

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

LSF8 master participation vs Robert Beedbenner

NO. 134-15 ^{trust} ED NO. 302-215 JD

DATE/TIME OF SALE: DECEMBER 16, 2015 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2111.01

POUNDAGE - 2% OF BID \$ 42.22

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2153.23

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Agent for Phelan Halligan Diamond Jones

[Signature]

TOTAL DUE: \$ 2153.23

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 803.23

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

Plaintiff

LSF8 MASTER PARTICIPATION TRUST vs.

Defendant

ROBERT M BREDBENNER

Attorney for the Plaintiff:

PHELAN & HALLINAN LLP
ONE PENN CENTER AT SUBURAN STATION
SUITE 1400 1617 JFK BLVD
PHILADELPHIA, PA 19103-1814

Sheriff's Sale Date: Wednesday, December 16, 201

Writ of Execution No. : 2015CV302

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 838 CENTRAL ROAD, BENTON, PA 17814

Sheriff Costs

Advertising Sale (Newspaper)	
Advertising Sale Bills & Copies	\$15.00
Crying Sale	\$17.50
Docketing	\$10.00
Levy	\$15.00
Mailing Costs	\$15.00
Posting Handbill	\$54.00
Press Enterprise Inc.	\$15.00
Prothonotary, Acknowledge Deed	\$1,134.51
Sheriff Automation Fund	\$10.00
Sheriff's Deed	\$50.00
Solicitor Services	\$35.00
Transfer Tax Form	\$100.00
Web Posting	\$25.00
Service	\$100.00
Service Mileage	\$210.00
Distribution Form	\$40.00
Copies	\$25.00
Notary Fee	\$7.00
Tax Claim Search	\$10.00
Surcharge	\$5.00
	\$150.00

Distribution Costs

Total Sheriff Costs \$2,043.01

Recording Fees

\$68.00

Total Distribution Costs \$68.00

Grand Total: \$2,111.01

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

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)



1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax #: 215-568-7616
Kinyon.Lanier@phelanhallinan.com

KINYON LANIER
Legal Assistant,

December 22, 2015

Office of the Sheriff
COLUMBIA County Courthouse
PO Box 380
W. Main Street
Bloomsburg, PA 17815

Re: ROBERT M. BREDBENNER
838 CENTRAL ROAD, BENTON, PA 17814-7673
2015-CV-302

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan Diamond & Jones, LLP as "attorney-on-the-writ," please prepare the Sheriff's Deed to **LSF8 MASTER PARTICIPATION TRUST**, 13801 WIRELESS WAY, OKLAHOMA CITY, OK 73134.

Enclosed are two (2) transfer tax affidavits reflecting the assignment, and a stamped self-addressed envelope for your convenience.

Thank you in advance for your cooperation in this matter.

Very truly yours,

KINYON LANIER
For Phelan Hallinan Diamond & Jones, LLP

cc: LSF8 MASTER PARTICIPATION TRUST

PH # 957312

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 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 Records 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 Phelan Hallinan Diamond & Jones, LLP	Telephone Number 215-563-7000
Mailing Address 1617 JFK Boulevard, Suite 1400, One Penn Center Plaza	City Philadelphia
	State PA
	ZIP Code 19103

B. TRANSFER DATA

Date of Acceptance of Document 12/22/18	Grantor(s)/Lessor(s) Timothy Chamberlain	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s) LSF8 MASTER PARTICIPATION TRUST	Telephone Number: (800) 401-6587
	Mailing Address PO Box 380, W. Main Street		Mailing Address 13801 WIRELESS WAY	
City Blommsburg	State PA	ZIP Code 17815	City OKLAHOMA CITY	State OK
				ZIP Code 73134

C. REAL ESTATE LOCATION

Street Address 838 CENTRAL ROAD, BENTON, PA 17814-7673	City, Township, Borough SUGARLOAF TOWNSHIP
--	--

County COLUMBIA	School District BENTON	Tax Parcel Number 32-07-002-00.000
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D. VALUATION DATA

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

1. Actual Cash Consideration \$ 2,043.01 (winning bid)	2. Other Consideration 0-	3. Total Consideration = \$ 2,043.01
4. County Assessed Value \$ 21,865.00	5. Common Level Ratio Factor X 3.6	6. Computed Value = \$78,714.00

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

1a. Amount of Exemption Claimed = \$78,714.00	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	--	--

2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession _____ (Name of Decedent) Estate File Number _____
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
- If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer to the Commonwealth, the United States 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 confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)
- ☐ *Other (Please explain exemption claimed, if other than listed above.)

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 KINYON LANIER	Date 12/22/18
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

Phelan Hallinan Diamond & Jones, LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, NA
3-180/360

001575161

DATE
12/22/2015

AMOUNT
****\$803.23

PAY EIGHT HUNDRED THREE AND 23 / 100 Dollars

TO THE ORDER OF Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

KXL [957312] 838 CENTRAL ROAD (2015-CV-302)


AUTHORIZED SIGNATURE

⑈001575161⑈ ⑆036001808⑆ 361508666⑈

AFFIDAVIT OF SERVICE

PLAINTIFF
LSF8 MASTER PARTICIPATION TRUST

COLUMBIA COUNTY

PH # 957312

DEFENDANT
ROBERT M. BREDBENNER

SERVICE TEAM/ tmm
COURT NO.: 2015-CV-302

SERVE ROBERT M. BREDBENNER AT:
838 CENTRAL ROAD
BENTON, PA 17814-7673

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: December 16, 2015

SERVED

Served and made known to ROBERT M. BREDBENNER, Defendant on the 27th day of OCTOBER, 20 15, at 6:35, o'clock P. M., at 838 CENTRAL ROAD, BENTON, PA, in the manner described below:

- ☒ Defendant personally served.
☐ Adult family member with whom Defendant(s) reside(s).
 Relationship is _____.
☐ Adult in charge of Defendant's residence who refused to give name or relationship.
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
☐ Agent or person in charge of Defendant's office or usual place of business.
☐ _____ an officer of said Defendant's company.
☐ Other: _____

Description: Age 40^s Height 6'3" Weight 225 Race W Sex M Other _____

I, Ronald Moll, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 10/27/15

NAME: Ronald Moll

PRINTED NAME: Ronald Moll

TITLE: Process Server

NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock ____ M., I, _____, a competent adult hereby state that Defendant NOT FOUND because:

- ☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)
☐ No Answer on _____ at _____; _____ at _____; _____ at _____
☐ Service Refused ☐ Red Tag Door ☐ Deceased ☐ Defendant Unknown
☐ Cluster Mail Box ☐ Can't Gain Access

Comments: _____
 I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: _____

PRINTED NAME: _____

10/1/12

5/158

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>54.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>40.00</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>7.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>493.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1134.51</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1359.51</u>	

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

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

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

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2086.01

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

REAL ESTATE TAX CERTIFICATION

Date: 12/09/2015

Fee: \$5.00

Cert. NO: 23028

BREDBENNER ROBERT M
838 CENTRAL ROAD
BENTON PA 17814

District: SUGARLOAF TWP
Deed: 20010 -6947
Location: 838 CENTRAL RD
Parcel Id:32 -07 -002-00,000

Assessment: 21,865
Balances as of 12/09/2015

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

By: SHERIFF Per: _____

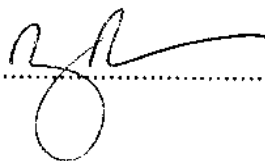
*CERTIFICATION DOES NOT INCLUDE ANY 2015 REAL ESTATE TAX AMOUNTS.

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

*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.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

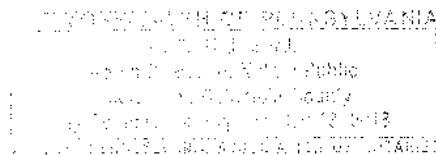
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 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

Karen M. Beach

(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.

.....

Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax 215-568-7616

KIM ZIELINSKI
Legal Assistant, 1328

Representing Lenders in
Pennsylvania

Office of the Prothonotary
Columbia County Courthouse
35 W. Main St.
Bloomsburg, PA 17815

No.: 2015-CV-302
No.: 2015-ED-134

Re: **LSF8 MASTER PARTICIPATION TRUST VS. ROBERT M. BREDBENNER**
No.: 2015-CV-302, No.: 2015-ED-134

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.2 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.

Property is listed for the 12/16/2015 Sheriff Sale.

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

KIM ZIELINSKI, Legal Assistant

cc: Sheriff of COLUMBIA County

PHILAN HALLINAN DIAMOND & JONES, LLP
Paul Cressman, Esq., Id. No.318079
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
paul.cressman@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

LSF8 MASTER PARTICIPATION TRUST
Plaintiff,

v.

ROBERT M. BREDBENNER
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No.: 2015-CV-302
: No.: 2015-ED-134

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".

Date: 11/16/15

Paul Cressman, Esq., Id. No.318079
Attorney for Plaintiff

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Name and
Address
Of Sender



Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

AZK/AMK - 12/16/2015 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address
1	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222
2	****	U.S. Department of Justice U.S. Attorney for The Middle District of PA Federal Building 228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754
		RE: ROBERT A. BREDBENNER (COLUMBIA) 01-057312/101 Page 2 of 2 With Team

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Signature, Print Name of Receiving Employee	The full description of value is required on all domestic and international pieces subject to a limit of \$500,000 per occurrence. The maximum indemnity The maximum indemnity payable is \$25,000 for registered mail sent with PSN 5013 and 5021 for limitations of coverage.
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Form 3877 Facsimile

U.S. POSTAGE & METS
0027
000131 91001 1 2015

Payable
per
use is \$5.00.
if Manual

Name and
Address
Of Sender

Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

AZK/AMK - 12/16/2015 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	
1	****	TENANT/OCCUPANT 838 CENTRAL ROAD BENTON, PA 17814-7673	
2	****	Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division 6th Floor, Strawberry Sq. Dept 280601 Harrisburg, PA 17128	
3	****	Deborah Bredbenner RR 2 Box 2634 Berwick, PA 18603	
4	****	Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105	
5	****	Household Realty Corporation 575 Pierce Street Suite 202 Kingsford, PA 18704	
6	****	Records Processing Services 577 Lament Road Kimberly, IL 60126	
7	****	Robert Bredbenner C/O Charles L. Yost THOMAS J. KELLEY AND ASSOCIATES 50 GLENMAURA NATIONAL BLVD SUITE 300- GLENMAURA PL MOOSIC, PA 18507	\$0.47
8	****	Williams Production Appalachia LLC ONE WILLIAMS CENTER TULSA, OK 74172	\$0.47
9	****	Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.47
10	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105	\$0.47
		RE: ROBERT M. BREDBENNER (COLUMBIA), PH # 957312/1031	Well Team

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Agency)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail sent with optional insurance. See Domestic Mail Manual B900-S913 and S921 for limitations of coverage.
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Form 3877 Facsimile

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF8 MASTER PARTICIPATION TRUST
vs.
ROBERT M BREDBENNER

Case Number
2015CV302

SHERIFF'S RETURN OF SERVICE

11/12/2015 10:46 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 838 CENTRAL ROAD, BENTON, PA 17814.


MICHAEL TKACH, DEPUTY

SO ANSWERS,

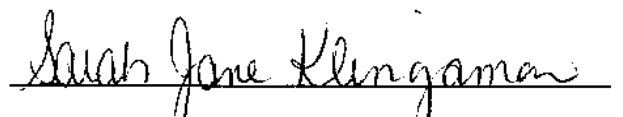

TIMOTHY T. CHAMBERLAIN, SHERIFF

November 13, 2015

NOTARY

Affirmed and subscribed to before me this

13TH day of NOVEMBER, 2015



PHILAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA
City of Columbia County Sheriff's Office, Columbia County, PA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST
vs.
BREDBENNER, ROBERT M

Case Number
2015CV302

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 838 CENTRAL ROAD
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date: 11/12/15

Time: p: 46

Deputy: 6

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2015CV302

838 CENTRAL ROAD, BENTON, PA 17814

NO EXPIRATION

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



RECORDS PROCESSING SERVICES
577 LAMONT ROAD

ELMHURST IL 60126

Lsf8 Master Participation Trust

: COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

: NO.: 2015-CV-302

Robert M. Bredbenner

: 2015-ED-134

Defendant(s) : COLUMBIA County

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Robert M. Bredbenner
263 Beech Glenn rd
Benton, PA 17814-8140

Robert M. Bredbenner
838 Central Road
Benton, PA 17814-7673

Robert M. Bredbenner
RR 2 Box 175
Benton, PA 17814

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Your house (real estate) at 838 Central Road, Benton, PA 17814-7673 is scheduled to be sold at the Sheriff's Sale on December 16, 2015 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$110,279.79 obtained by Lsf8 Master Participation Trust (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230**.
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.

You may also be able to stop the sale through other legal proceedings.

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

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



71901140006000064733

HOUSEHOLD REALTY
575 PIERCE STREET
SUITE 202
KINGSTON PA 18704

Lsf8 Master Participation Trust

: COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

: NO.: 2015-CV-302

Robert M. Bredbenner

: 2015-ED-134

Defendant(s) : COLUMBIA County

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Robert M. Bredbenner
263 Beech Glenn rd
Benton, PA 17814-8140

Robert M. Bredbenner
838 Central Road
Benton, PA 17814-7673

Robert M. Bredbenner
RR 2 Box 175
Benton, PA 17814

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Your house (real estate) at 838 Central Road, Benton, PA 17814-7673 is scheduled to be sold at the Sheriff's Sale on December 16, 2015 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$110,279.79 obtained by Lsf8 Master Participation Trust (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**
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.

You may also be able to stop the sale through other legal proceedings.

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

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



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

Lsf8 Master Participation Trust	:	COURT OF COMMON PLEAS
	:	
	Plaintiff	: CIVIL DIVISION
	:	
vs.	:	NO.: <u>2015-CV-302</u>
	:	
Robert M. Bredbenner	:	<u>2015-ED-134</u>
	:	
	Defendant(s)	: COLUMBIA County
	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Robert M. Bredbenner
263 Beech Glenn rd
Benton, PA 17814-8140

Robert M. Bredbenner
838 Central Road
Benton, PA 17814-7673

Robert M. Bredbenner
RR 2 Box 175
Benton, PA 17814

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

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LAW OFFICES
Thomas J. Kelley & Associates

50 Glenmaura National Boulevard
Suite 300 – Glenmaura Plaza

Moosic, PA 18507

Main Number (570) 343-6570

Fax (570) 343-5183

Charles L. Yost, Esquire

Direct Dial: (570) 330-8283

E-Mail: cyost@travelers.com

October 8, 2015

Sheriff's Office
Columbia County Courthouse
35 West Main Street
PO Box 380
Bloomsburg, PA 17815

RE: Lsf8 Master Participation Trust v. Robert M. Bredbenner
Docket No.: 2015-CV-302 / 2015-ED-134
Sheriff's Sale of 12/16/15

Dear Sir or Madam:

My office received the enclosed notice as relates to the above matter. This notice was forwarded to me in error as neither I nor anyone at the firm of Thomas J. Kelley & Associates represents or represented Mr. Bredbenner in this or any other matter as we are Staff Counsel for Travelers Insurance Company and its subsidiaries.

If you have any questions, please feel free to contact our office.

Very truly yours,



Charles L. Yost
Attorney at Law

Thomas J. Kelley & Associates

CLY:rt
Enclosures

Lsf8 Master Participation Trust	:	COURT OF COMMON PLEAS
	:	
	Plaintiff	: CIVIL DIVISION
	:	
vs.	:	NO.: <u>2015-CV-302</u>
	:	
Robert M. Bredbenner	:	<u>2015-ED-134</u>
	:	
	Defendant(s)	: COLUMBIA County
	:	

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263 Beech Glenn rd
Benton, PA 17814-8140

Robert M. Bredbenner
838 Central Road
Benton, PA 17814-7673

Robert M. Bredbenner
RR 2 Box 175
Benton, PA 17814

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



71901140006000064757

THOMAS KELLEY AND ASSOC
ROBERT BREDBENNER C/O CHARLES YOST
50 GLENMAURA NAT. BLVD SUITE 300
GLENMAURA PLACE
MOOSIC PA 18507

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST
vs.
BREDBENNER, ROBERT M

Case Number
2015CV302

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 134

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: OCCUPANT

Primary Address: 838 CENTRAL ROAD
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 10/9/15

Time: 14:00

Deputy: 698

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

OCCUPANT

2015CV302

838 CENTRAL ROAD, BENTON, PA 17814

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 10/09/15

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**

Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Ad ID:	1053793
Description:	Bredbenner Sheriff Sale
No 134 of 2015	
Run Dates:	11/25/15 to 12/09/15
Class:	2
Agate Lines:	207
Blind Box:	

Total Ad Cost	\$1,134.51			
Amount Paid	\$0.00			
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	11/25/15	12/09/15	3	\$1,134.51

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV302

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 THOSE TWO (2) certain pieces, parcels and tracts of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

TRACT NO. 1: BEGINNING at a post in line of a public road and running thence east waddy 230 feet to a post; thence south 60 feet to a post; thence west 230 feet to the aforesaid public road; thence north 60 feet along said public road to the place of beginning. CONTAINING 50-3/4 square rods of land, more or less, and more particularly bounded on the north by H.E. Parsonage lot on the east and south by lands now or formerly of Rhoda A. Fritz, and on the west by a public road.

TRACT NO. 2: BEGINNING at a post along a public road; thence along said road in a northerly direction a distance of 42 feet to a post; thence in an easterly direction along and formerly of the grantor and now of the grantee a distance of 230 feet to a post; thence in a southerly direction a distance of 42 feet along the P & S Railroad to a post; thence in a westerly direction along land now or formerly of Rhoda A. Fritz, a distance of 230 feet to the place of beginning. CONTAINING 30 square rods, more or less.

BEING THE SAME PREMISES which Betty J. Smith and Duane L. Eyer, Administrators of the Estate of Marjorie Mae Smith, by deed dated May 11, 1995 and recorded in Record Book Volume 596, page 0095, granted and conveyed unto Robert M. Bredbenner.

TITLE TO SAID PREMISES IS VESTED IN Robert M. Bredbenner, by Deed from Deborah Bredbenner, Dated 06/20/2001.

Recorded 07/18/2001, in Instrument #200106947.

Tax Parcel: 32-07-002-00.000

Premises Being: 838 Central Road, Benton, P.A. 17814-7673

PROPERTY ADDRESS: 838 CENTRAL ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 32-07-002-00.000

Seized and taken into execution to be sold as the property of ROBERT M BREDBENNER 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:
PHILAN & FALINAN LLP
PHILADELPHIA, PA 215-663-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV302

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:

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TRACT NO. 2: BEGINNING at a post along a public road; thence along said road in a northerly direction a distance of 42 feet to a post; thence in an easterly direction along land formerly of the grantor and now of the grantee a distance of 230 feet to a post; thence in a southerly direction a distance of 42 feet along the P & S Railroad to a post; thence in a westerly direction along land now or formerly of Rhoda A. Fritz, a distance of 230 feet to the place of beginning.

CONTAINING 35 square rods, more or less.

BEING THE SAME PREMISES which Betty J. Smith and Drue L. Eyer, Administrators of the Estate of Marjorie Mae Smith, by deed dated May 11, 1995 and recorded in Record Book Volume 596, page 0095, granted and conveyed unto Robert M. Bredbenner.

TITLE TO SAID PREMISES IS VESTED IN Robert M. Bredbenner, by Deed from Deborah Bredbenner, Dated 06/20/2001, Recorded 07/18/2001, in Instrument #200106947.

Tax Parcel: 32-07-002-00.000

Premises Being: 838 Central Road, Benton, P A 17814-7673

PROPERTY ADDRESS: 838 CENTRAL ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 32-07-002-00.000

Seized and taken into execution to be sold as the property of ROBERT M BREDBENNER 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:
PHELAN & HALLINAN LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

Lsf8 Master Participation Trust

vs.

Robert M. Bredbenner

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2015-CV-302

2015-ED-134

COLUMBIA COUNTY

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 property (specifically described property below):

PREMISES: 838 Central Road, Benton, PA 17814-7673

(See Legal Description attached)

Amount Due

\$110,279.79

Interest from 06/12/2015 to Date of Sale

\$_____ and costs.

@ \$18.13 per diem

Barbara N. Silvestri / KRB /
(Clerk) Office of the Prothonotary, Common Pleas Court
of Columbia County, Penna.

Barbara N. Silvestri
Prothonotary

Dated 10-5-15
(SEAL)

PII # 957312

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST
vs.
BREDBENNER, ROBERT M

Case Number
2015CV302

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

134

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: Shirley E. Lockard

Primary Address: 541 Camp Lavigne Road
Benton, PA 17814

Phone: 570-925-6817

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Def

Date:

10/6/15

Time:

14:39

Deputy:

G & 8

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

LOCKARD, SHIRLEY E.

2015CV302

541 CAMP LAVIGNE ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST
vs.
BREDBENNER, ROBERT M

Case Number
2015CV302

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 134

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: ROBERT M BREDBENNER

Primary Address: 263 BEECH GLENN ROAD
BENTON, PA 17814

Phone: DOB:

Alternate Address: 838 CENTRAL ROAD
BENTON, PA 17814

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Alicia Esbarez

Relation:

Baby Sitter

Date:

10/6/15

Time:

14:23

Deputy:

698

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

BREDBENNER, ROBERT M

2015CV302

263 BEECH GLENN ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF8 MASTER PARTICIPATION TRUST
vs.
BREDBENNER, ROBERT M

Case Number
2015CV302

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	134
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 <div style="text-align: right; margin-top: 10px;">* See notes</div>		
Warrant:			

Serve To:

Name:	DEBORAH BREDBENNER
Primary Address:	R.R. #2 BOX 2634 BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:	10-6-15	Time:	14:15
Deputy:	3	Mileage:	

Attorney / Originator:

Name: PHELAN & HALLINAN LLP	Phone: 215-563-7000
------------------------------------	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. Old Address Post office Cannot Verify
2. _____
3. _____
4. _____
5. _____
6. _____

BREDBENNER, DEBORAH

2015CV302

R.R. #2 BOX 2634, BERWICK, PA 18603

NO EXPIRATION

Lsf8 Master Participation Trust	:	COURT OF COMMON PLEAS
	:	
	Plaintiff	: CIVIL DIVISION
	:	
vs.	:	NO.: <u>2015-CV-302</u>
	:	
Robert M. Bredbenner	:	<u>2015-ED-134</u>
	:	
	Defendant(s)	: COLUMBIA County
	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Robert M. Bredbenner
263 Beech Glenn rd
Benton, PA 17814-8140

Robert M. Bredbenner
838 Central Road
Benton, PA 17814-7673

Robert M. Bredbenner
RR 2 Box 175
Benton, PA 17814

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF8 MASTER PARTICIPATION TRUST
vs.
BREDBENNER, ROBERT M

Case Number
2015CV302

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 134

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: STEPHANIE YUTKO

Relation: TAX COLLECTOR

Date: 09-06-15 Time: 1250

Deputy: 8 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2015CV302

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.
BREDBENNER, ROBERT M

Case Number
2015CV302

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	134
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		

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:	Karen Richendfer		
Relation:	Clerk II		
Date:	10-6-15	Time:	12:50
Deputy:	8	Mileage:	

Attorney / Originator:

Name: PHELAN & HALLINAN LLP	Phone: 215-563-7000
------------------------------------	----------------------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2015CV302 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

REAL ESTATE OUTLINE

ED # 2015ED 134

DATE RECEIVED 10-5-2015
DOCKET AND INDEX 2015 CV 302

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>001556440</u>

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

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

PHELAN HALLINAN DIAMOND & JONES, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Adam.Davis@PhelanHallinan.com
215-563-7000

Attorneys for Plaintiff

Lsf8 Master Participation Trust
Plaintiff

v.

Robert M. Bredbenner
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2015-CV-302**
:
: **2015-ED-134**
: **COLUMBIA County**
:

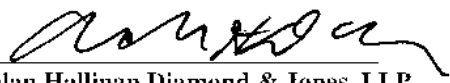
CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- () the mortgage is an FHA Mortgage
- () the premises is non-owner occupied
- () the premises is vacant
- (X) Act 91 procedures have been fulfilled
- () Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

By: _____


Phelan Hallinan Diamond & Jones, LLP
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

Lsf8 Master Participation Trust
Plaintiff

v.

Robert M. Bredbenner
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2015-CV-302**
:
: **2015-ED-134**
: **COLUMBIA COUNTY**

AFFIDAVIT PURSUANT TO RULE 3129.1

Lsf8 Master Participation Trust, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **838 Central Road, Benton, PA 17814-7673**.

1. Name and address of Owner(s) or reputed Owner(s):
Name: **Robert M. Bredbenner** Address (if address cannot be reasonably ascertained, please so indicate): **263 Beech Glenn rd, Benton, PA 17814-8140**
2. Name and address of Defendant(s) in the judgment:
Name: **Robert M. Bredbenner** Address (if address cannot be reasonably ascertained, please so indicate): **263 Beech Glenn rd
Benton, PA 17814-8140** ✓
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name: **None** Address (if address cannot be reasonably ascertained, please indicate):
4. Name and address of last recorded holder of every mortgage of record:
Name: **Household Realty Corporation** Address (if address cannot be reasonably ascertained, please indicate): **575 Pierce Street
Suite 202
Kingston, PA 18704** ✓
Records Processing Services **577 Lamont Road
Elmhurst, IL 60126** ✓
5. Name and address of every other person who has any record lien on the property:
Name: **None.** Address (if address cannot be reasonably ascertained, please indicate):
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.
Name: Address (if address cannot be reasonably ascertained, please indicate):

None.

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

Name

Address (if address cannot be reasonably ascertained, please indicate)

Tenant/Occupant

838 Central Road
Benton, PA 17814-7673 ✓

Deborah Bredbenner

RR 2 Box 2634
Berwick, PA 18603 ✓

Robert Bredbenner C/O Charles L. Yost

Thomas J. Kelley and Associates X
50 Glenmaura National Blvd Suite 300- Glenmaura
PI
Moosic, PA 18507

Commonwealth of Pennsylvania Bureau of
Individual Taxes Inheritance Tax Division

6th Floor, Strawberry Sq.
Dept 280601
Harrisburg, PA 17128 ✓

Department of Public Welfare, TPL Casualty
Unit, Estate Recovery Program

P.O. Box 8486
Willow Oak Building
Harrisburg, PA 17105 ✓

Domestic Relations of
Columbia County

Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815 ✓

Commonwealth of Pennsylvania
Department of Welfare

P.O. Box 2675
Harrisburg, PA 17105 ✓

Internal Revenue Service Advisory

1000 Liberty Avenue Room 704
Pittsburgh, PA 15222 ✓

U.S. Department of Justice
U.S. Attorney for The Middle District of PA
Federal Building

228 Walnut Street, Suite 220
PO Box 11754
Harrisburg, PA 17108-1754 ✓

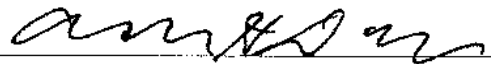
Williams Production Appalachia LLC

One William Center
Tulsa, Oklahoma 74172 ✓

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.A. § 4904 relating to unsworn falsification to authorities.

Date: 10/1/05

By:


Phelan Hallinan Diamond & Jones, LLP
Adam H. Davis, Esq., Id. No. 203034
Attorney for Plaintiff
PHELAN HALLINAN DIAMOND & JONES, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000

PHELAN HALLINAN DIAMOND & JONES, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Adam.Davis@PhelanHallinan.com
215-563-7000

Attorney for Plaintiff

Lsf8 Master Participation Trust

vs.

Robert M. Bredbenner

: COLUMBIA County
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2015-CV-302
: 2015-ED-134

VERIFICATION OF NON-MILITARY SERVICE

The undersigned attorney hereby verifies that he/she is attorney 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 Robert M. Bredbenner 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, as amended.

(b) that defendant Robert M. Bredbenner is over 18 years of age and resides at 263 Beech Glenn rd, Benton, PA 17814-8140 and 838 Central Road, Benton, PA 17814-7673.

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



Phelan Hallinan Diamond & Jones, LLP
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Adam.Davis@PhelanHallinan.com
215-563-7000

Attorneys for Plaintiff

Lsf8 Master Participation Trust
Plaintiff

v.

Robert M. Bredbenner
Defendant(s)

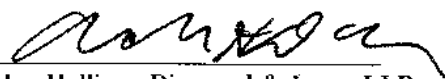
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2015-CV-302
:
: 2015-ED-134
: COLUMBIA County
:

CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- () the mortgage is an FHA Mortgage
- () the premises is non-owner occupied
- () the premises is vacant
- (X) Act 91 procedures have been fulfilled
- () Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

By: 
Phelan Hallinan Diamond & Jones, LLP
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Adam.Davis@PhelanHallinan.com
215-563-7000

Attorney for Plaintiff

Lsf8 Master Participation Trust

vs.

Robert M. Bredbenner

: **COLUMBIA County**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2015-CV-302**
:
: **2015-ED-134**

VERIFICATION OF NON-MILITARY SERVICE

The undersigned attorney hereby verifies that he/she is attorney 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 Robert M. Bredbenner 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, as amended.

(b) that defendant Robert M. Bredbenner is over 18 years of age and resides at 263 Beech Glenn rd, Benton, PA 17814-8140 and 838 Central Road, Benton, PA 17814-7673.

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



Phelan Hallinan Diamond & Jones, LLP
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

Lsf8 Master Participation Trust	:	COURT OF COMMON PLEAS
Plaintiff	:	
	:	CIVIL DIVISION
v.	:	
	:	NO.: <u>2015-CV-302</u>
Robert M. Bredbenner	:	2015-ED-134
Defendant(s)	:	COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

Lsf8 Master Participation Trust, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **838 Central Road, Benton, PA 17814-7673**.

1. Name and address of Owner(s) or reputed Owner(s):

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Robert M. Bredbenner	263 Beech Glenn rd, Benton, PA 17814-8140

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Robert M. Bredbenner	263 Beech Glenn rd Benton, PA 17814-8140

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None	

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
Household Realty Corporation	575 Pierce Street Suite 202 Kingston, PA 18704
Records Processing Services	577 Lamont Road Elmhurst, IL 60126

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
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.

Name	Address (if address cannot be reasonably ascertained, please indicate)
------	--

None.

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

Name

Address (if address cannot be
reasonably ascertained, please indicate)

Tenant/Occupant

**838 Central Road
Benton, PA 17814-7673**

Deborah Bredbenner

**RR 2 Box 2634
Berwick, PA 18603**

Robert Bredbenner C/O Charles L. Yost

**Thomas J. Kelley and Associates
50 Glenmaura National Blvd Suite 300- Glenmaura
PI
Moosic, PA 18507**

**Commonwealth of Pennsylvania Bureau of
Individual Taxes Inheritance Tax Division**

**6th Floor, Strawberry Sq.
Dept 280601
Harrisburg, PA 17128**

**Department of Public Welfare, TPL Casualty
Unit, Estate Recovery Program**

**P.O. Box 8486
Willow Oak Building
Harrisburg, PA 17105**

**Domestic Relations of
Columbia County**

**Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815**

**Commonwealth of Pennsylvania
Department of Welfare**

**P.O. Box 2675
Harrisburg, PA 17105**

Internal Revenue Service Advisory

**1000 Liberty Avenue Room 704
Pittsburgh, PA 15222**

**U.S. Department of Justice
U.S. Attorney for The Middle District of PA
Federal Building**

**228 Walnut Street, Suite 220
PO Box 11754
Harrisburg, PA 17108-1754**

Williams Production Appalachia LLC

**One William Center
Tulsa, Oklahoma 74172**

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.A. § 4904 relating to unsworn falsification to authorities.

Date:

10/1/15

By:



Phelan Hallinan Diamond & Jones, LLP

Adam H. Davis, Esq., Id. No. 203034

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

LEGAL DESCRIPTION

ALL THOSE TWO (2) certain pieces, parcels and tracts of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

TRACT NO. 1: BEGINNING at a post in line of a public road and running thence eastwardly 230 feet to a post; thence south 60 feet to a post; thence west 230 feet to the aforesaid public road; thence north 60 feet along said public road to the place of beginning.

CONTAINING 50-3/4 square rods of land, more or less, and more particularly bounded on the north by H.E. Parsonage lot; on the east and south by lands now or formerly of Rhoda A. Fritz, and on the west by a public road.

TRACT NO. 2: BEGINNING at a post along a public road; thence along said road in a northerly direction a distance of 42 feet to a post; thence in an easterly direction along land formerly of the grantor and now of the grantee a distance of 230 feet to a post; thence in a southerly direction a distance of 42 feet along the P & S Railroad to a post; thence in a westerly direction along land now or formerly of Rhoda A. Fritz, a distance of 230 feet to the place of beginning.

CONTAINING 35 square rods, more or less.

BEING THE SAME PREMISES which Betty J. Smith and Drue L. Eyer, Administrators of the Estate of Marjorie Mae Smith, by deed dated May 11, 1995 and recorded in Record Book Volume 596, page 0095, granted and conveyed unto Robert M. Bredbenner.

TITLE TO SAID PREMISES IS VESTED IN Robert M. Bredbenner, by Deed from Deborah Bredbenner, Dated 06/20/2001, Recorded 07/18/2001, in Instrument # 200106947.

Tax Parcel: 32-07-002-00.000

Premises Being: 838 Central Road, Benton, PA 17814-7673

Lsf8 Master Participation Trust

: COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

: NO.: 2015-CV-302

Robert M. Bredbenner

: 2015-ED-134
Defendant(s) : COLUMBIA County

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Robert M. Bredbenner
263 Beech Glenn rd
Benton, PA 17814-8140

Robert M. Bredbenner
838 Central Road
Benton, PA 17814-7673

Robert M. Bredbenner
RR 2 Box 175
Benton, PA 17814

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Your house (real estate) at **838 Central Road, Benton, PA 17814-7673** is scheduled to be sold at the Sheriff's Sale on Dec 16 2015 at 9:00 in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$110,279.79 obtained by Lsf8 Master Participation Trust (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**
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.

You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two 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 215-563-7000.
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 215-563-7000.
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 the 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 proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815

Telephone (570) 784-8760**

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2015-CV-302**

Lsf8 Master Participation Trust

v.

Robert M. Bredbenner

owner(s) of property situate in the **SUGARLOAF TOWNSHIP**, COLUMBIA County,
Pennsylvania, being

838 Central Road, Benton, PA 17814-7673

Parcel No. 32-07-002-00.000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$110,279.79**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THOSE TWO (2) certain pieces, parcels and tracts of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

TRACT NO. 1: BEGINNING at a post in line of a public road and running thence eastwardly 230 feet to a post; thence south 60 feet to a post; thence west 230 feet to the aforesaid public road; thence north 60 feet along said public road to the place of beginning.

CONTAINING 50-3/4 square rods of land, more or less, and more particularly bounded on the north by H.E. Parsonage lot; on the east and south by lands now or formerly of Rhoda A. Fritz, and on the west by a public road.

TRACT NO. 2: BEGINNING at a post along a public road; thence along said road in a northerly direction a distance of 42 feet to a post; thence in an easterly direction along land formerly of the grantor and now of the grantee a distance of 230 feet to a post; thence in a southerly direction a distance of 42 feet along the P & S Railroad to a post; thence in a westerly direction along land now or formerly of Rhoda A. Fritz, a distance of 230 feet to the place of beginning.

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Tax Parcel: 32-07-002-00.000

Premises Being: 838 Central Road, Benton, PA 17814-7673

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2015-CV-302** **2015-ED-134**

Lsf8 Master Participation Trust

v.

Robert M. Bredbenner

owner(s) of property situate in the **SUGARLOAF TOWNSHIP**, COLUMBIA County,
Pennsylvania, being

838 Central Road, Benton, PA 17814-7673

Parcel No. 32-07-002-00.000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$110,279.79**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.
Expiration date

Plaintiff Lsf8 Master Participation Trust	No.: <u>2015-CV-302</u> <div style="font-size: 1.2em; font-weight: bold;">2015-ED-134</div>
Defendant Robert M. Bredbenner	Type or Writ of Complaint EXECUTION/NOTICE OF SALE

SERVE **AT** {

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

ADDRESS (Street or R/D, Apartment No., City, Boro, Twp., State and Zip Code)
838 Central Road

Benton, PA 17814-7673

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff <div style="font-size: 1.2em; font-weight: bold;">— Defendant</div> ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date <div style="font-size: 1.2em; font-weight: bold;">10/1/15</div>
--	-----------------------------------	---

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
-----------	--------------

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of	

SHERIFF'S RETURN

Lsf8 Master Participation Trust

Plaintiff

vs.

Robert M. Bredbenner

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2015-CV-302

2015-ED-134

ISSUED

NOW, _____ 20__ I, _____ High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.
Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 20__, at _____ O'Clock _____ m., served the within upon _____ at _____ by handing to _____ a true and correct copy of the original Notice of Sale and made known to _____ the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

20 ____, See return endorsed hereon by Sheriff of _____ County, Pennsylvania, and made a part of this

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

No.: 2015-CV-302

2015-ED-134

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

Plaintiff

Lsf8 Master Participation Trust

Defendant

Robert M. Bredbenner

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

ROBERT M. BREDBENNER

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

838 Central Road

Benton, PA 17814-7673

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA. do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE: ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

(215)563-7000

10/1/15

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">SO ANSWERS Signature of Dep. Sheriff</td> <td style="width: 20%;">Date</td> </tr> <tr> <td>Signature of Sheriff</td> <td>Date</td> </tr> <tr> <td colspan="2">Sheriff of</td> </tr> </table>	SO ANSWERS Signature of Dep. Sheriff	Date	Signature of Sheriff	Date	Sheriff of	
SO ANSWERS Signature of Dep. Sheriff	Date						
Signature of Sheriff	Date						
Sheriff of							

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff
Lsf8 Master Participation Trust

No.: 2015-CV-302

2015-ED-134

Defendant
Robert M. Bredbenner

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

ROBERT M. BREDBENNER

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

838 Central Road

Benton, PA 17814-7673

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff
Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number
(215)563-7000

Date
10/16/15

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____ 20____

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.
Expiration date

Plaintiff
Lsf8 Master Participation Trust

No.: 2015-CV-302

Defendant
Robert M. Bredbenner

2015-ED-134

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

ROBERT M. BREDBENNER

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

838 Central Road

Benton, PA 17814-7673

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff
____ Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number
(215)563-7000

Date
10/11/15

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____, 20__	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of	

To the Sheriff of COLUMBIA County

Attention: Real Estate Department

Please be advised that we will be serving the Notice of Sale on defendant(s) Robert M. Bredbenner at any out of county address(es) via process server for this action.

I remain available should you wish to discuss this matter further.

Thank You

Bradley Davis
Supervisor
Writ Department
Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Automated Attendant: (215) 320-0007 Ext. 1265
Front Desk: (215) 563-7000 Ext. 1265
Fax: (215) 563-3826

Document Receipt

Trans #	6482	Carrier / service:	USPS Server	First-Class Mail®	10/5/2015 12:00:00 AM
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Ship to:

WILLIAMS PRODUCTION APPLACHIA
LLC

ONE WILLIAM CENTER

Tracking #: 71901140006000064764

Doc Ref #: 2015ED134

Postage 5.1300

TULSA OK 74172

Document Receipt

Trans #	6481	Carrier / service:	USPS Server	First-Class Mail®	10/5/2015 12:00:00 AM
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Ship to:

ROBERT BREDBENNER C/O CHARLES THOMAS KELLEY AND ASSOC
YOST50 GLENMAURA NAT. BLVD SUITE 300
GLENMAURA PLACETracking #: 71901140006000064757
Doc Ref #: 2015ED134
Postage 5.1300

MOOSIC PA 18507

Document Receipt

Trans #	6480	Carrier / service:	USPS Server	First-Class Mail®	10/5/2015 12:00:00 AM
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Ship to:

RECORDS PROCESSING SERVICES

577 LAMONT ROAD

Tracking #: 71901140006000064740

Doc Ref #: 2015ED134

Postage 5.1300

ELMHURST IL 60126

Document Receipt

Trans #	6480	Carrier / service:	USPS Server	First-Class Mail®	10/5/2015 12:00:00 AM
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Ship to:

RECORDS PROCESSING SERVICES

577 LAMONT ROAD

Tracking #: 7190114000600064740

Doc Ref #: 2015ED134

Postage 5.1300

ELMHURST IL 60126

Document Receipt

Trans #	6479	Carrier / service:	USPS Server	First-Class Mail®	10/5/2015 12:00:00 AM
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Ship to:

HOUSEHOLD REALTY

575 PIERCE STREET

SUITE 202

KINGSTON PA 18704

Tracking #: 71901140006000064733

Doc Ref #: 2015ED134

Postage 5.1300

Document Receipt

Trans #	6478	Carrier / service:	USPS Server	First-Class Mail®	10/5/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000064726

Doc Ref #: 2015ED134

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	6477	Carrier / service:	USPS Server	First-Class Mail®	10/5/2015 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #: 71901140006000064719

Doc Ref #: 2015ED134

Postage 5.1300

PHILADELPHIA PA 19107

Document Receipt

Trans #	6476	Carrier / service:	USPS Server	First-Class Mail®	10/5/2015 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000064702

Doc Ref #: 2015ED134

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	6475	Carrier / service:	USPS Server	First-Class Mail®	10/5/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000064696

Doc Ref #: 2015ED134

Postage 5.1300

HARRISBURG PA 17128

Phelan Hallinan Diamond & Jones, LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, NA
3-180/360

001556440

DATE
10/1/2015

AMOUNT
****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

TO THE ORDER OF Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

MWR [957312] 838 CENTRAL ROAD (2015-CV-302)


AUTHORIZED SIGNATURE

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

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