

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

LSF8 MASTER PARTICIPATION TRUST VS DIANE DEUTSCH

NO. 119-2015 ED NO. 1339-2014 JD

DATE/TIME OF SALE: JANUARY 27, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 4682,71

POUNDAGE - 2% OF BID \$ 93,65

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4776,36

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S):  Brian Crane
for Plaintiff

TOTAL DUE: \$ 4776,36

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 3426,36

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

LSF8 MASTER PARTICIPATION TRUST vs.

Defendant

DIANE M DEUTSCH

Attorney for the Plaintiff:

RICHARD SQUIRE & ASSOCIATES LLC
ONE JENKINTOWN STATION
115 WEST AVENUE
JENKINTOWN, PA 19046

Sheriff's Sale Date: Wednesday, January 27, 2016

Writ of Execution No. : 2014CV1339

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 12 MOYLE LANE, 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	\$66.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,297.41
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	\$240.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$8.00
Notary Fee	\$10.00
Surcharge	\$170.00

Total Sheriff Costs \$2,239.91

Municipal Costs

Delinquent Taxes	\$2,375.80
------------------	------------

Total Municipal Costs \$2,375.80

Distribution Costs

Recording Fees	\$67.00
----------------	---------

Total Distribution Costs \$67.00

Grand Total: \$4,682.71

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

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire *
Robert M. Kline^
Bradley J. Osborne^
* Also Admitted in MD
^ Also admitted in NJ

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

March 22, 2016

Columbia County Sheriff's Office
ATTN: Real Estate Division
P.O. Box 380
Bloomsburg, PA 17815

RE: LSF8 Master Participation Trust v. Diane M Deutsch
Docket No. 2014-CV-1339
Premises: 12 Moyle Lane, Bloomsburg PA 17815

Dear Sir or Madam:

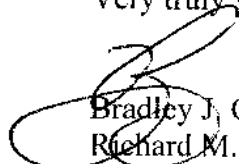
The above property was sold to the plaintiff at Sheriff Sale on January 27, 2016.

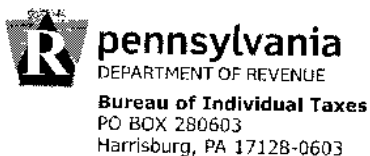
Kindly issue Deed Poll or Sheriff's Deed to the above property to "**LSF8 Master Participation Trust.**" The address of the grantee should be listed as 13801 Wireless Way, Oklahoma City, OK 73134. I have also attached the Statements of Value for your file and the PA Department of Revenue. Please fill in the consideration.

Tax bills should now be sent to 13801 Wireless Way, Oklahoma City, OK 73134.

Please contact our office should you have any questions or need for further information or documentation with regard to this matter.

Very truly yours,


Bradley J. Osborne, Esquire
Richard M. Squire & Associates, LLC



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

Richard M. Squire & Associates, LLC

Telephone Number:

(215) 886-8790

Mailing Address

115 West Avenue, Suite 104

City

Jenkintown

State
PAZIP Code
19046**B. TRANSFER DATA**

Date of Acceptance of Document

03 / 22 / 2016

Grantor(s)/Lessor(s)

Columbia County Sheriff

Telephone Number:

Grantee(s)/Lessee(s)

LSF8 Master Participation Trust

Telephone Number:

Mailing Address

P.O. Box 380

Mailing Address

13801 Wireless Way

City

Bloomsburg

State

PA

ZIP Code

17815

City

Oklahoma City

State

OK

ZIP Code

73134

C. REAL ESTATE LOCATION

Street Address

12 Moyle Lane

City, Township, Borough

Bloomsburg

County

Columbia

School District

Catawissa

Tax Parcel Number

09-10-017-00,000

D. VALUATION DATA

Was transaction part of an assignment or relocation?

☐ Y ☒ N

1. Actual Cash Consideration

0.00

2. Other Consideration

+0.00

3. Total Consideration

= 0.00

4. County Assessed Value

20,029.00

5. Common Level Ratio Factor

x 3.60

6. Computed Value

= 72,104.40

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

1a. Amount of Exemption Claimed

\$ 72,104.40

1b. Percentage of Grantor's Interest in Real Estate

100.00

%

1c. Percentage of Grantor's Interest Conveyed

100.00

%

2. Check Appropriate Box Below for Exemption Claimed.☐ Will or intestate succession.

(Name of Decedent)

(Estate File Number)

☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)☐ Transfer from a trust. Date of transfer into the trust

If trust was amended attach a copy of original and amended trust.

☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)☐ Other (Please explain exemption claimed.)

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

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



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 Richard M. Squire & Associates, LLC		Telephone Number: (215) 886-8790	
Mailing Address 115 West Avenue, Suite 104	City Jenkintown	State PA	ZIP Code 19046

B. TRANSFER DATA

Date of Acceptance of Document 03 / 22 / 2016			
Grantor(s)/Lessor(s) Columbia County Sheriff	Telephone Number:	Grantee(s)/Lessee(s) LSF8 Master Participation Trust	Telephone Number:
Mailing Address P.O. Box 380		Mailing Address 13801 Wireless Way	
City Bloomsburg	State PA	ZIP Code 17815	
		City Oklahoma City	State OK
		ZIP Code 73134	

C. REAL ESTATE LOCATION

Street Address 12 Moyle Lane		City, Township, Borough Bloomsburg	
County Columbia	School District Catawissa	Tax Parcel Number 09-10-017-00,000	

D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration 0.00	2. Other Consideration +0.00	3. Total Consideration = 0.00
4. County Assessed Value 20,029.00	5. Common Level Ratio Factor x 3.60	6. Computed Value = 72,104.40

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

1a. Amount of Exemption Claimed \$ 72,104.40	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
---	---	---

2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) _____

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

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

38964

RICHARD M. SQUIRE & ASSOCIATES, LLC

ESCROW ACCOUNT

ONE JENKINTOWN STATION SUITE 104

115 WEST AVENUE 215-886-8790

JENKINTOWN, PA 19046

BB&T

38964

BRANCH BANKING AND TRUST COMPANY

1-800-BANK BBT BBT.com

60-912/313

Three Thousand Four hundred Twenty Six dollars and Thirty Six cents

DATE

AMOUNT

05/16/2016

\$3,426.36

PAY
TO THE
ORDER
OF

Sheriff of Columbia County

P.O. Box 380

Bloomsburg PA 17815



AUTHORIZED SIGNATURE

For CAL-539 - Deutsch - Outstanding Costs

⑈038964⑈ ⑆031309123⑆1390000798122⑈

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire *
Robert M. Kline
Bradley J. Osborne

* Also Admitted in MD
^ Also admitted in NJ

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

January 21, 2016

Office of the Prothonotary
Columbia County

RE: LSF8 Master Participation Trust vs. Diane M. Deutsch
Docket No.2014-CV-1339

Dear Sir or Madam:

Please be advised that this office represents the Plaintiff in the above-referenced matter.

Enclosed for filing please find the original and one copy of the Final Affidavit of Service Pursuant to Pa. R.C.P. 3129.1. Kindly file same and return a time-stamped copy of the page(s) indicated in the enclosed SASE.

Please forward extra copy to the Office of the Sheriff.

Thank you for your courtesies.

Very truly yours,

Enclosures/jh
CC: Sheriffs Office

Richard M. Squire & Associates, LLC

FILED
PROTHONOTARY
2016 JAN 27 PM 10 21
CLERK
COLUMBIA COUNTY

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert M. Kline, Esquire
Bradley J. Osborne, Esquire
I.D. Nos. 04267 / 56479 / 312169
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791
Attorneys for Plaintiff

FILED
PROTHONOTARY

2015 JUN 27 PM 10 21

CLERK OF COURT
COLUMBIA COUNTY, PENNSYLVANIA

LSF8 Master Participation Trust
PLAINTIFF,

v.

Diane M Deutsch

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2014-CV-1339

CIVIL ACTION

MORTGAGE FORECLOSURE

FINAL AFFIDAVIT OF SERVICE PURSUANT TO Pa. R.C.P. 3129.1

Plaintiff, by its undersigned attorney, Bradley J. Osborne, Esquire, hereby verifies that:

1. A copy of the Notice of Sheriff's Sale was sent to every recorded lienor/lien creditor and every other interested party known as of the date of the filing of the Praecipe for Writ of Execution on the date(s) appearing on the Certificate(s) of Mailing, attached hereto as Exhibit "1."
2. Proof of service of the Notice of Sheriff's Sale is attached hereto as Exhibit "2."
☐ Service effectuated by Sheriff.
☐ Service effectuated by Private Process Server.
☒ Service effectuated per Court Order. Certificate of Service attached containing:
Court Order;
Posting Affidavit; and
Mailing receipts.

All Notices were served within the time limits set forth by Pa. R.C.P. 3129.

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

Richard M. Squire & Associates, LLC

By 

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

Robert M. Kline, Esq (PA I.D. # 56479)

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

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

bosborne@squirelaw.com

rkline@squirelaw.com

Attorneys for Plaintiff

Dated: January 21, 2016

Exhibit "1"

NAME AND ADDRESS OF SENDER

Richard M. Squille & Associates
115 West Avenue, Suite 104
Jenkintown, PA 19046

INDICATE TYPE OF MAIL

☐ Registered Mail
☐ Insured
☐ COD
☐ Certified Mail
☐ Express Mail

CHECK APPROPRIATE BLOCK FOR

Registered Mail:

☐ With Postal Insurance
☐ Without Postal Insurance

POSTMARK AND DATE OF RECEIPT

Affix stamp here if issued as certificate of mailing
or for additional copies of this bill.

Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (if Regis.)	Insured Value	Due Sender if C.O.D.	R.R. Fee	S.D. Fee	S.H. Fee	Rest. Del. Fee	Remarks
1	CAL-638F Deutsch L-4 notices Reg. Mail	LSF8 Master Participation Trust 13801 Wireless Way Oklahoma City, OK 73134											
2		Discover Bank c/o Welman Weinberg & Reis Co. LPA 1400 Koppers Building 436 7th Avenue Pittsburgh, PA 15219											
3		Beneficial Consumer Discount Company dba Beneficial Mortgage Company of Pennsylvania 25 W. Independence Street Shamokin, PA 17872											
4		LSF8 Master Participation Trust 3701 Regent Boulevard, Suite 200 Irving, Texas 75063											
5		Beneficial Consumer Discount Company c/o CT Corporation System 116 Pine Street Suite 320 Harrisburg, PA 17101											
6		Beneficial Consumer Discount Company 26525 North Riverwoods Blvd. Mettawa, IL 60045											
7		Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of PA 2929 Walden Avenue Depew, NY 14043											
8		Domestic Relations 11 West Main Street Bloomsburg, PA 17815-1702											
9		Tax Claim Bureau 11 West Main Street, Main Street County Annex Bloomsburg, PA 17815-1702											
10		PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230											
11													

US POSTAGE
FIRST-CLASS
0625000683006
19046

\$1.20

99015224

Postmark and Date of Receipt

	Department of Public Welfare Attn: Legal Department Health & Welfare Building P.O. Box 2675 Harrisburg, PA 17105-2675																			
12	Department of Public Welfare Bureau of Child Support Enforcement Health & Welfare Building, Room 432 Harrisburg, PA 17105-2675																			
13	Tenant/Occupant 12 Moyle Lane Bloomsburg, PA 17815																			
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	POSTMASTER, PER (Name of receiving employee)	<p>The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reproduction insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COO and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.</p>																	
13	(13)	<i>Beharner</i>																		

PS FORM 3877

FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL



Exhibit "2"

LSF8 Master Participation Trust

PLAINTIFF,

v.

Diane M Deutsch

12 Moyle Lane

Bloomsburg, PA 17815

DEFENDANT.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

TERM

DOCKET NO: 2014-CV-1339

CIVIL ACTION

MORTGAGE FORECLOSURE

**ORDER GRANTING ALTERNATIVE SERVICE PURSUANT
TO PA. R.C.P. 430 AND 3129.2(c)(1)(i)(C)**

AND NOW, this 23rd day of Oct, 2014,
upon consideration of Plaintiff's Motion for Alternative Service pursuant to Pa. R.C.P. 430 and
3129.2(c)(1)(i)(C), and upon consideration of any response thereto, and good cause showing; it is
hereby

ORDERED that Plaintiff may serve the Complaint and all other legal papers requiring
service pursuant to Pa. R.C.P. 3129(c)(1)(i)(C) upon Defendant, Diane M Deutsch, by (1)
sending a true and correct copy thereof to Defendant via simultaneous certified mail - return
receipt requested and regular mail - postage prepaid to the mortgaged premises located at 12
Moyle Lane, Bloomsburg, PA 17815; and (2) posting a true and correct copy thereof on the
mortgaged premises by any competent adult.

Service of the aforementioned mailings is effective upon the date of mailing and is to be
effectuated by Plaintiff's attorney, who will file with the Prothonotary's Office a Certificate of
Service as to such mailing.

BY THE COURT:

B/Thomas A. James Jr.

FILED
PROTHONOTARY
2014 OCT 24 P 3 24
CLERK OF COURTS OFFICE
JUDICIAL CENTER
HARRISBURG, PA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF8 MASTER PARTICIPATION TRUST
vs.
DIANE M DEUTSCH

Case Number
2014CV1339

SHERIFF'S RETURN OF SERVICE

09/17/2015 01:21 PM - DEPUTY KEVIN DENT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS UPON THE WITHIN NAMED DEFENDANT, TO WIT: DIANE M DEUTSCH, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 12 MOYLE LANE, BLOOMSBURG, PA 17815 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.

KEVIN DENT, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

November 20, 2015

NOTARY

Affirmed and subscribed to before me this

20TH day of NOVEMBER, 2015

Attorney: RICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATION, 115 WEST AVENUE, JENKINTOWN, PA
©2014 CountySuite Sheriff, Telesoft, Inc.

NAME AND ADDRESS OF SENDER

Richard M. Squire & Associates
115 West Avenue, Suite 104
Jenkintown, PA 19046

INDICATE TYPE OF MAIL

- ☐ Registered Mail
☐ Insured
☐ COD
☐ Certified Mail
☐ Express Mail

CHECK APPROPRIATE BLOCK FOR

- Registered Mail:
☐ With Postal Insurance
☐ Without Postal Insurance

POSTMARK AND DATE OF RECEIPT

Affix stamp here if it is
or for additional copy

\$1.20
US POSTAGE
FIRST-CLASS

062S0006863006
19046

POSTAGE

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

062S0006863006
19046

TO:

Diane M. Deutsch
12 Moyile Lane
Bloomsburg, PA 17815

SENDER:

REFERENCE:

CAL-567

PS Form 3877, January 1995 Edition 0018 2580 15

RETURN
RECEIPT
SERVICE

Postage
Certified Fee
Return Receipt Fee
Restricted Delivery
Total Postage & Fees

0.485
3.45
1.40
0.00

USPS®

Receipt for
Certified Mail™

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

POSTMASTER PER

(Name of receiving employee)

Total Number of Pieces
Received at Post Office

Total Number of Pieces
Listed by Sender

PS FORM 3877

FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire *
Robert M. Kline
Bradley J. Osborne
* Also Admitted in MD
^ Also admitted in NJ

Montgomery County Office

**One Jenkintown Station
115 West Avenue, Suite 104
Jenkintown, PA 19046**

Tel.: (215) 886-8790 Fax: (215) 886-8791

www.squirelaw.com

January 21, 2016

Office of the Sheriff
Columbia County
Fax: 570-389-5625

RE: LSF8 Master Participation Trust vs. Diane M. Deutsch
Docket No. 2014-CV-1339

Dear Sir or Madam:

Please be advised that this office represents the Plaintiff in the above-referenced matter.

Enclosed please find a signed copy of the Final Affidavit of Service Pursuant to Pa. R.C.P. 3129.1. It is in the process of being recorded in the Prothonotary of Columbia County.

Thank you for your courtesies.

Very truly yours,

Enclosures/jh

Richard M. Squire & Associates, LLC

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire *
Robert M. Kline
Bradley J. Osborne
* Also Admitted in MD
^ Also admitted in NJ

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

January 21, 2016

Office of the Prothonotary
Columbia County

RE: LSF8 Master Participation Trust vs. Diane M. Deutsch
Docket No. 2014-CV-1339

Dear Sir or Madam:

Please be advised that this office represents the Plaintiff in the above-referenced matter.

Enclosed for filing please find the original and one copy of the Final Affidavit of Service Pursuant to Pa. R.C.P. 3129.1. Kindly file same and return a time-stamped copy of the page(s) indicated in the enclosed SASE.

Please forward extra copy to the Office of the Sheriff.

Thank you for your courtesies.

Very truly yours,

Enclosures/jh
CC: Sheriffs Office

Richard M. Squire & Associates, LLC

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert M. Kline, Esquire
Bradley J. Osborne, Esquire
I.D. Nos. 04267 / 56479 / 312169
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791
Attorneys for Plaintiff

LSF8 Master Participation Trust
PLAINTIFF,

v.

Diane M Deutsch

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2014-CV-1339

CIVIL ACTION

MORTGAGE FORECLOSURE

FINAL AFFIDAVIT OF SERVICE PURSUANT TO Pa. R.C.P. 3129.1

Plaintiff, by its undersigned attorney, Bradley J. Osborne, Esquire, hereby verifies that:

1. A copy of the Notice of Sheriff's Sale was sent to every recorded lienor/lien creditor and every other interested party known as of the date of the filing of the Praecipe for Writ of Execution on the date(s) appearing on the Certificate(s) of Mailing, attached hereto as Exhibit "1."
2. Proof of service of the Notice of Sheriff's Sale is attached hereto as Exhibit "2."
☐ Service effectuated by Sheriff.
☐ Service effectuated by Private Process Server.
☒ Service effectuated per Court Order. Certificate of Service attached containing:
Court Order;
Posting Affidavit; and
Mailing receipts.

All Notices were served within the time limits set forth by Pa. R.C.P. 3129.

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

Richard M. Squire & Associates, LLC

By: 

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

Robert M. Kline, Esq (PA I.D. # 56479)

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

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

bosborne@squirelaw.com

rkline@squirelaw.com

Attorneys for Plaintiff

Dated: January 21, 2016

Exhibit "1"

NAME AND ADDRESS OF SENDER

Richard M. Squire & Associates
115 West Avenue, Suite 104
Jenkintown, PA 19046

INDICATE TYPE OF MAIL

☐ Registered Mail
☐ Insured
☐ COD
☐ Certified Mail
☐ Express Mail

CHECK APPROPRIATE BLOCK FOR

☐ Registered Mail
☐ With Postal Insurance
☐ Without Postal Insurance

POSTMARK AND DATE OF RECEIPT

Affix stamp here if issued as certificate of mailing
or for additional copies of this bill.

JH

Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (if Regis.)	Insured Value	Due Sender if C.O.D.	R.R. Fee	S.D. Fee	S.H. Fee	Rest. Del. Fee
1	CA-339P Deutsch LH notices Reg. Mail	LSF8 Master Participation Trust 13801 Wireless Way Oklahoma City, OK 73134										Rest. Del. Fee
2		Discover Bank c/o Welman Weinberg & Reis Co. LPA 1400 Koppers Building 436 7th Avenue Pittsburgh, PA 15219										Rest. Del. Fee
3		Beneficial Consumer Discount Company dba Beneficial Mortgage Company of Pennsylvania 25 W. Independence Street Shamokin, PA 17872										Rest. Del. Fee
4		LSF8 Master Participation Trust 3701 Regent Boulevard, Suite 200 Irving, Texas 75063										Rest. Del. Fee
5		Beneficial Consumer Discount Company c/o CT Corporation System 116 Pine Street Suite 320 Harrisburg, PA 17101										Rest. Del. Fee
6		Beneficial Consumer Discount Company 26525 North Riverwoods Blvd. Metzger, IL 60045										Rest. Del. Fee
7		Beneficial Consumer Discount Company Alpha Beneficial Mortgage Co. of PA 2929 Walden Avenue Depew, NY 14043										Rest. Del. Fee
8		Domestic Relations 11 West Main Street Bloomington, PA 17815-1702										Rest. Del. Fee
9		Tax Claim Bureau 11 West Main Street, Main Street County Annex Bloomington, PA 17815-1702										Rest. Del. Fee
10		PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230										Rest. Del. Fee
11												Rest. Del. Fee

US POSTAGE
FIRST-CLASS
0625000863006
19046
\$1.20
Postage & Fees
Stamp
Postmark
Postage & Fees
Stamp
Postmark

FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

Camt Asmt Admin - Record Query Special Window Help

024 09-10-017-00.000 TAX YEAR 2016

Year Authority Fund

2014	INTR	16.81	1.56	1.68	45.00	65.05
2014	PRIM	1,101.12	109.08	110.12	75.00	1,395.32
2015	PRIM	813.18	.00	81.32	.00	894.50
		1,931.11	110.64	193.12	120.00	2,354.87

Record 1/1 <OSC> <DBG>

2,354.87

15.95 → Interest

5.00 → Tax Cert

0.05

2,375.87 TOTAL

2,375.80
Feb
Amount

Exhibit "2"

LSF8 Master Participation Trust

PLAINTIFF,

v.

Diane M Deutsch
12 Moyle Lane
Bloomsburg, PA 17815

DEFENDANT.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

TERM

DOCKET NO: 2014-CV-1339

CIVIL ACTION

MORTGAGE FORECLOSURE

**ORDER GRANTING ALTERNATIVE SERVICE PURSUANT
TO PA. R.C.P. 430 AND 3129.2(c)(1)(i)(C)**

AND NOW, this 23rd day of Oct, 2014,
upon consideration of Plaintiff's Motion for Alternative Service pursuant to Pa. R.C.P. 430 and
3129.2(c)(1)(i)(C), and upon consideration of any response thereto, and good cause showing, it is
hereby

ORDERED that Plaintiff may serve the Complaint and all other legal papers requiring
service pursuant to Pa. R.C.P. 3129(c)(1)(i)(C) upon Defendant, Diane M Deutsch, by (1)
sending a true and correct copy thereof to Defendant via simultaneous certified mail - return
receipt requested and regular mail - postage prepaid to the mortgaged premises located at 12
Moyle Lane, Bloomsburg, PA 17815; and (2) posting a true and correct copy thereof on the
mortgaged premises by any competent adult.

Service of the aforementioned mailings is effective upon the date of mailing and is to be
effectuated by Plaintiff's attorney, who will file with the Prothonotary's Office a Certificate of
Service as to such mailing.

BY THE COURT:

B/Thomas A. Jones Jr.
J.CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2014 OCT 24 P 3:29

FILED
PROTHONOTARY

SHERIFF'S OFFICE OF COLUMBIA COUNTYTimothy T. Chamberlain
SheriffEarl D. Mordan, Jr.
Chief DeputyLSF8 MASTER PARTICIPATION TRUST
vs.
DIANE M DEUTSCHCase Number
2014CV1339**SHERIFF'S RETURN OF SERVICE**

09/17/2015 01:21 PM - DEPUTY KEVIN DENT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS UPON THE WITHIN NAMED DEFENDANT, TO WIT: DIANE M DEUTSCH, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 12 MOYLE LANE, BLOOMSBURG, PA 17815 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.

KEVIN DENT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

November 20, 2015

NOTARY

Affirmed and subscribed to before me this

20TH day of NOVEMBER, 2015

Attorney RICHARD SQUIRE & ASSOCIATES, LLC ONE JENKINTOWN STATION AVE WEST AVENUE JENKINTOWN, PA
(c) CountySuite Sheriff, Teleosoft, Inc.

NAME AND ADDRESS OF SENDER

Richard M. Squire & Associates
115 West Avenue, Suite 104
Jenkintown, PA 19046

INDICATE TYPE OF MAIL

- ☐ Registered Mail
☐ Insured
☐ COD
☐ Certified Mail
☐ Express Mail

CHECK APPROPRIATE BLOCK FOR

Registered Mail:

- ☐ With Postal Insurance
☐ Without Postal Insurance

POSTMARK AND DATE OF RECEIPT

Affix stamp here if it is for additional copy

\$1.20

US POSTAGE
FIRST-CLASS0625000883006
19046

4275208

R.R. Fee
S.D. Fee
S.H. FeeDue
Sender
if C.O.D.Insured
ValueAct.
Value
(if Regis.)Handling
ChargePostage
FeeName of Addressee, Street, and
Post-Office Address

Diane M. Deutsch
12 Moyle Lane
Bloomsburg, PA 17815

Line Number of
Article

1 CAL-839/Deutsch
MAS NOS
Reg Mail

TO:

Diane M. Deutsch
12 Moyle Lane
Bloomsburg, PA 17815

SENDER:

REFERENCE:

CAL-567

PS Form 3877, January 2015 Edition 0430 0018 2580 15

RETURN
RECEIPT
SERVICE

Postage

Certified Fee

Return Receipt Fee

Restricted Delivery

Total Postage & Fees

USPS®

Receipt for
Certified Mail™

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMASTER, PER

(Name of receiving employee)

Total Number of Pieces
Received at Post OfficeTotal Number of Pieces
Listed by Sender

PS FORM 3877

FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for non-registered documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for C.O.D. and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>240.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>66.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</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>8.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>512.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1297.41</u>
SOLICITOR'S SERVICES	\$75.00 <u>100.00</u>
TOTAL ***** \$ <u>1547.41</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>1465.37</u>
TOTAL ***** \$ <u>1465.37</u>	

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

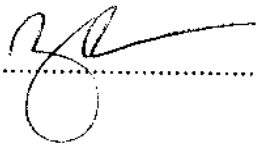
SURCHARGE FEE (DSTE)	\$ <u>170.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 3772.28

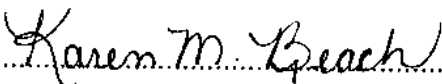
1350

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

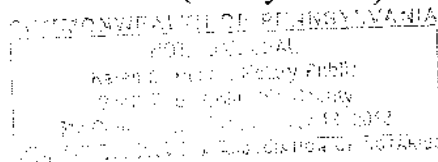
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice November 25 and December 2, 9, 2015 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 9th day of December 2015


.....

(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.

.....

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 09-DEC-15

FEE: \$5.00

CERT. NO23015

DEUTSCH DIANE M
C/O DIANE KECK
50 W FREDERICK ST, APT C
MILLERSVILLE PA 17551

DISTRICT: CATAWISSA TWP
DEED 20010-9448
LOCATION: 12 MOYLE LN BLOOMSBURG
PARCEL: 09 -10 -017-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2014	INTR	64.92	0.13		0.00	65.05
2014	PRIM	1,386.23	9.09		0.00	1,395.32
TOTAL DUE :						\$1,460.37

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: January , 2016

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2014

REQUESTED BY:

SHERIFF

*CERTIFICATION DOES NOT INCLUDE ANY 2015 REAL ESTATE TAX AMOUNTS FOR THE SCHOOL DISTRICT.

*PLEASE OBTAIN CERTIFICATION FOR 2015 SCHOOL REAL ESTATE TAXES FROM THE TAXING AUTHORITY.

*IF A CERTIFICATION OF 2015 TAX BILLS FROM THE TAX COLLECTOR REFLECTS NON-PAYMENT, PLEASE OBTAIN A LIEN CERTIFICATION FROM OUR OFFICE IN FEBRUARY 2016 TO OBTAIN PROPER PAYOFF AMOUNTS.

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

TAX CERTIFICATION

2015 - REAL ESTATE

As of Date: 12/09/2015 10:26:04 AM

Owner: DEUTSCH DIANE M

50 W FREDERICK ST, APT C

MILLERSVILLE PA 17551

Municipality: CATAWISSA TOWNSHIP

Parcel #: 09 -10 -017-00,000

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
012906	F	\$19.63	04/30/2015	\$20.03	06/30/2015	\$22.03	08/31/2015
			Penalty Payment		10/16/2015	\$22.03	
012906	G	\$186.30	04/30/2015	\$190.10	06/30/2015	\$209.11	08/31/2015
			Penalty Payment		10/16/2015	\$209.11	
012906	S	\$19.63	04/30/2015	\$20.03	06/30/2015	\$22.03	08/31/2015
			Penalty Payment		10/16/2015	\$22.03	
012906	R	\$22.59	04/30/2015	\$23.05	06/30/2015	\$25.36	08/31/2015
			Penalty Payment		10/16/2015	\$25.36	

Total Paid To Date:

\$278.53

SRE

Signature

12-9-15

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire *
Robert M. Kline
Bradley J. Osborne^
* Also Admitted in MD
^ Also Admitted in NJ

Montgomery County Office

One Jenkintown Station
115 West Avenue, Suite 104
Jenkintown, PA 19046

Tel.: (215) 886-8790 Fax: (215) 886-8791
www.squirelaw.com

49

November 30, 2015

Columbia County Prothonotary
P.O. Box 380
Bloomsburg, PA17815

Re: LSF8 Master Participation Trust
vs. Diane M Deutsch
DOCKET NO: 2014-CV-1339

Dear Sir/Madam:

Enclosed please find an original and one (1) copy of NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE UNDER PA. RCP RULE 3129.3 in the above captioned matter. Kindly file the original of record and return a time-stamped copy to our office in the envelope provided. Thank you for your consideration in this matter.

Very truly yours,

Marilyn Bilyk

Marilyn Bilyk/Legal Assistant
Enclosures
cc: Sheriff of Columbia County ✓
CAL-539F

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert M. Kline, Esquire
Bradley J. Osborne, Esquire
ID. Nos. 04267 / 56479 / 312169
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

LSF8 Master Participation Trust

PLAINTIFF

v.

Diane M Deutsch

DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO: 2014-CV-1339

CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE UNDER PA. RCP RULE 3129.3

The Sheriff's Sale initially scheduled for December 16, 2015, in the above captioned matter has been continued until January 27, 2016.

CERTIFICATE OF FILING

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

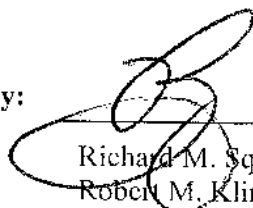
CERTIFICATE OF SERVICE

On this date, a Notice of the Date of Continued Sheriff's Sale was served on the following persons by first class mail, postage prepaid:

Diane M Deutsch
12 Moyle Lane
Bloomsburg, PA 17815

Diane M Deutsch
P.O. Box 8784
Lancaster, PA 17603

By:



Richard M. Squire, Esquire
Robert M. Kline, Esquire

or Bradley J. Osborne, Esquire

Attorneys for Plaintiff, LSF8 Master Participation Trust

Date November 30, 2015
CAL-5391

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire *
Kevin P. Diskin ^
Craig Oppenheimer
* Also Admitted in MD
^ Also Admitted in NJ

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

November 24, 2015

VIA FACSIMILE: 5703895625

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

RE: LSF8 Master Participation Trust
v. Diane M Deutsch
Docket No. 2014-CV-1339
Premises: 12 Moyle Lane, Bloomsburg, PA 17815
Sheriff's Sale scheduled for December 16, 2015

Dear Sir or Madam:

Please be advised that this office represents the Plaintiff, LSF8 Master Participation Trust, in connection with the above-referenced mortgage foreclosure proceeding. *Kindly postpone the sheriff's sale in this matter to January 27, 2016 at our client's request.*

Thank you for your courtesies.

Very truly yours,

Marilyn Bilyk

Marilyn R. Bilyk/Legal Assistant

BJO/mb
CAL-539F

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF8 MASTER PARTICIPATION TRUST

vs.
DIANE M DEUTSCH

Case Number
2014CV1339

SHERIFF'S RETURN OF SERVICE

11/12/2015 09:41 AM - 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 12 MOYLE LANE, BLOOMSBURG, PA 17815.


MICHAEL TKACH, DEPUTY

SO ANSWERS,

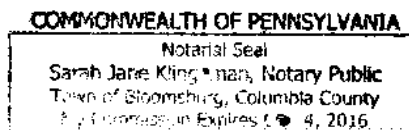

TIMOTHY T. CHAMBERLAIN, SHERIFF

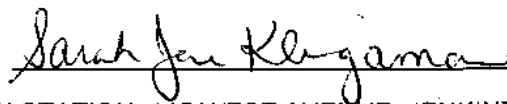
November 13, 2015

NOTARY

Affirmed and subscribed to before me this

13TH day of NOVEMBER, 2015





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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST
vs.
DEUTSCH, DIANE M

Case Number
2014CV1339

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 12/16/2015 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	12 MOYLE LANE BLOOMSBURG, PA 17815
Phone:	
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge <u>Posted</u> Other		
Adult In Charge:			
Relation:			
Date:	11/12/15	Time:	9:41
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. _____

(POSTING)

2014CV1339

12 MOYLE LANE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST
vs.
DEUTSCH, DIANE M

Case Number
2014CV1339

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 119

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

POST-IT

Serve To:

Name: DIANE M DEUTSCH
Primary Address: 12 MOYLE LANE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 545 HERSHEY MILL RD APT
MOUNTVILLE, PA 17554

Phone:

Final Service:

Served: Personally · Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 9/17/15

Time: 1809 1321

Deputy: 5

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DEUTSCH, DIANE M

2014CV1339

12 MOYLE LANE, BLOOMSBURG, PA 17815

NO EXPIRATION

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



71901140006000063378

LSF8 MASTER TRUST
3701 REGENT BLVD SUITE 200

IRVING TX 75063

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



71901140006000063330

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING
PHILADELPHIA PA 19107

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



71901140006000063385

BENEFICIAL CONSUMER DISCOUNT
25 W. INDEPENDENCE STREET

SHAMOKIN PA 17101

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST
vs.
DEUTSCH, DIANE M

Case Number
2014CV1339

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 119

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Final Service:

Name: Paula Clark

Served: ☒ Personally ☒ Adult in Charge ☐ Posted ☐ Other

Primary Address: 138 South Street
Catawissa, PA 17820

Adult In Charge: 1

Phone: 570-356-2189

DOB:

Relation: DEF

Alternate Address:

Date: 9-18-15

Time: 1240

Phone:

Deputy: 8

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

CLARK, PAULA

2014CV1339

138 SOUTH STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST
vs.
DEUTSCH, DIANE M

Case Number
2014CV1339

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 119

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

POST IT

Serve To:

Name: OCCUPANT

Primary Address: 12 MOYLE LANE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Posted

Relation:

Date: 9-16-15

Time: 10:22

Deputy: 4

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

OCCUPANT

2014CV1339

12 MOYLE LANE, BLOOMSBURG, PA 17815

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 09/16/15

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHERIFF

Address: PO BOX 380
BLOOMSBURG, PA 17815

Ad ID: 1051118
Description: Diane Deutsch Sale
Run Dates: 11/25/15 to 12/09/15
Class: 2
Agate Lines: 237
Blind Box:

Total Ad Cost \$1,297.41
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	11/25/15	12/09/15	3	\$1,297.41

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV1339

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, DECEMBER 16, 2015
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 AND PARCEL OF LAND situate in Cuthwiss Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a corner in southern line of right-of-way of the North and West Branch Railway; thence by lands now or formerly of Lloyd Shuman, South 16-1/4 degrees East 386 feet to a road; thence by the same, South 70-3/4 degrees West, 110 feet to corner in lands now or formerly of said Abbie Eliza Barnes; thence by the same, North 16-1/4 degrees West 386 feet to right-of-way of said North and West Branch Railway Company; thence by the same, North 70-3/4 degrees East, 110 feet to the place of beginning. Containing one acre of land, strict measure, being the same more or less.

EXCEPTING AND RESERVING therefrom those certain premises previously severed from the foregoing tract, but subsequently acquired by the Grantors herein and consisting of Tract No. 1.

ALSO EXCEPTING AND RESERVING THEREFROM a small strip of land along the southern side of said property which was condemned by the State Highway at the time of the reconstruction and relocation of the State Highway leading from East Bloomsburg to Mainville.

Known as 12 Moyle Lane, Bloomsburg, PA 17815

Parcel No. 09-10-017

Being the same premises which Carol L. Moyle granted and conveyed unto Diane M. Deutsch by Deed dated and recorded September 21, 2001 in the Office of the Recorder of Deeds for Columbia County, Pennsylvania.

as Instrument No. 200109448.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

PROPERTY ADDRESS: 12 MOYLE LANE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 09-10-017

Seized and taken into execution to be sold as the property of DIANE M. DEUTSCH in suit of LSPB 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 bidders 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.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF8 MASTER PARTICIPATION TRUST
vs.
DEUTSCH, DIANE M

Case Number
2014CV1339

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 119

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 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:

Sherry Evans

Relation:

Clerk

Date:

9-16-15

Time:

09:30

Deputy:

4

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2014CV1339

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST
vs.
DEUTSCH, DIANE M

Case Number
2014CV1339

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	119
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 12/16/2015 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	Domestic Relations Office of Columbia Col	
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:	Karen Richenderfer	
Relation:	Clerk	
Date:	9-16-15	Time: 09:35
Deputy:	4	Mileage:

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2014CV1339 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV1339

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, DECEMBER 16, 2015
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 AND PARCEL OF LAND situate in Catawissa Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a corner in southern line of right-of-way of the North and West Branch Railway; thence by lands now or formerly of Lloyd Shuman, South 16-1/4 degrees East 386 feet to a road; thence by the same, South 70-3/4 degrees West, 110 feet to corner in lands now or formerly of said Abbie Eliza Barnes; thence by the same, North 16-1/4 degrees West 386 feet to right-of-way of said North and West Branch Railway Company; thence by the same, North 70-3/4 degrees East, 110 feet to the place of beginning. Containing one acre of land, strict measure, being the same more or less.

EXCEPTING AND RESERVING therefrom those certain premises previously severed from the foregoing tract, but subsequently acquired by the Grantors herein and consisting of Tract No. 1.

ALSO EXCEPTING AND RESERVING THEREFROM a small strip of land along the southern side of said property which was condemned by the State Highway at the time of the reconstruction and relocation of the State Highway leading from East Bloomsburg to Mainville.

Known as 12 Moyle Lane, Bloomsburg, PA 17815

Parcel No. 09-10-017

Being the same premises which Carol L. Moyle granted and conveyed unto Diane M. Deutsch by Deed dated and recorded September 21, 2001 in the Office of the Recorder of Deeds for Columbia County, Pennsylvania as Instrument No. 200109448.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

PROPERTY ADDRESS: 12 MOYLE LANE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 09-10-017

Seized and taken into execution to be sold as the property of DIANE M DEUTSCH in suit of LSF8 MASTER PARTICIPATION TRUST.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Richard M. Squire & Associates, L.L.C.

Attorneys for Plaintiff

By: Richard M. Squire, Esquire

Robert M. Kline, Esquire

I.D. Nos. 04267 / 56479

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790 Fax: 215-886-8791

LSF8 Master Participation Trust
PLAINTIFF,

v.

Diane M Deutsch

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO: 2014-CV-1339

2015-ED-119
CIVIL ACTION

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):

12 Moyle Lane, Bloomsburg, PA 17815 Parcel No. 09-10-017
(See attached legal description)

Amount Due	\$	182,676.52
Interest From 1/16/2015 to Date of Sale @ \$37.42 per diem	\$	
Total:	\$	
* plus fees and costs		

Barbara M. Sclafani
PROTHONOTARY

Seal of Court BY:

Kelly P. Brewer
Deputy Prothonotary

Date 9-14-15

Docket No.2014-CV-1339

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

LSF8 Master Participation Trust,
Plaintiff,

v.


Diane M Deutsch Defendant.

Premises: 12 Moyle Lane Bloomsburg, PA 17815

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed:

Richard M. Squire, Esquire
Robert M. Kline, Esquire
Richard M. Squire & Associates, LLC
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791
Attorneys for Plaintiff


Attorney for Plaintiff
12 Moyle Lane, Bloomsburg, PA 17815 Parcel No. 09-10-017

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire

Robert M. Kline, Esquire

I.D. Nos. 04267 / 56479

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790 Fax: 215-886-8791

LSF8 Master Participation Trust

PLAINTIFF,

v.

Diane M Deutsch

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA, PENNSYLVANIA

DOCKET NO: 2014-CV-1339

CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

LSF8 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 12 Moyle Lane, Bloomsburg, PA 17815 Parcel No. 09-10-017:

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

Diane M Deutsch
12 Moyle Lane
Bloomsburg, PA 17815

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

Diane M Deutsch
12 Moyle Lane
Bloomsburg, PA 17815

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

LSF8 Master Participation Trust
13801 Wireless Way
Oklahoma City, OK 73134

Discover Bank
c/o Weltman Weinberg & Reis Co. LPA
1400 Koppers Building
436 7th Avenue
Pittsburgh, PA 15219

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

LSF8 Master Participation Trust
13801 Wireless Way
Oklahoma City, OK 73134

LSF8 Master Participation Trust
3701 Regent Boulevard, Suite 200
Irving, Texas 75063

Beneficial Consumer Discount Company dba Beneficial Mortgage Company of
Pennsylvania
25 W. Independence Street
Shamokin, PA 17872

Beneficial Consumer Discount Company
c/o CT Corporation System
116 Pine Street, Suite 320
Harrisburg, PA 17101

Beneficial Consumer Discount Company
26525 North Riverwoods Blvd.
Mettawa, IL 60045-3428

Beneficial Consumer Discount Company
d/b/a Beneficial Mortgage Co. of PA
2929 Walden Avenue
Depew, NY 14043-2602

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

N/A

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

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

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

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

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

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

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
12 Moyle Lane
Bloomsburg, PA 17815

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.

Richard M. Squire & Associates, LLC

By:



Richard M. Squire, Esquire

Robert M. Kline, Esquire

115 West Avenue, Suite 104
Jenkintown, PA 19046
(215) 886-8790
Attorneys for Plaintiff

Date: September 10, 2015

Richard M. Squire & Associates, LLC

By: Richard M. Squire, Esquire

Robert M. Kline, Esquire

I.D. Nos. 04267 / 56479

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790 Fax: 215-886-8791

Attorneys for Plaintiff

LSF8 Master Participation Trust

PLAINTIFF,

v.

Diane M Deutsch

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA, PENNSYLVANIA

DOCKET NO: 2014-CV-1339

CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT OF LAST KNOWN ADDRESSES

I, Richard M. Squire, Esquire/Robert M. Kline, 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 address for the Defendant herein is as follows:

Defendant: Diane M Deutsch
12 Moyle Lane
Bloomsburg, PA 17815

Date: September 10, 2015

By: 

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

Robert M. Kline, Esq. (PA I.D.# 56479)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

rkline@squirelaw.com

Attorneys for Plaintiff

Richard M. Squire & Associates, LLC

By: Richard M. Squire, Esquire

Robert M. Kline, Esquire

I.D. Nos. 04267 / 56479

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790 Fax: 215-886-8791

Attorneys for Plaintiff

LSF8 Master Participation Trust
PLAINTIFF,

v.

Diane M Deutsch

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA, PENNSYLVANIA

DOCKET NO: 2014-CV-1339

CIVIL ACTION

MORTGAGE FORECLOSURE

VERIFICATION OF NON-MILITARY SERVICE

Richard M. Squire, Esquire/Robert M. Kline, 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 Defendant is 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.

(b) that Defendant is over 18 years of age and resides at 12 Moyle Lane, Bloomsburg, PA 17815.

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

Dated: September 10, 2015

By: 

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

Robert M. Kline, Esq. (PA I.D.# 56479)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

rkline@squirelaw.com

Attorneys for Plaintiff

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire

Robert M. Kline, Esquire

I.D. Nos. 04267 / 56479

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790 Fax: 215-886-8791

LSF8 Master Participation Trust
PLAINTIFF,

v.

Diane M Deutsch

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2014-CV-1339

CIVIL ACTION

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.

By: 

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

Robert M. Kline, Esq. (PA I.D.# 56479)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

rkline@squirelaw.com

Attorneys for Plaintiff

Dated: September 10, 2015

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE AND PARCEL OF LAND situate in Catawissa Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a corner in southern line of right-of-way of the North and West Branch Railway; thence by lands now or formerly of Lloyd Shuman, South 16-1/4 degrees East 386 feet to a road; thence by the same, South 70-3/4 degrees West, 110 feet to corner in lands now or formerly of said Abbie Eliza Barnes; thence by the same, North 16-1/4 degrees West 386 feet to right-of-way of said North and West Branch Railway Company; thence by the same, North 70-3/4 degrees East, 110 feet to the place of beginning. Containing one acre of land, strict measure, being the same more or less.

EXCEPTING AND RESERVING therefrom those certain premises previously severed from the foregoing tract, but subsequently acquired by the Grantors herein and consisting of Tract No. 1.

ALSO EXCEPTING AND RESERVING THEREFROM a small strip of land along the southern side of said property which was condemned by the State Highway at the time of the reconstruction and relocation of the State Highway leading from East Bloomsburg to Mainville.

Known as 12 Moyle Lane, Bloomsburg, PA 17815

Parcel No. 09-10-017

Being the same premises which Carol L. Moyle granted and conveyed unto Diane M. Deutsch by Deed dated and recorded September 21, 2001 in the Office of the Recorder of Deeds for Columbia County, Pennsylvania as Instrument No. 200109448.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire

Robert M. Kline, Esquire

I.D. Nos. 04267 / 56479

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790 Fax: 215-886-8791

LSF8 Master Participation Trust

PLAINTIFF,

v.

Diane M Deutsch

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA, PENNSYLVANIA

NO. 2014-CV-1339

CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Diane M Deutsch
12 Moyle Lane
Bloomsburg, PA 17815

Your house (real estate) at 12 Moyle Lane, Bloomsburg, PA 17815 is scheduled to be sold at Columbia County Sheriff Sale, December 16, 2015 at 9:00 A.M., Columbia County Sheriff's Office, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$182,676.52 plus interest to the sale date obtained by LSF8 Master Participation Trust against you.

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 back to LSF8 Master Participation Trust, the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call: Richard M. Squire, Esquire, Robert W. Cusick, Esquire, or Morris A. Scott, Esquire at (215) 886-8790.
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 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 notice below 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 the Columbia Sheriff's Office at (570)389-5624.
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 in the sale. To find out if this has happened you may call the Columbia County Courthouse at (570)389-5624.
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 house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than 30 days after the Sheriff's Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

**North Penn Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
(570)784-8760**

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire

Robert M. Kline, Esquire

I.D. Nos. 04267 / 56479

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790 Fax: 215-886-8791

LSF8 Master Participation Trust

PLAINTIFF,

v.

Diane M Deutsch

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO: 2014-CV-1339

CIVIL ACTION

MORTGAGE FORECLOSURE

Date: September 10, 2015

To: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF' SALE
OF REAL PROPERTY

OWNER(S): Diane M Deutsch

PROPERTY: 12 Moyle Lane, Bloomsburg, PA 17815

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the Columbia County Sheriff Sale, _____ at 9:00 A.M., 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.

REAL ESTATE OUTLINE

ED # 2015 ED 119

DATE RECEIVED 9.14.15
DOCKET AND INDEX 2014 CV 1339

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>36217</u>

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

SALE DATE Dec 16th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire *

Robert M. Kline

* Also Admitted in MD

* Also Admitted in NJ

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

September 11, 2015

Columbia County Sheriff

RE: LSF8 Master Participation Trust v. Diane M Deutsch

Dear Sir or Madam:

Attached please find appropriate copies of the Writ of Execution/Notice of Sale for service **PER COURT ORDER** and service forms for Defendant(s) at:

12 Moyle Lane, Bloomsburg PA 17815

Please Complete service by POSTING PER COURT ORDER and POST HANDBILL**

Also enclosed is a check in the amount of the Sheriff's Deposit.

Thank you for your attention to this matter. Please do not hesitate to contact me at (215) 886-8790, ext. 24 if you have any questions or concerns regarding the enclosed.

Very truly yours,


Jennifer Hess/Paralegal

Richard M. Squire & Associates, LLC

Enclosures

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire *

Robert M. Kline

* 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
www.squirelaw.com

TO: Columbia County Sheriff's Department

FROM: Robert M. Kline, Esquire

DATE:

RE: LSF8 Master Participation Trust v. Diane M Deutsch
Docket No. 2014-CV-1339
Sheriff's Sale scheduled for _____.

Dear Sir or Madam:

Enclosed please find a check representing the sale deposit for the aforementioned scheduled sheriff sale. Kindly **POST PER COURT ORDER** the Writ of Execution/Notice of Sheriff Sale upon the following defendant:

Diane M Deutsch
12 Moyle Lane
Bloomsburg, PA 17815

Please **POST PROPERTY WITH HANDBILL** of Sale: 12 Moyle Lane, Bloomsburg, PA 17815

Kindly return the completed service forms in the self-addressed stamped envelope provided for your convenience.

If you have any questions, please do not hesitate to contact this office.

Thank you.

LSF8 Master Participation Trust

PLAINTIFF,
v.

Diane M Deutsch
12 Moyle Lane
Bloomsburg, PA 17815

DEFENDANT.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

TERM
DOCKET NO: 2014-CV-1339

CIVIL ACTION
MORTGAGE FORECLOSURE

**ORDER GRANTING ALTERNATIVE SERVICE PURSUANT
TO PA. R.C.P. 430 AND 3129.2(c)(1)(i)(C)**

AND NOW, this 23rd day of Oct., 2014,
upon consideration of Plaintiff's Motion for Alternative Service pursuant to Pa. R.C.P. 430 and
3129.2(c)(1)(i)(C), and upon consideration of any response thereto, and good cause showing; it is
hereby

ORDERED that Plaintiff may serve the Complaint and all other legal papers requiring
service pursuant to Pa. R.C.P. 3129(c)(1)(i)(C) upon Defendant, Diane M Deutsch, by (1)
sending a true and correct copy thereof to Defendant via simultaneous certified mail - return
receipt requested and regular mail - postage prepaid to the mortgaged premises located at 12
Moyle Lane, Bloomsburg, PA 17815; and (2) posting a true and correct copy thereof on the
mortgaged premises by any competent adult.

Service of the aforementioned mailings is effective upon the date of mailing and is to be
effectuated by Plaintiff's attorney, who will file with the Prothonotary's Office a Certificate of
Service as to such mailing.

BY THE COURT:

B/Thomas A. James Jr.

CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

2014 OCT 24 P 3 24

FILED
PROTHONOTARY

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire

Robert M. Kline, Esquire

I.D. Nos. 04267 / 56479

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790 Fax: 215-886-8791

LSF8 Master Participation Trust
PLAINTIFF,

v.

Diane M Deutsch

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA, PENNSYLVANIA

DOCKET NO: 2014-CV-1339

2015 - ED - 119
CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

LSF8 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 12 Moyle Lane, Bloomsburg, PA 17815 Parcel No. 09-10-017:

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

Diane M Deutsch
12 Moyle Lane
Bloomsburg, PA 17815

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

Diane M Deutsch
12 Moyle Lane
Bloomsburg, PA 17815

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

LSF8 Master Participation Trust
13801 Wireless Way
Oklahoma City, OK 73134

Discover Bank
c/o Weltman Weinberg & Reis Co. LPA
1400 Koppers Building
436 7th Avenue
Pittsburgh, PA 15219

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

LSF8 Master Participation Trust
13801 Wireless Way
Oklahoma City, OK 73134

LSF8 Master Participation Trust
3701 Regent Boulevard, Suite 200
Irving, Texas 75063

Beneficial Consumer Discount Company dba Beneficial Mortgage Company of
Pennsylvania
25 W. Independence Street
Shamokin, PA 17872

Beneficial Consumer Discount Company
c/o CT Corporation System
116 Pine Street, Suite 320
Harrisburg, PA 17101

Beneficial Consumer Discount Company
26525 North Riverwoods Blvd.
Mettawa, IL 60045-3428

Beneficial Consumer Discount Company
d/b/a Beneficial Mortgage Co. of PA
2929 Walden Avenue
Depew, NY 14043-2602

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

N/A

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

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

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

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

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

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

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:

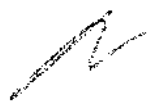
Tenant/Occupant
12 Moyle Lane
Bloomsburg, PA 17815

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.

Richard M. Squire & Associates, LLC

By:



Richard M. Squire, Esquire

Robert M. Kline, Esquire

115 West Avenue, Suite 104
Jenkintown, PA 19046
(215) 886-8790
Attorneys for Plaintiff

Date: September 10, 2015

Richard M. Squire & Associates, LLC

By: Richard M. Squire, Esquire

Robert M. Kline, Esquire

I.D. Nos. 04267 / 56479

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790 Fax: 215-886-8791

Attorneys for Plaintiff

LSF8 Master Participation Trust

PLAINTIFF,

v.

Diane M Deutsch

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO: 2014-CV-1339

CIVIL ACTION

MORTGAGE FORECLOSURE

CERTIFICATION

Richard M. Squire, Esquire/Robert M. Kline, 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: September 10, 2015

By: 

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

Robert M. Kline, Esq. (PA I.D.# 56479)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

rkline@squirelaw.com

Attorneys for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE AND PARCEL OF LAND situate in Catawissa Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a corner in southern line of right-of-way of the North and West Branch Railway; thence by lands now or formerly of Lloyd Shuman, South 16-1/4 degrees East 386 feet to a road; thence by the same, South 70-3/4 degrees West, 110 feet to corner in lands now or formerly of said Abbie Eliza Barnes; thence by the same, North 16-1/4 degrees West 386 feet to right-of-way of said North and West Branch Railway Company; thence by the same, North 70-3/4 degrees East, 110 feet to the place of beginning. Containing one acre of land, strict measure, being the same more or less.

EXCEPTING AND RESERVING therefrom those certain premises previously severed from the foregoing tract, but subsequently acquired by the Grantors herein and consisting of Tract No. 1.

ALSO EXCEPTING AND RESERVING THEREFROM a small strip of land along the southern side of said property which was condemned by the State Highway at the time of the reconstruction and relocation of the State Highway leading from East Bloomsburg to Mainville.

Known as 12 Moyle Lane, Bloomsburg, PA 17815

Parcel No. 09-10-017

Being the same premises which Carol L. Moyle granted and conveyed unto Diane M. Deutsch by Deed dated and recorded September 21, 2001 in the Office of the Recorder of Deeds for Columbia County, Pennsylvania as Instrument No. 200109448.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

Document Receipt

Trans #	6347	Carrier / service:	USPS Server	First-Class Mail®	9/16/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

BENEFICIAL CONSUMER DISCOUNT

2929 WALDEN AVENUE

Tracking #: 71901140006000063415

Doc Ref #: 2015ED119

Postage 5.1300

DEPEW NY 14043

Document Receipt

Trans #	6345	Carrier / service:	USPS Server	First-Class Mail®	9/16/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

BENEFICIAL CONSUMER DISCOUNT
CO116 PINE STREET
SUITE 320

HARRISBURG PA 17101

Tracking #:	71901140006000063392
Doc Ref #:	2015ED119
Postage	5.1300

Document Receipt

Trans #	6346	Carrier / service:	USPS Server	First-Class Mail®	9/16/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

BENEFICIAL CONSUMER DISCOUNT

26525 NORTH RIVERWOODS BVLD

Tracking #: 71901140006000063408

Doc Ref #: 2015ED119

Postage 5 1300

METTAWA IL 60045

Document Receipt

Trans #	6343	Carrier / service:	USPS Server	First-Class Mail®	9/16/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

LSF8 MASTER TRUST

3701 REGENT BLVD SUITE 200

Tracking #: 71901140006000063378

Doc Ref #: 2015ED119

Postage 5.1300

IRVING TX 75063

Document Receipt

Trans #	6344	Carrier / service:	USPS Server	First-Class Mail®	9/16/2015 12:00:00 AM
Ship to:					
BENEFICIAL CONSUMER DISCOUNT					
25 W. INDEPENDENCE STREET					
			Tracking #:	71901140006000063385	
			Doc Ref #:	2015ED119	
			Postage	5.1300	
SHAMOKIN PA 17101					

Document Receipt

Trans #	6343	Carrier / service:	USPS Server	First-Class Mail®	9/16/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

LSF8 MASTER TRUST

3701 REGENT BLVD SUITE 200

Tracking #: 71901140006000063378

Doc Ref #: 2015ED119

Postage 5.1300

IRVING TX 75063

Document Receipt

Trans #	6341	Carrier / service:	USPS Server	First-Class Mail®	9/16/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000063354

Doc Ref #: 2015ED119

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	6342	Carrier / service:	USPS Server	First-Class Mail®	9/16/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

LSF8 MASTER TRUST

13801 WIRELESS WAY

Tracking #: 71901140006000063361

Doc Ref #: 2015ED119

Postage 5.1300

OKLAHOMA CITY OK 73134

Document Receipt

Trans #	6338	Carrier / service:	USPS Server	First-Class Mail®	9/16/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000063316

Doc Ref #: 2015ED119

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	6339	Carrier / service:	USPS Server	First-Class Mail®	9/16/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION900 MARKET STREET 5TH FLOOR
ROBERT N. C. NIX FEDERAL BUILDING

Tracking #:	71901140006000063330
Doc Ref #:	2015ED119
Postage	5.1300

PHILADELPHIA PA 19107

Document Receipt

Trans #	6337	Carrier / service:	USPS Server	First-Class Mail®	9/16/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000063293

Doc Ref #: 2015ED119

Postage 5.1300

HARRISBURG PA 17128

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

36217

36217
60-912/313
220

SUSQUEHANNA BANK
www.susquehanna.net

****One Thousand Three hundred Fifty dollars and Zero cents****

DATE

AMOUNT

09/11/2015

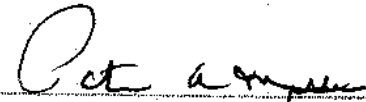
\$1,350.00

VOID AFTER 90 DAYS

PAY
TO THE
ORDER
OF

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

For CAL-539 - Deutsch - Sales deposit


AUTHORIZED SIGNATURE

⑈036217⑈ ⑈031309123⑈ 02 920105 50⑈