

✓

PA Department of Revenue, Bureau of Compliance
PO Box 280948
Harrisburg, PA 17128-0948

✓

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

Tenant/Occupant
22 Lights Rd.
Berwick, PA 18603

VERIFICATION

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

Date: March 30, 2021

Richard M. Squire & Associates, LLC

By: _____

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

✓ M. Troy Freedman, Esq. (PA I.D. # 85165)

Michael J. Clark, Esq. (PA I.D. # 202929)

ED 16

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Submitted by: Richard M. Squire & Associates, LLC

Signature: _____

Name: ✓ M. Troy Freedman, Esq. (PA I.D. #85165)

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV1315

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, JULY 28, 2021
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece or parcel of land situated in the Township of Briarcreek, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

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

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4. North 33 degrees, 15 minutes, 40 seconds West 98.81 feet to the place of BEGINNING.

CONTAINING 2.5000 acres of land.

BEING Parcel ID 07-09-061-00.000

AND BEING for informational purposes only as 22 Lights Road, Berwick, PA

BEING THE SAME PREMISES which was conveyed to Christopher J. Siegel, by Deed of Christopher J. Siegel, unmarried, and Denise Ann Siegel aka Denise Ann Garrison, unmarried, dated 04/18/2016 and recorded 04/19/2016 as Instrument 201602837 in the Columbia County Recorder of Deeds Office, in fee.

PROPERTY ADDRESS: 22 LIGHTS ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 07-09-061-00.000

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

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Richard M. Squire & Associates, LLC
By: Michael J. Clark, Esquire
ID. Nos. 202929
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

LSF9 Master Participation Trust

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

PLAINTIFF

v.

DOCKET NO. 2018-CV-1315

Denise Ann Siegel Fka Denise Ann Garrison;
Christopher J. Siegel ;

CIVIL ACTION

DEFENDANT(S).

MORTGAGE FORECLOSURE

**CERTIFICATE OF SERVICE OF NOTICES OF SHERIFF'S SALE PURSUANT TO Pa.
R.C.P. 3129.1 & 3129.2**

Plaintiff, by its undersigned attorney, hereby certifies that copies of the Notices of Sheriff's Sale were served on every lienholder/lien creditor/judgment creditor and every other interested party known as of the date of the filing of the Praecipe for Writ of Execution via regular U.S. mail – postage prepaid on the date(s) appearing on the Certificate(s) or Declaration(s) of Mailing, collectively or individually attached hereto as Exhibit "1" and made a part hereof. All Notices were served within the time limits set forth by Pa. R.C.P. 3129.2. This Certificate is made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsifications to authorities.

Date: May 12, 2021

Richard M. Squire & Associates, LLC

By: 

Michael J. Clark, Esq. (PA I.D. # 202929)
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
215-886-8790
215-886-8791 (FAX)
mclark@squirelaw.com
Attorneys for Plaintiff

Exhibit “1”

DECLARATION OF MAILING

iMailTracking, LLC
9620 Ridgehaven Court, Suite A
San Diego, CA 92123

Reference No: 01447 aka CAL-2400F-1
Mailing Number: 0003970-01
Type of Mailing: LH Notices

I, Jacob Smith, declare as follows:

I am, and at all times herein mentioned, a citizen of the United States, over the age of eighteen years and a resident of San Diego County, California. I am not a party to the action/matter identified in the document(s) referenced below. My business address is iMailTracking, LLC, 9620 Ridgehaven Ct., Ste. A, San Diego, CA 92123.

At the request of Richard M. Squire & Associates, LLC on 5/5/2021, I deposited in the United States mail a copy of the attached document(s), in separate sealed envelopes, in accordance with the checked mailing classes listed below, postage prepaid, to the address list in Exhibit A which is attached hereto and made a part hereof.

- ☒ First Class
- ☐ Certified
- ☐ Certified with Return Receipt
- ☐ Certified with Return Receipt and Restricted Delivery
- ☐ Certified with Electronic Return Receipt
- ☐ Registered
- ☐ Registered International

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date and Location: 5/5/2021 San Diego, California



Jacob Smith, Mail Production Specialist, iMailTracking, LLC

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Michael J. Clark, Esquire
ID. Nos. 04267 / 85165 / 202929

Attorneys for Plaintiff

One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

LSF9 Master Participation Trust

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

PLAINTIFF

v.

DOCKET NO. 2018-CV-1315

Denise Ann Siegel Fka Denise Ann Garrison;
Christopher J. Siegel ;

CIVIL ACTION

DEFENDANT(S).

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNER(S): Denise Ann Siegel Fka Denise Ann Garrison and Christopher J. Siegel

PROPERTY: 22 Lights Rd., Berwick, PA 18603

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the COLUMBIA County Sheriff Sale, on July 28, 2021 at 10:00 AM, Columbia County PA - Sale Location, Columbia County Sheriff's Office, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgment on 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 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

PLEASE DO NOT CONTACT PLAINTIFF'S ATTORNEY(S) FOR ADVICE CONCERNING THIS NOTICE. YOU SHOULD CONSULT WITH YOUR OWN ATTORNEY(S).

Exhibit A to Declaration of Mailing

Postal Class: First Class
Mail Date: 05/05/2021
Type of Mailing: LH Notices
Attachment: 0003970-01 000 5696 Squire000529

Sender: Richard M. Squire & Associates, LLC
One Jenkintown Station, 115 West Ave. Suite 104
Jenkintown PA 19046

- 1 (11)9690024812667001
Any/All Tenants/Occupants
22 Lights Rd.
Berwick, PA 18603
- 2 (11)9690024812667032
Columbia County Domestic Relations
11 West Main Street
Bloomsburg, PA 17815-1702
- 3 (11)9690024812667056
Columbia County Tax Claim Bureau
11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815-1702
- 4 (11)9690024812667070
Department of Public Welfare
c/o Attn: Legal Department
c/o Attn: Legal Department
Health & Welfare Building
P.O. Box 2675
Harrisburg, PA 17105-2675
- 5 (11)9690024812667117
Department of Public Welfare, Bureau of Child Support Enforcement
Health & Welfare Bldg.
Room 432
Harrisburg, PA 17105-2675
- 6 (11)9690024812667131
Ford Motor Credit Company LLC
1335 South Clearview Avenue
Mesa, AZ 85209
- 7 (11)9690024812667155
Ford Motor Credit Company LLC
c/o Burton Neil & Associates, P.C.
1060 Andrew Drive
Suite 170
West Chester, PA 19380
- 8 (11)9690024812667186
Head of Household or Occupant
22 Lights Rd.
Berwick, PA 18603
- 9 (11)9690024812667223
Household Finance Consumer Discount Company
961 Weigel Drive
Elmhurst, IL 60126
- 10 (11)9690024812667247
Household Finance Consumer Discount Company
1967 Street Road
Store #22
Bensalem, PA 19020
- 11 (11)9690024812667254
Household Finance Consumer Discount Company
2929 Walden Avenue
Depew, NY 14043

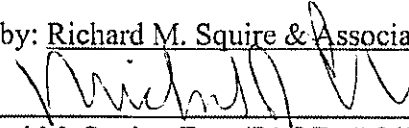
- 12 (11)9690024812667278
Household Finance Consumer Discount Company
c/o Joseph A. Goldbeck Jr.
601 Creek Lane
Flourtown, PA 19031-1114
- 13 (11)9690024812667315
Household Finance Consumer Discount Company
c/o KML Law Group, P.C.
701 Market Street
Suite 5000
Philadelphia, PA 19106-1541
- 14 (11)9690024812667339
Mortgage Electronic Registration Systems, Inc.
PO Box 2026
Flint, MI 48501
- 15 (11)9690024812667353
PA Department of Revenue, Bureau of Compliance
P. O. Box 281230
Harrisburg, PA 17128-1230
- 16 (11)9690024812667384
PA Department of Revenue, Bureau of Compliance
Bureau of Compliance Department
PO Box 280946
Harrisburg, PA 17128-0946
- 17 (11)9690024812667414
PA Department of Revenue, Bureau of Compliance
P. O. Box 280946
Harrisburg, PA 17128-0946
- 18 (11)9690024812667438
PA Department of Revenue, Bureau of Compliance
PO Box 280948
Harrisburg, PA 17128-0948

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Submitted by: Richard M. Squire & Associates, LLC

Signature: _____



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

☐ M. Troy Freedman, Esq. (PA I.D. # 85165)

☒ Michael J. Clark, Esq. (PA I.D. # 202929)

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Michael J. Clark, Esquire
ID. Nos. 04267 / 85165 / 202929

Attorneys for Plaintiff

One Jenkintown Station, Suite 104
115 West Avenue
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LSF9 Master Participation Trust

PLAINTIFF

v.

Christopher J. Siegel and Denise Ann
Garrison fka Denise Ann Siegel
DEFENDANTS

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2018-CV-1315

CIVIL ACTION

2021-ED-116

MORTGAGE FORECLOSURE

VERIFICATION OF NON-MILITARY SERVICE

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

(a) that the Defendants 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 of Congress of 2003, as amended; and

(b) that Defendants are over 18 years of age.

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

Date: March 30, 2021

Richard M. Squire & Associates, LLC

By: 

____ Richard M. Squire, Esq. (PA I.D. # 04267)
✓ M. Troy Freedman, Esq. (PA I.D. # 85165)
____ Michael J. Clark, Esq. (PA I.D. # 202929)

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

SSN: [REDACTED]
Birth Date:
Last Name: SIEGEL
First Name: CHRISTOPHER
Middle Name: J
Status As Of: Mar-30-2021
Certificate ID: B80N19W351QQB3K

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.

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

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

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 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 (Q35) via this URL: <https://scra.dmdc.osd.mil/scra/faq>. 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.



Status Report Pursuant to Servicemembers Civil Relief Act

SSN: [REDACTED]
Birth Date:
Last Name: SIEGEL
First Name: DENISE
Middle Name: ANN
Status As Of: Mar-30-2021
Certificate ID: MTH0KRBR8ND2HG1

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.

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

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

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 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 (Q35) via this URL: <https://scra.dmdc.osd.mil/scra/#/faqs>. 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.

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Michael J. Clark, Esquire
ID. Nos. 04267 / 85165 / 202929

One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

LSF9 Master Participation Trust

PLAINTIFF

v.

Christopher J. Siegel and Denise Ann
Garrison fka Denise Ann Siegel
DEFENDANTS

Attorneys for Plaintiff

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2018-CV-1315

CIVIL ACTION

2021-ED-16

MORTGAGE FORECLOSURE

AFFIDAVIT OF LAST KNOWN ADDRESS

I, M. Troy Freedman, Esquire, being duly sworn according to law, hereby depose and say that I am one of the attorneys for Plaintiff in the above matter and that the last known addresses for the Defendants herein are as follows:


Denise Ann Garrison fka Denise Ann Siegel
22 Lights Rd.
Berwick, PA 18603

Christopher J. Siegel
22 Lights Rd.
Berwick, PA 18603

Denise Ann Garrison fka Denise Ann Siegel
20 Crossways Park Drive N Ste 210
Woodbury, NY 11797

Date: March 30, 2021

Richard M. Squire & Associates, LLC

By: 
____ Richard M. Squire, Esq. (PA I.D. # 04267)
____ M. Troy Freedman, Esq. (PA I.D. # 85165)
____ Michael J. Clark, Esq. (PA I.D. # 202929)

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Michael J. Clark, Esquire
ID. Nos. 04267 / 85165 / 202929
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

LSF9 Master Participation Trust

PLAINTIFF

v.

Christopher J. Siegel and Denise Ann
Garrison fka Denise Ann Siegel

DEFENDANTS

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2018-CV-1315

CIVIL ACTION

2021-ED-16

MORTGAGE FORECLOSURE

CERTIFICATION

M. Troy Freedman, Esquire, hereby verifies that he is an attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ An FHA Mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ Act 91 Procedures have been fulfilled

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

Date: March 30, 2021

Richard M. Squire & Associates, LLC

By: 

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

☒ M. Troy Freedman, Esq. (PA I.D. # 85165)

☐ Michael J. Clark, Esq. (PA I.D. # 202929)

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Michael J. Clark, Esquire
ID. Nos. 04267 / 85165 / 202929

One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
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LSF9 Master Participation Trust

PLAINTIFF

v.

Christopher J. Siegel and Denise Ann
Garrison fka Denise Ann Siegel
DEFENDANTS

Attorneys for Plaintiff

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2018-CV-1315

CIVIL ACTION 2021-ED-16

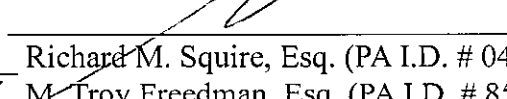
MORTGAGE FORECLOSURE

WAIVER OF WATCHMEN/WAIVER OF INSURANCE

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

Date: March 30, 2021

Richard M. Squire & Associates, LLC

By: 
____ Richard M. Squire, Esq. (PA I.D. # 04267)
✓ ____ M. Troy Freedman, Esq. (PA I.D. # 85165)
____ Michael J. Clark, Esq. (PA I.D. # 202929)

Document Receipt

Trans #	18196	Carrier / service:	USPS Server	First-Class Mail®	4/7/2021 12:00:00 AM
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Ship to:

FORD MOTOR CREDIT COMPANY LLC

1335 SOUTH CLEARVIEW AVENUE

Tracking #: 71901140006000176160

Doc Ref #: 2021ED16

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MESA AZ 85209

Document Receipt

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DEPT OF PUBLIC WELFARE
ROOM 432

BUREAU OF CHILD

Tracking #:	71901140006000176177
Doc Ref #:	2021ED16
Postage	5.8600

HARRISBURG PA 17105

Document Receipt

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Ship to:

PA DEPT OF REVENUE

BUREAU OF COMPLIANCE

P.O. BOX 280946

Tracking #: 71901140006000176184

Doc Ref #: 2021ED16

Postage 5.8600

HARRISBURG PA 17128

Document Receipt

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Ship to:

FORD MOTOR CREDIT CO LLC

BURTON NEIL & ASSOC

1060 ANDREW DRIVE

Tracking #: 71901140006000176153

SUITE 170

Doc Ref #: 2021ED16

Postage 5.8600

WEST CHESTER PA 19380

Document Receipt

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Ship to:

FORD MOTOR CREDIT CO LLC

BURTON NEIL & ASSOC

1060 ANDREW DRIVE

Tracking #: 71901140006000176153

SUITE 170

Doc Ref #: 2021ED16

Postage 5.8600

WEST CHESTER PA 19380

Document Receipt

Trans #	18194	Carrier / service:	USPS Server	First-Class Mail®	4/7/2021 12:00:00 AM
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Ship to:

DENISE ANN GARRISON/SIEGEL

20 CROSSWAYS PARK DRIVE N
STE 210

WOODBURY NY 11797

Tracking #: 71901140006000176146

Doc Ref #: 2021ED16

Postage 5.8600

Document Receipt

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Ship to:

DENISE ANN GARRISON/SIEGEL

20 CROSSWAYS PARK DRIVE N
STE 210

WOODBURY NY 11797

Tracking #: 71901140006000176146

Doc Ref #: 2021ED16

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Ship to:

COMMONWEALTH OF PENNSYLVANIA	DEPARTMENT OF PUBLIC WELFARE
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BUREAU OF CHILD SUPPORT
ENFORCEMENT

P.O. BOX 2675

ATTN: DAN RICHARD

HARRISBURG PA 17105

Tracking #: 71901140006000176139

Doc Ref #: 2021ED16

Postage 5.8600

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000176122

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HARRISBURG PA 17105

Document Receipt

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OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000176122

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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000176115

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HARRISBURG PA 17128

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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000176108

Doc Ref #: 2021ED16

Postage 5.8600

HARRISBURG PA 17105

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



71901140006000176177

BUREAU OF CHILD
DEPT OF PUBLIC WELFARE
ROOM 432

HARRISBURG PA 17105

RICHARD M. SQUIRE & ASSOCIATES, LLC
ESCROW ACCOUNT
ONE JENKINTOWN STATION SUITE 104
115 WEST AVENUE 215-886-8790
JENKINTOWN, PA 19046

BB&T
BRANCH BANKING AND TRUST COMPANY
1-800-BANK BB&T BB&T.com
60-912/313

44732

One Thousand Three hundred Fifty dollars and Zero cents

PAY
TO THE
ORDER
OF

Sheriff of Columbia County
P.O. Box 380
Bloomensburg PA 17815

DATE

03/30/2021

AMOUNT

\$1,350.00

For 01447-1 Siegel Sale deposit

⑈044732⑈ ⑆031309123⑆1390000798122⑈

AUTHORIZED SIGNATURE

Pat Lowe

Details on Back

Photo Safe Deposit®