

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

PROPERTY ADDRESS
12 MOYLE LANE, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
01/22/2015	Advance Fee	Advance Fee	33848	\$0.00	\$1,350.00
01/22/2015	Advertising Sale (Newspaper)			\$15.00	\$0.00
01/22/2015	Advertising Sale Bills & Copies			\$17.50	\$0.00
01/22/2015	Crying Sale			\$10.00	\$0.00
01/22/2015	Docketing			\$15.00	\$0.00
01/22/2015	Levy			\$15.00	\$0.00
01/22/2015	Mailing Costs			\$96.00	\$0.00
01/22/2015	Posting Handbill			\$15.00	\$0.00
01/22/2015	Press Enterprise Inc.			\$1,313.70	\$0.00
01/22/2015	Sheriff Automation Fund			\$50.00	\$0.00
01/22/2015	Web Posting			\$100.00	\$0.00
05/07/2015	Service			\$240.00	\$0.00
05/07/2015	Service Mileage			\$10.00	\$0.00
05/07/2015	Copies			\$8.00	\$0.00
05/07/2015	Notary Fee			\$10.00	\$0.00
05/07/2015	Surcharge			\$170.00	\$0.00
				\$2,085.20	\$1,350.00

TOTAL BALANCE:	\$(735.20)
-----------------------	-------------------

RICHARD M. SQUIRE & ASSOCIATES, LLC

ESCROW ACCOUNT

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

36128

36128

60-912/313
220

SUSQUEHANNA BANK
www.susquehanna.net

****Seven hundred Thirty Five dollars and Twenty cents****

DATE

AMOUNT

09/09/2015

\$735.20

VOID AFTER 90 DAYS

PAY
TO THE
ORDER
OF

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


AUTHORIZED SIGNATURE

For CAL-539 - Deutsch - Outstanding Costs

⑈036128⑈ ⑆031309123⑆ 02 920105 50⑈

PO Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**
TIMOTHY T. CHAMBERLAIN, SHERIFF

Fax

To: Rhondeisha Smith

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: September 9, 2015

Re: Deutsch execution

CC:

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

● **Comments:**

Attached is a cost sheet showing a balance due of \$735.20

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire *

Robert 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.squirelaw.com

September 8, 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 September 9, 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 October 14, 2015 at our client's request.***

Thank you for your courtesies.

Very truly yours,


Rhondaisha Smith, Paralegal

cc: Pat Miller

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



<u>Plaintiff</u>		<u>Defendant</u>
LSF8 MASTER PARTICIPATION TRUST	vs.	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, September 9, 201
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	\$96.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,313.70
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$240.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$8.00
Notary Fee	\$10.00
Surcharge	\$170.00
Total Sheriff Costs	\$2,255.20

Municipal Costs

Sewer	\$1,340.83
Total Municipal Costs	\$1,340.83

Distribution Costs

Recording Fees	\$67.00
Total Distribution Costs	\$67.00

Grand Total: \$3,663.03

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



<u>Plaintiff</u>	<u>Defendant</u>
LSF8 MASTER PARTICIPATION TRUST	DIANE M DEUTSCH

vs.

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, September 9, 2014

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
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Levy	\$15.00
Mailing Costs	\$96.00
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Prothonotary, Acknowledge Deed	\$10.00
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Web Posting	\$100.00
Service	\$240.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$8.00
Notary Fee	\$10.00
Surcharge	\$170.00

Total Sheriff Costs **\$2,255.20**

Municipal Costs

Sewer	\$1,340.83
-------	------------

Total Municipal Costs **\$1,340.83**

Distribution Costs

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

Total Distribution Costs **\$67.00**

Grand Total: **\$3,663.03**

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

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

LSF 8 Master Participants VS Diane Deutsch

NO. 6-15 ED NO. 1339-14 JD

DATE/TIME OF SALE Sept 7, 2015 @ 9:00 AM

BID PRICE (INCLUDES COST) \$

POUNDAGE - 2% OF BID \$

TRANSFER TAX - 2% OF FAIR MKT \$

MISC. COSTS \$

TOTAL AMOUNT NEEDED TO PURCHASE \$

PURCHASER(S):

ADDRESS:

NAMES(S) ON DEED:

PURCHASER(S) SIGNATURE(S):

TOTAL DUE: \$

LESS DEPOSIT: \$

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

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

June 9, 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 June 10, 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 September 9, 2015 at our client's request.*

Thank you for your courtesies.

Very truly yours,

Krystal Clark, Paralegal

cc: Pat Miller

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire *
Robert W. Cusick ^
Morris A. Scott

* 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

May 19, 2015

Columbia County Sheriff

RE: LSF8 Master Participation Trust v. Diane M Deutsch

Dear Sir or Madam:

Attached please find appropriate copies of the Notice of sheriff sale and service forms for service upon Defendant(s) at:

12 Moyle Lane, Bloomsburg PA 17815 (POST)

Thank you for your attention to this matter. Please do not hesitate to contact me at (215) 886-8790, ext. 22 if you have any questions or concerns regarding the enclosed.

Very truly yours,

Krystal Clark
Richard M. Squire & Associates, LLC

Enclosures

Send to
Sheriff

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert W. Cusick, Esquire
Morris A. Scott, Esquire
I.D. Nos. 04267 / 80193 / 83587
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
12 Moyle Lane
Bloomsburg, PA 17815
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, June 10, 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**

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
JANET V. DE LUCA, PA

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



Diane Deutsch
545 Hershey Mill Road

Mountville PA 17554

GED 2015

Timothy Chamberlain

From: Diane Keck [dianek6885@gmail.com]
Sent: Thursday, May 14, 2015 6:39 PM
To: Timothy Chamberlain
Subject: Diane Deutsch - Bankruptcy

Sheriff Chamberlain,

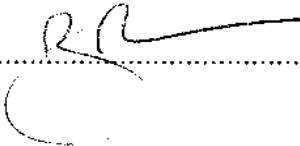
Here is the information you requested in regards to my bankruptcy which included the property located at 12 Moyle Lane Bloomsburg, PA.

Case ID# 13-12974-mdc
April 28, 2013
Attorney Thomas Fleckenstein
301 Linden St. Suite 305 Unit 5
Columbia, PA 17512
717-333-4053

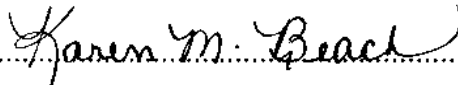
Thank you,
Diane Keck (AKA Diane Deutsch)

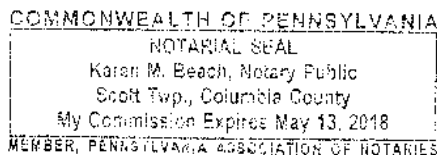
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 April 22, 29 and May 6, 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 6th day of May 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.

.....

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire *
Walter W. Gouldsburg,
III ^
Morris A. Scott
* 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

May 12, 2015

VIA FACSIMILE: 5703895625

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

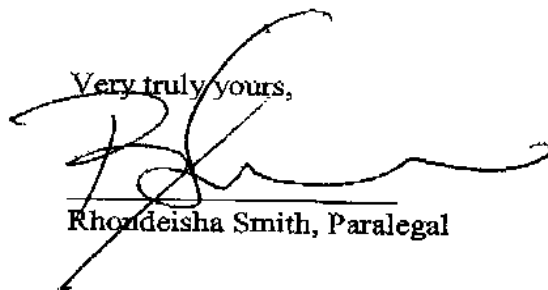
RE: LSF8 Master Participation Trust v. Diane M Deutsch
Docket No. 2014-CV-1339
Premises: 12 Moyle Lane, Bloomsburg, PA 17815
Sheriff's Sale scheduled for May 13, 2015

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 June 10, 2015 at our client's request.*

Thank you for your courtesies.

Very truly yours,



Rhondeisha Smith, Paralegal

cc: Pat Miller

TX Result Report

P 1

05/11/2015 11:10

Serial No. A1UE011110048

TC: 255825

Addressee	Start Time	Time	Prints	Result	Note
912158868791	05-11 11:10	00:00:27	001/001	OK	

Note

TMR:Timer TX, POL:Polling, ORG:Original Size Setting, FME:Frame Erase TX,
 DPG:Page Separation TX, MIX:Mixed Original TX, CALL:Manual TX, CSRC:CSRC,
 FWD:Forward, PC:PC-FAX, BND:Double-Sided Binding Direction, SP:Special Original,
 ECODE:E-code, RTX:Re-TX, RLY:Relay, MBX:Confidential, BUL:Bulletin, SIP:SIP Fax,
 IPADR:IP Address FAX, I-FAX:Internet Fax

Result

OK: Communication OK, S-OK: Stop Communication, PW-OFF: Power Switch OFF,
 TEL: RX from TEL, NG: Other Error, Cont: Continue, No Ans: No Answer,
 Refuse: Receipt Refused, Busy: Busy, M-Full:Memory Full,
 LOVR:Receiving length Over, POVR:Receiving page Over, FIL:File Error,
 DC:Decode Error, MDN:MDN Response Error, DSN:DSN Response Error.

2015 ED 4

* Attn: Krystal

215-886-8791

LSF8 MASTER PARTICIPATION TRUST
 vs.
 DIANE M DEUTSCH

Case Number
 2014CV1339

SERVICE EVENT REPORT (Posted)

Category:	Real Estate Sale - Posting - Sale Bill	Expires:	
Manner:	< Not Specified >	Warrant:	
Notes:	SHERIFF'S SALE BILL		

Name:	(POSTING)	Mobile:	
Primary Address:	12 MOYLE LANE BLOOMSBURG, PA 17815	Notes:	
Phone:			

Date:	04/06/2016	Category:	Posted
Notes:	DEPUTY MARTIN BOUDMAN, 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.		

Time In:		Time Out:	2:40 PM	Deputy 1:	Martin Boudman
Mileage:	0			Deputy 2:	
Accepted:					
Notes:					

Entered By: Timothy T. Chamberlain

Print Date: 05/11/2015

Print Time: 10:10 AM

* Htn: Krysta

215-886-8797

LSF8 MASTER PARTICIPATION TRUST
VS.
DIANE M DEUTSCHCase Number
2014CV1339**SERVICE EVENT REPORT**
(Posted)**Service Details:****Category:** Real Estate Sale - Posting - Sale Bill**Manner:** < Not Specified >**Notes:** SHERIFF'S SALE BILL**Expires:****Warrant:****Serve To:****Name:** (POSTING)**Primary Address:** 12 MOYLE LANE
BLOOMSBURG, PA 17815**Phone:****Mobile:****Notes:****Service Event Details:****Date:** 04/06/2015**Category:** Posted**Notes:** DEPUTY MARTIN BOUDMAN, 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.**Delivery Details:****Time In:****Time Out:** 2:40 PM**Deputy 1:** Martin Boudman**Mileage:** 0**Deputy 2:****Accepted:****Notes:****Entered By:** Timothy T. Chamberlain**Print Date:** 05/11/2015**Print Time:** 10:10 AM

SHERIFF'S SALE COST SHEET

VS. Deutsch
 NO. _____ 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>96.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</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>536.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1313.70</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1538.70</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>1340.83</u>
TOTAL *****	\$ <u>1340.83</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL *****	\$ <u>0.00</u>

SURCHARGE FEE (DSTE)	\$ <u>170.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 3063.03

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

05/06/2015 02:10 PM - DEPUTY MICHAEL BEYER, 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.


MICHAEL BEYER, DEPUTY

SO ANSWERS,

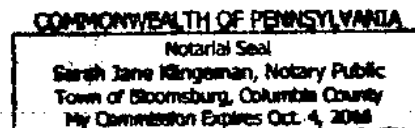

TIMOTHY T. CHAMBERLAIN, SHERIFF

May 06, 2015

NOTARY

Affirmed and subscribed to before me this

6TH day of MAY, 2015





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

2017 County of Columbia, Pennsylvania

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

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant: 6

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

** Vacant house (sheriff sale) Please Return #4*

POST

Serve To:

Name: DIANE M DEUTSCH

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Primary Address: 12 MOYLE LANE

Adult In Charge: *Posted*

BLOOMSBURG, PA 17815

Phone:

DOB:

Relation:

Alternate Address: 545 HERSHEY MILL RD APT

Date: *5-2-15*

Time: *2:10*

MOUNTVILLE, PA 17554

Phone:

Deputy: *4*

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

2-17-15

2-19-15

Time:

09:24

09:16

Mileage:

Deputy:

4

4

Service Attempt Notes:

1. *L/C c Mailbox #4*

2. *L/C c Mailbox #4*

3.

4.

5.

6.

DEUTSCH, DIANE M

2014CV1339

12 MOYLE LANE, BLOOMSBURG, PA 17815

NO EXPIRATION

Document Receipt

Trans #	5300	Carrier / service:	USPS Server	First-Class Mail®	5/6/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	----------------------

Ship to:

Diane Deutsch

545 Hershey Mill Road

Tracking #: 71901140006000052938

Doc Ref #: 2015ED6

Postage 5.1300

Mountville PA 17554

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert W. Cusick, Esquire
Morris A. Scott, Esquire
I.D. Nos. 04267 / 80193 / 83587

Attorneys for Plaintiff

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
12 Moyle Lane
Bloomsburg, PA 17815
DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2014-CV-1339

2015-ED-6
CIVIL ACTION

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 A. Silvette
PROTHONOTARY

Seal of Court

~~BY:~~

Date 01-31-15
CAL-539F/DM1

~~Deputy~~ Prothonotary
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

LSF8 Master Participation Trust
Plaintiff,

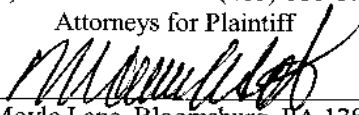
v.

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

WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed:

____ Richard M. Squire, Esquire
____ Robert W. Cusick, Esquire
____ ☒ Morris A. Scott, 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



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

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert W. Cusick, Esquire
Morris A. Scott, Esquire
I.D. Nos. 04267 / 80193 / 83587
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
12 Moyle Lane
Bloomsburg, PA 17815
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, 5/13/15 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**

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

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

* I want house (Sheriff sale) Please return #4

Zone:

Warrant: 6

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:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:	2-17-15	2-19-15				
Time:	09:24	09:16				
Mileage:						
Deputy:	4	4				

Service Attempt Notes:

1. L/C c mailbox #4
2. L/C c mailbox #4

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

OCCUPANT

2014CV1339

12 MOYLE LANE, BLOOMSBURG, PA 17815

NO EXPIRATION

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

DATE:14-APR-15

FEE:\$5.00

CERT. NO21584

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	63.88	0.28		15.00	79.16
2014	PRIM	1,283.51	18.16		15.00	1,316.67
TOTAL DUE :						\$1,395.83

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: June , 2015

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

REQUESTED BY: COLUMBIA COUNTY SHERIFF

SHE

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: 04/14/2015 09:33:04 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
		Payment					
012906	G	\$186.30	04/30/2015	\$190.10	06/30/2015	\$209.11	08/31/2015
		Payment					
012906	S	\$19.63	04/30/2015	\$20.03	06/30/2015	\$22.03	08/31/2015
		Payment					
012906	R	\$22.59	04/30/2015	\$23.05	06/30/2015	\$25.36	08/31/2015
		Payment					

Total Paid To Date:

\$0.00

SNE

Signature

4-14-15

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
By: Richard M. Squire, Esquire
Robert W. Cusick, Esquire
Morris A. Scott, Esquire
I.D. Nos. 04267 / 80193 / 83587
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791
Attorneys for Plaintiff

Sheriff

0 9-10 - 019-00

*2014 TAXES
DUE
NO Bankruptcy*

LSF8 Master Participation Trust
PLAINTIFF,

v.

Diane M Deutsch
12 Moyle Lane
Bloomsburg, PA 17815
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, 5/13/15 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.

PO Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**
TIMOHTY T. CHAMBERLAIN, SHERIFF

Fax

To: Crystal Clark

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: May 4, 2015

Re: Deutsch

CC:

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

● **Comments:**

Crystal Clark
Richard Squire
215-886-8790
2014 CO 1339
Fax 215-886-8791

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

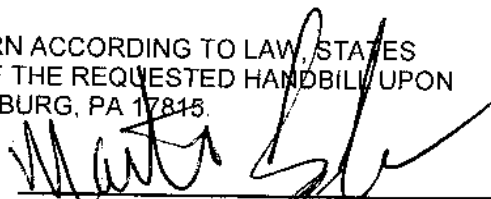


LSF8 MASTER PARTICIPATION TRUST
vs.
DIANE M DEUTSCH

Case Number
2014CV1339

SHERIFF'S RETURN OF SERVICE

04/06/2015 02:40 PM - DEPUTY MARTIN BOUDMAN, 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.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

April 06, 2015

NOTARY

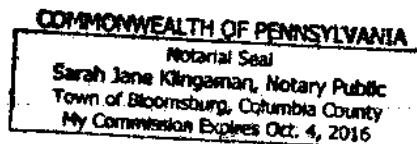
Affirmed and subscribed to before me this

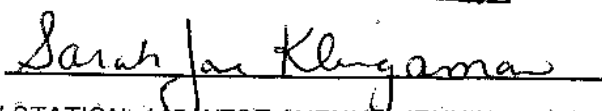
6TH

day of

APRIL

2015





Attorney: RICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATION, 115 WEST AVENUE, JENKINTOWN, P.
for County Sure Sheriff Teleosoft, Inc.

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

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: 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 (Posted) Other

Adult In Charge: Front Door

Relation:

Date: 4-6-15 Time: 1440

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. _____

(POSTING)

2014CV1339

12 MOYLE LANE, BLOOMSBURG, PA 17815

NO EXPIRATION

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



71901140006000045541

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



71901140006000045589

BENEFICIAL CONSUMER
25 WEST INDEPENDENCE STREET

SHAMOKIN PA 17872

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

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 6

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Paula Clark

Primary Address: 138 South Street
Catawissa, PA 17820

Phone: 570-356-2189

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation: Def

Date: 1/29/15

Time: 14:26

Deputy: 4 & 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.

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.
DIANE M DEUTSCH

Case Number
2014CV1339

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 6

Notes: 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: Morden Cole

Relation: Clerk

Date: 1-23-15 Time: 9:05

Deputy: 4 Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF

2014CV1339

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

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

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 6

Warrant:

Notes: 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: Denise Siegel

Relation: TAX Clerk

Date: 1-23-15 Time: 9:02

Deputy: 4 Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2014CV1339

PO BOX 380, 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 01/22/15

Account:

Name:

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

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

Ad ID: **1022638**
Description: **Diane Deutsch Sale**
Run Dates: **04/22/15 to 05/06/15**
Class: **2**
Agate Lines: **240**
Blind Box:

Total Ad Cost \$1,313.70
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	04/22/15	05/06/15	3	\$1,313.70

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 in 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, MAY 13, 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 365 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 Aladio 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, exact 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 Manville.

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. 290109448.

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 and of USFR 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.

**TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania**

Attorney for the Plaintiff:

**RICHARD SQUIRE & ASSOCIATES LLC
JENKINTOWN, PA**

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, MAY 13, 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, LLC
By: Richard M. Squire, Esquire
Robert W. Cusick, Esquire
Morris A. Scott, Esquire
ID. Nos. 04267 / 80193 / 83587
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
12 Moyle Lane
Bloomsburg, PA 17815

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:

None other.

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 W. Cusick, Esquire
☒ Morris A. Scott, Esquire
115 West Avenue, Suite 104
Jenkintown, PA 19046
(215) 886-8790
Attorneys for Plaintiff

Date: January 18, 2015

REAL ESTATE OUTLINE

ED # 2015 ED6

DATE RECEIVED 1-21-2015
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>33848</u>

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

SALE DATE May 13th TIME 9.00 Am
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert W. Cusick, Esquire
Morris A. Scott, Esquire
ID. Nos. 04267 / 80193 / 83587
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
12-Moyle-Lane
Bloomsburg, PA 17815

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
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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
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3701 Regent Boulevard, Suite 200
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25 W. Independence Street
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116 Pine Street, Suite 320
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26525 North Riverwoods Blvd.
Mettawa, IL 60045-3428

Beneficial Consumer Discount Company
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2929 Walden Avenue
Depew, NY 14043-2602

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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:

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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 W. Cusick, Esquire
☒ Morris A. Scott, Esquire
115 West Avenue, Suite 104
Jenkintown, PA 19046
(215) 886-8790
Attorneys for Plaintiff

Date: January 18, 2015

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert W. Cusick, Esquire
Morris A. Scott, Esquire
I.D. Nos. 04267 / 80193 / 83587

Attorneys for Plaintiff

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
12 Moyle Lane
Bloomsburg, PA 17815
DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO: 2014-CV-1339

CIVIL ACTION

CERTIFICATION

Richard M. Squire, Esquire/Robert W. Cusick, Esquire/Morris A. Scott, 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: January 18, 2015

By: 

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

Robert W. Cusick, Esq. (PA I.D.# 80193)

☒ Morris A. Scott, Esq. (PA I.D.# 83587)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

rcusick@squirelaw.com

msscott@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.

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire
Robert W. Cusick, Esquire
Morris A. Scott, Esquire
ID. Nos. 04267 / 80193 / 83587

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
12 Moyle Lane
Bloomsburg, PA 17815

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 W. Cusick, Esq. (PA I.D. # 80193)
☒ Morris A. Scott, Esq. (PA I.D.# 83587)
Attorney for Plaintiff

Dated: January 18, 2015

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert W. Cusick, Esquire
Morris A. Scott, Esquire
I.D. Nos. 04267 / 80193 / 83587

Attorneys for Plaintiff

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
12 Moyle Lane
Bloomsburg, PA 17815
DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO: 2014-CV-1339

CIVIL ACTION

AFFIDAVIT OF LAST KNOWN ADDRESSES

I, Richard M. Squire, Esquire/Robert W. Cusick, Esquire/Morris A. Scott, 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: January 18, 2015

By: 

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

Robert W. Cusick, Esq. (PA I.D.# 80193)

✓ Morris A. Scott, Esq. (PA I.D.# 83587)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

rcusick@squirelaw.com

mScott@squirelaw.com

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert W. Cusick, Esquire
Morris A. Scott, Esquire
I.D. Nos. 04267 / 80193 / 83587

Attorneys for Plaintiff

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
12 Moyle Lane
Bloomsburg, PA 17815
DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO: 2014-CV-1339

CIVIL ACTION

VERIFICATION OF NON-MILITARY SERVICE

Richard M. Squire, Esquire/Robert W. Cusick, Esquire/Morris A. Scott, 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: January 18, 2015

By: _____



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

Robert W. Cusick, Esq. (PA I.D.# 80193)

✓

Morris A. Scott, Esq. (PA I.D.# 83587)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

rcusick@squirelaw.com

mScott@squirelaw.com

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire
Robert W. Cusick, Esquire
Morris A. Scott, Esquire
I.D. Nos. 04267 / 80193 / 83587

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

12 Moyle Lane

Bloomsburg, PA 17815

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO: 2014-CV-1339

CIVIL ACTION

MORTGAGE FORECLOSURE

Date: January 18, 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.

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire *
Robert Cusick
Morris Scott

* 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.squireclaw.com

TO: Columbia County Sheriff's Department

FROM: Morris Scott, Esq.

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 for \$1,350.00 which represents a sale deposit for the aforementioned scheduled sheriff sale. Pursuant to appended court order, kindly post 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. Jones Jr.

CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

2014 OCT 24 P 3 24

FILED
PROTHONOTARY

Document Receipt

Trans #	4563	Carrier / service	USPS Server	First-Class Mail®	1/22/2015 12:00:00 AM
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Ship to:

BENEFICIAL CONSUMER

2929 WALDEN AVENUE

Tracking #: 719D114D006D00045619

Doc Ref #: 2015ED6

Postage 5.3400

DEPEW NY 14043

Document Receipt

Trans #	4563	Carrier / service:	USPS Server	First-Class Mail®	1/22/2015 12:00:00 AM
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Ship to:

BENEFICIAL CONSUMER

2929 WALDEN AVENUE

Tracking #: 71901140006000045619

Doc Ref #: 2015ED6

Postage 5.3400

DEPEW NY 14043

Document Receipt

Trans #	4562	Carrier / service:	USPS Server	First-Class Mail®	1/22/2015 12:00:00 AM
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Ship to:

BENEFICIAL CONSUMER

26525 NORTH RIVERWOODS BLVD

Tracking # 71901140006000045602

Doc Ref # 2015ED6

Postage 5.3400

METTAWA IL 60045

Document Receipt

Trans #	4561	Carrier / service:	USPS Server	First-Class Mail®	1/22/2015 12:00:00 AM
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Ship to:

BENEFICIAL CONSUMER

C/O CT CORPORTION
SYSTEM116 PINE STREET
SUITE 320

Tracking # 71901140006000045596

Doc Ref # 2015ED6

Postage 5.3400

HARRISBURG PA 17101

Document Receipt

Trans #	4560	Carrier / service:	USPS Server	First-Class Mail®	1/22/2015 12:00:00 AM
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Ship to

BENEFICIAL CONSUMER

25 WEST INDEPENDENCE STREET

Tracking #: 71901140006000045589

Doc Ref #: 2015ED6

Postage 5.3400

SHAMOKIN PA 17872

Document Receipt

Trans #	4559	Carrier / service	USPS Server	First-Class Mail®	1/22/2015 12:00:00 AM
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Ship to:

LSF8 MASTER PARTICIPATION TRUST

13801 WIRELESS WAY

Tracking #: 71901140006000045572

Doc Ref #: 2015ED6

Postage 5.3400

OKLAHOMA CITY OK 73134

Document Receipt

Trans #	4559	Carrier / service	USPS Server	First-Class Mail®	1/22/2015 12:00:00 AM
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Ship to:

LSF8 MASTER PARTICIPATION TRUST

13801 WIRELESS WAY

Tracking #: 71901140006000045572

Doc Ref #: 2015ED6

Postage 5.3400

OKLAHOMA CITY OK 73134

Document Receipt

Trans #	4558	Carrier / service:	USPS Server	First-Class Mail®	1/22/2015 12:00:00 AM
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Ship to:

LSF8 MASTER PARTICIPATION TRUST

3701 REGENT BLVD SUITE 200

Tracking #: 71901140006000045565

Doc Ref #: 2015ED6

Postage 5.3400

IRVING TX 75063

Document Receipt

Trans #	4558	Carrier / service:	USPS Server	First-Class Mail®	1/22/2015 12:00:00 AM
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Ship to:

LSF8 MASTER PARTICIPATION TRUST

3701 REGENT BLVD SUITE 200

Tracking #: 719D1140006000045565

Doc Ref #: 2015ED6

Postage 5.3400

IRVING TX 75063

Document Receipt

Trans #	4557	Carrier / service:	USPS Server	First-Class Mail®	1/22/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000045558

Doc Ref #: 2015ED6

Postage 5.3400

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ROBERT N.C. NIX FEDERAL BUILDING

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US SMALL BUSINESS
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WELFARE

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HARRISBURG	PA	17128			

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For CAL-539 - Deutsch - Sale Deposit

PAY
TO THE
ORDER
OF

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

One Thousand Three hundred Fifty dollars and Zero cents

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

SUSQUEHANNA BANK
www.susquehanna.net

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\$1,350.00

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01/19/2015

DATE

VOID AFTER 90 DAYS

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