

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

LSF9 MASTER PARTICIPATION TRUST VS NANCY DEUTSCH

NO. 159-2016 ED

NO. 934-2016 JD

DATE/TIME OF SALE: FEBRUARY 1, 2017 @ 9:00 AM

BID PRICE (INCLUDES COST)

\$ 20000.00 (2051.14)

POUNDAGE - 2% OF BID

\$ 400.00

TRANSFER TAX - 2% OF FAIR MKT

\$ —

MISC. COSTS

\$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE

\$ 2701.14

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE:

\$ 2701.14

LESS DEPOSIT:

\$ 1350.00

DOWN PAYMENT:

\$ _____

TOTAL DUE IN 8 DAYS

\$ 1351.14

159

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



<u>Plaintiff</u>		<u>Defendant</u>
LSF9 MASTER PARTICIPATION TRUST	vs.	NANCY DEUTSCH

Attorney for the Plaintiff:
RICHARD SQUIRE & ASSOCIATES LLC
ONE JENKINTOWN STATION
115 WEST AVENUE
JENKINTOWN, PA 19046

Sheriff's Sale Date: Wednesday, February 1, 2017
Writ of Execution No. : 2016CV934
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 532 INDEPENDENT STREET, CATAWISSA, PA 17820

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$66.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,085.64
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$210.00
Service Mileage	\$18.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$150.00
Total Sheriff Costs	\$1,984.14

Distribution Costs

Recording Fees	\$67.00
Total Distribution Costs	\$67.00

Grand Total: \$2,051.14

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

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 211561	Invoice Date: 03/01/2017 3:52:04 PM	RECEIPT	Reg/Drw ID: 0101
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: TSA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201701653	ROARINGCREEK
	Grantor - DEUTSCH, NANCY L		03/01/17 3:52:06 PM	TOWNSHIP
	Grantee - LSF9 MASTER PARTICIPATION TRUST			
	Consideration - \$2,701.14			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$67.00		
	PAYMENTS			
	CHECK: 7723 - SHERIFF	\$67.00		
	TOTAL PAYMENTS	\$67.00		
	AMOUNT DUE	\$67.00		
	PAYMENT ON INVOICE	(\$67.00)		
	BALANCE DUE ON INVOICE	\$0.00		

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

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

* Also Admitted in MD
^ Also Admitted in NJ

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

February 27, 2017

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

RE: LSF9 Master Participation Trust v. Nancy L. Deutsch
Docket No. 2016CV934
Premises: 532 Independent Street, Catawissa PA 17820

Dear Sir or Madam:

The above property was sold to the plaintiff at Sheriff Sale on February 1, 2017.

Kindly issue Deed Poll or Sheriff's Deed to the above property to "**LSF9 Master Participation Trust**". The address of the grantee should be listed as 13801 Wireless Way, Oklahoma City, OK 73134.

Enclosed please find Realty Transfer Statement of Value in duplicate, along with copies of the recorded mortgage and any applicable assignments.

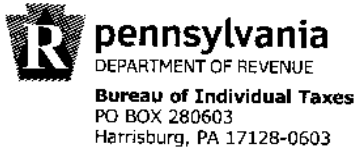
Tax bills should now be sent to 13801 Wireless Way, Oklahoma City, OK 73134.

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

Sincerely,

Stephanie Lerman, Paralegal
extension 36

enclosures



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name Richard M. Squire & Associates, LLC		Telephone Number: (215) 886-8791	
Mailing Address 115 W. Avenue, Suite 104	City Jenkintown	State PA	ZIP Code 19046

B. TRANSFER DATA

Date of Acceptance of Document 02 / 27 / 2017			
Grantor(s)/Lessor(s) Columbia County Sheriff	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s) LSF9 Master Participation Trust	Telephone Number: (800) 401-6587
Mailing Address 35 W. Main Street		Mailing Address 13801 Wireless Way	
City Bloomsburg	State PA	ZIP Code 17815	City Oklahoma City
			State OK
			ZIP Code 73134

C. REAL ESTATE LOCATION

Street Address 532 INDEPENDENT STREET CATAWISSA PA, 17820		City, Township, Borough ROARING CREEK TWP
County Columbia	School District SOUTHERN COLUMBIA A S D	Tax Parcel Number 30-10-015

D. VALUATION DATAWas transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration 1,351.14	2. Other Consideration + 0.00	3. Total Consideration = 1,351.14
4. County Assessed Value 13,798.00	5. Common Level Ratio Factor x 3.69	6. Computed Value = 50,914.62

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

1a. Amount of Exemption Claimed \$ 50,914.62	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
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2. Check Appropriate Box Below for Exemption Claimed.

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

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

Signature of Correspondent or Responsible Party

Date

02/27/11

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

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

LSF9 MASTER PARTICIPATION TRUST VS NANCY DEUTSCH

NO. 159-2016 ED

NO. 934-2016 JD

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ADDRESS: _____

NAMES(S) ON DEED: _____

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LESS DEPOSIT:

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DOWN PAYMENT:

\$ —

TOTAL DUE IN 8 DAYS

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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
LSF9 MASTER PARTICIPATION TRUST

vs.

Defendant
NANCY DEUTSCH

Attorney for the Plaintiff:
RICHARD SQUIRE & ASSOCIATES LLC
ONE JENKINTOWN STATION
115 WEST AVENUE
JENKINTOWN, PA 19046

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Total Distribution Costs	\$67.00

Grand Total: **\$2,051.14**

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

42031

42031

RICHARD M. SQUIRE & ASSOCIATES, LLC

ESCROW ACCOUNT

ONE JENKINTOWN STATION SUITE 104

115 WEST AVENUE 215-886-8790

JENKINTOWN, PA 19046

BB&T

BRANCH BANKING AND TRUST COMPANY

1-800-BANK BBT BBT.com

60-912/313

One Thousand Three hundred Fifty One dollars and Fourteen cents

DATE

02/03/2017

AMOUNT

\$1,351.14

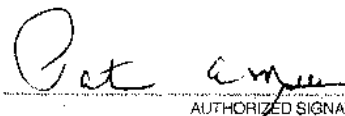
PAY
TO THE
ORDER
OF

Sheriff of Columbia County

P.O. Box 380

Bloomsburg PA 17815

For CAL-1528 - Deutsch - Outstanding Costs



AUTHORIZED SIGNATURE

⑈042031⑈ ⑆031309123⑆1390000798122⑈

SHERIFF'S SALE COST SHEET

NO. _____ VS. Deutsch
 ED 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>66.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>18.00</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>483.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1085.64</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1335.64</u>

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

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

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

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

TOTAL COSTS (OPENING BID) \$ 2051.14

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert M. Kline, Esquire
Bradley J. Osborne, Esquire
I.D. Nos. 04267 / 56479 / 312169

One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791
Attorneys for Plaintiff

FILED
JUN 20 2016
A 9 29
CLERK OF COURT
JUN 20 2016
JENKINTOWN, PA

LSF9 Master Participation Trust
PLAINTIFF,

v.

Nancy L. Deutsch

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2016CV934

CIVIL ACTION

MORTGAGE FORECLOSURE

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

Plaintiff, by its undersigned attorney, Richard M. Squire/Bradley J. Osborne/Robert M. Kline, Esquire, hereby verifies that:

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

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

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

Richard M. Squire & Associates, LLC

By: 

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

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

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

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

bosborne@squirelaw.com

rkline@squirelaw.com

Attorneys for Plaintiff

Dated: January 26, 2017

Exhibit "1"

U.S. POSTAL SERVICE
 REGISTERED MAIL
 POSTMARK AND DATE OF RECEIPT
 Affix stamp here, as required, certificate of mailing
 or for additional copies of this bill.
 PITNEY BOWES
 \$001.350
 02-1P
 0001983932 DEC 14 2016
 MAILED FROM ZIP CODE 19046

NAME AND ADDRESS OF SENDER	INDICATE TYPE OF MAIL	CHECK APPROPRIATE BLOCK FOR	POSTMARK AND DATE OF RECEIPT
Richard M. Squire & Associates 115 West Avenue, Suite 104 Jenkintown, PA 19046	<input type="checkbox"/> Registered Mail <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail	Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without Postal Insurance	

1.	CAL-1528F - Deutsch, Nancy L. Lienholder Notices - POM Regular Mail	Tax Claim Bureau 11 West Main Street, Main Street County Annex Bloomsburg, PA 17815-1702 Domestic Relations 11 West Main Street 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 Building, Room 432 Harrisburg, PA 17105-2675 Tenant/Occupant 532 Independent Street Calawissa, PA 17820 GE Money Bank 4246 S. Riverboat Road, Suite 200 Salt Lake City, UT 84123 Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania 570 Montour Blvd., Montour Plaza Bloomsburg, PA 17815		
2.				
3.				
4.				
5.				
6.				
7.				
8.				
	8	Total Number of Pieces Received at Post Office	POSTMASTER, PER (Name of receiving employee)	The full declaration of value is required on all domestic and international regist maximum indemnity payable for nonnegotiable documents under Express Mail reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per maximum indemnity payable on Express Mail merchandise insurance is \$500. Indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for i handling charges apply only to Third-Class parcels. Special deliv special handling service.

Exhibit "2"

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF9 MASTER PARTICIPATION TRUST
vs.
NANCY DEUTSCH

Case Number
2016CV934

SHERIFF'S RETURN OF SERVICE

09/29/2016 08:25 AM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: NANCY DEUTSCH AT 330 WEST THIRD STREET, APT# 312, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

September 29, 2016

NOTARY

Affirmed and subscribed to before me this

29TH day of SEPTEMBER, 2016

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

(c) CountyScribe Sheriff Telecost, Inc

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF9 MASTER PARTICIPATION TRUST
vs.
NANCY DEUTSCH

Case Number
2016CV934

SHERIFF'S RETURN OF SERVICE

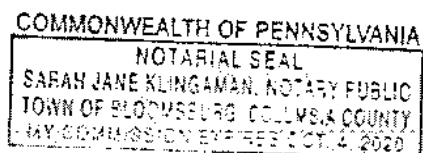
12/29/2016 01:47 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 532 INDEPENDENT STREET, CATAWISSA, PA 17820.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 29, 2016



NOTARY

Affirmed and subscribed to before me this

29TH day of DECEMBER, 2016

Sarah Jane Klingaman

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

(c) County/Suite Sheriff, Talkson: Inc

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF9 MASTER PARTICIPATION TRUST
vs.
NANCY DEUTSCH

Case Number
2016CV934

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Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

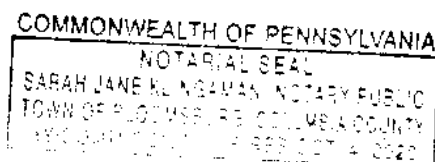
Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 29, 2016

NOTARY

Affirmed and subscribed to before me this

29TH day of DECEMBER, 2016



Sarah Jane Klingaman

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
DEUTSCH, NANCY

Case Number
2016CV934

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 532 INDEPENDENT STREET
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

12/29/16

Time:

1347

Deputy:

6

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)


2016CV934

532 INDEPENDENT STREET, CATAWISSA, PA 17820

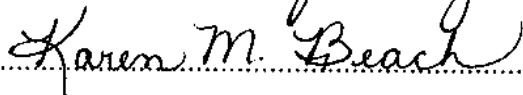
NO EXPIRATION

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

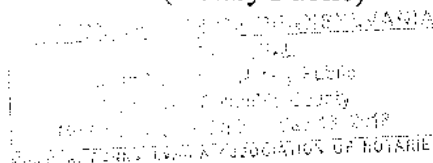
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice January 11, 18, 25, 2017 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this 25th day of January 2017.....

.....

(Notary Public)



And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

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

REAL ESTATE TAX CERTIFICATION

Date: 01/24/2017

Fee: \$5.00

Cert. NO: 26169

DEUTSCH NANCY L
330 W THIRD ST APT 312
BLOOMSBURG PA 17815

District: ROARINGCREEK TWP
Deed: 0183 -0193
Location: 532 INDEPENDENT ST
Parcel Id:30 -10 -015-00,000

Assessment: 13,798
Balances as of 01/24/2017

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

COLUMBIA COUNTY SHERIFF

By: _____ Per: _____

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

REAL ESTATE TAX CERTIFICATION

Date: 01/24/2017

Fee: \$5.00

Cert. NO: 26175

DEUTSCH NANCY L
330 W THIRD ST APT 312
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District: ROARINGCREEK TWP
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Location: 532 INDEPENDENT ST
Parcel Id:30 -10 -015-00,000

Assessment: 13,798
Balances as of 01/24/2017

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

COLUMBIA COUNTY SHERIFF

By: _____ Per: _____

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2016CV934

SHERIFF'S RETURN OF SERVICE

09/29/2016 08:25 AM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: NANCY DEUTSCH AT 330 WEST THIRD STREET, APT# 312, BLOOMSBURG, PA 17815.


MICHAEL BEYER, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

September 29, 2016

NOTARY

Affirmed and subscribed to before me this

29TH day of SEPTEMBER, 2016

Attorney: RICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATION, 115 WEST AVENUE, JENKINTOWN, PA
2016

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

Attorneys for Plaintiff

LSF9 Master Participation Trust
PLAINTIFF

v.

Nancy L. Deutsch

DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2016CV934

2016 - ED - 159
CIVIL ACTION

MORTGAGE FORECLOSURE

WRIT OF EXECUTION

(Mortgage Foreclosure)

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

532 Independent Street, Catawissa, PA 17820

(See attached legal description)

Amount Due	\$	97,367.11
Interest From 09/22/2016 to Date of Sale @ \$17.97 per diem	\$	
Total	\$	
* plus fees and costs		

Brenda A. Alpert
PROTHONOTARY

Seal of Court

BY:

Anthony J. Kline
Deputy Prothonotary

Date 9-27-16

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

2016CV934

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

LSF9 Master Participation Trust,
Plaintiff

v.

Nancy L. Deutsch,
Defendant

Premises: 532 Independent Street, Catawissa, PA 17820

WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed: _____

Richard M. Squire, Esquire
Robert M. Kline, Esquire
Bradley J. Osborne, 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

532 Independent Street
(Catawissa, PA 17820)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
DEUTSCH, NANCY

Case Number
2016CV934

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 159

Warrant:

Expires:

Serve To:

Name: Debra A. Long

Primary Address: 456 A Poorhouse Road
Catawissa, PA 17820

Phone: 570-799-0156

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 10/3/16

Time: 1425

Deputy: 5

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

LONG, DEBRA A.

2016CV934

456 A POORHOUSE ROAD, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
DEUTSCH, NANCY

Case Number
2016CV934

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 159

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 532 INDEPENDENT STREET
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 10/3/16

Time: 1410

Deputy: 5

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

2016CV934

532 INDEPENDENT STREET, CATAWISSA, PA 17820 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
DEUTSCH, NANCY

Case Number
2016CV934

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 159

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

330 W. Third St Apt 312 Bloomington PA 17815

Serve To:

Name: NANCY DEUTSCH

Primary Address: 532 INDEPENDENT STREET
CATAWISSA, PA 17820

Phone:

DOB:

Alternate Address: 350 FISHER AVENUE
APT#7
CATAWISSA, PA 17820

Phone:

Final Service:

Served: ~~Personally~~ Adult In Charge · Posted · Other

Adult In Charge:

Nancy Deutsch

Relation:

DEF

Date:

9-29-16

Time:

8:25

Deputy:

4

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

DEUTSCH, NANCY

2016CV934

532 INDEPENDENT STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
DEUTSCH, NANCY

Case Number
2016CV934

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 159

Warrant:

Expires:

Serve To:

Name: NANCY DEUTSCH

Primary Address: 350 FISHER AVENUE
APT#7
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address: 532 INDEPENDENT STREET
CATAWISSA, PA 17820

Phone:

Bad Address

Bad Address

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Nancy Deutsch

Relation: JCF

Date: 9-29-16 Time: 8:25

Deputy: 4 Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:	9-28-16	9-29-16				
Time:	10:38	8:16				
Mileage:						
Deputy:	4	4				

Service Attempt Notes:

1. Not Home - Unable to Leave Card - Bloomsburg Towers - Had to use Key Pad to Call Room
2. No Answer
3. Not Home
- 4.
- 5.
- 6.

New Address -> 330 West Third St Apt 312. Bloomsburg PA 17815

DEUTSCH, NANCY

2016CV934

350 FISHER AVENUE, APT#7, CATAWISSA, PA 17820 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
DEUTSCH, NANCY

Case Number
2016CV934

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 159

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co.

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Miranda Church

Relation: Clerk

Date: 9-29-16 Time: 9:17

Deputy: 4 Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2016CV934

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

LSF9 MASTER PARTICIPATION TRUST
vs.
DEUTSCH, NANCY

Case Number
2016CV934

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 159

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Liz Whitnight

Relation: Clerk

Date: 9-29-16

Time: 9:15

Deputy: 4

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2016CV934

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
DEUTSCH, NANCY

Case Number
2016CV934

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 159

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Please Return -

Serve To:

Name: BENEFICIAL CONSUMER DISCOUNT COMI

Primary Address: 570 MONTOUR BLVD MONTOUR PLAZA
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 961 WEIGEL DRIVE
ELMHURST, IL 60120

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 9-28-16

Time: 10:00

Deputy: 4

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date: 9-28-16

Time: 10:01

Mileage:

Deputy: 4

Service Attempt Notes:

- ① No Such address or Company c 570 Montour Blvd - Rte Bloomsburg Post office
- ② Forwarding or on file w/ Post office 417 Central rd Bloomsburg - Bad Address
- ③ Coesinge Medical Building

4.

5.

6.

- Bad Address

BENEFICIAL CONSUMER C 2016CV934 570 MONTOUR BLVD MONTOUR PLAZA, BLOOMSBURG NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV934

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, FEBRUARY 01, 2017
AT 9:00 O'CLOCK A.M.

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

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

BEGINNING at an iron pin on the southern side of the Township Road leading from Kulp to the South Side Conservation Club; thence by a line running at right angles to said road and in a southerly direction through lands of the Grantor a distance of 100 feet to an iron pin; thence by a line running parallel to said road in a westerly direction through lands of the Grantor a distance of 155 feet to an iron pin; thence by lands of the Grantor in a northerly direction a distance of 100 feet to an iron pin on the southern line of said Township Road in an easterly direction a distance of 155 feet to the iron pin, the place of beginning.

UPON which is erected a 2-1/2 story frame dwelling and a garage.

Being the same premises which Pearl M. Levan, widow, by Deed dated 02/23/1957, recorded 02/26/1957, in the office of the Recorder of Deeds, in and for Columbia County, in Book 183, Page 193, conveyed unto Edward H. Deutsch and Nancy L. Deutsch, his wife, Grantees herein.
Parcel No. 30-10-015

PROPERTY ADDRESS: 532 INDEPENDENT STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 30-10-015

Seized and taken into execution to be sold as the property of NANCY DEUTSCH in suit of LSF9 MASTER PARTICIPATION TRUST.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

Attorneys for Plaintiff

FILED
CLERK OF COURT

2016 SEP 27 A 11:31

CLERK OF COURT'S OFFICE
COLUMBIA COUNTY, PA

LSF9 Master Participation Trust
PLAINTIFF
v.

Nancy L. Deutsch
DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO.2016CV934

CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

LSF9 Master Participation Trust, Plaintiff in the above action, being authorized to do so, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 532 Independent Street, Catawissa, PA 17820, Parcel No. 30-10-015.

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

Nancy L. Deutsch - 350 Fisher Avenue, Apt. 7, Catawissa, PA 17820

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

Nancy L. Deutsch - 350 Fisher Avenue, Apt. 7, Catawissa, PA 17820

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

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

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

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

Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Co. of Pennsylvania
570 Montour Blvd., Montour Plaza
Bloomsburg, PA 17815

GE Money Bank
4246 S. Riverboat Rd., Suite 200
Salt Lake City, UT 84123

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

N/A

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

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

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

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

Commonwealth of Pennsylvania
Department of Revenue
Office of Chief Counsel
Dept. 281061
Harrisburg, PA 17128-1061

Commonwealth of Pennsylvania
Department of Revenue
Inheritance Tax Division
1131 Strawberry Square
6th Floor, Dept. 280601
Harrisburg, PA 17128

Internal Revenue Service
Special Procedures Branch
1001 Liberty Avenue
13th Floor, Suite 1300
Pittsburgh, PA 15222

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

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
532 Independent Street
Catawissa, PA 17820

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.

Date: September 21, 2016

Richard M. Squire & Associates, LLC

By: 

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

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

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

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

rkline@squirelaw.com

bosborne@squirelaw.com

Attorneys for Plaintiff

REAL ESTATE OUTLINE

ED # 2016 ED 159

DATE RECEIVED 9-26-2016
DOCKET AND INDEX 2016 CV 934

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>40487</u>

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

SALE DATE Feb 1st 2017 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

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

Attorneys for Plaintiff

LSF9 Master Participation Trust

PLAINTIFF

v.

Nancy L. Deutsch

DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO.2016CV934

CIVIL ACTION

MORTGAGE FORECLOSURE

CERTIFICATION

Richard M. Squire/Robert M. Kline/Bradley J. Osborne, Esquire, hereby verifies that he is an attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

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

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

Date: September 21, 2016

Richard M. Squire & Associates, LLC

By: 

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

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

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

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

rkline@squirelaw.com

bosborne@squirelaw.com

Attorneys for Plaintiff

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

Attorneys for Plaintiff

LSF9 Master Participation Trust
PLAINTIFF
v.

Nancy L. Deutsch
DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO.2016CV934

CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT OF LAST KNOWN ADDRESS

I, Richard M. Squire/Robert M. Kline/Bradley Osborne, Esquire, being duly sworn according to law, hereby depose and say that I am one of the attorneys for Plaintiff in the above matter and that the last known addresses for the Defendant(s) herein are as follows:

Defendant(s):

Nancy L. Deutsch - 350 Fisher Avenue, Apt. 7, Catawissa, PA 17820

Date: September 21, 2016

Richard M. Squire & Associates, LLC

By: 

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

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

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

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

rkline@squirelaw.com

bosborne@squirelaw.com

Attorneys for Plaintiff

LEGAL DESCRIPTION

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

BEGINNING at an iron pin on the southern side of the Township Road leading from Kulp to the South Side Conservation Club; thence by a line running at right angles to said road and in a southerly direction through lands of the Grantor a distance of 100 feet to an iron pin; thence by a line running parallel to said road in a westerly direction through lands of the Grantor a distance of 155 feet to an iron pin; thence by lands of the Grantor in a northerly direction a distance of 100 feet to an iron pin on the southern line of said Township Road in an easterly direction a distance of 155 feet to the iron pin, the place of beginning. UPON which is erected a 2-1/2 story frame dwelling and a garage.

Being the same premises which Pearl M. Levan, widow, by Deed dated 02/23/1957, recorded 02/26/1957, in the office of the Recorder of Deeds, in and for Columbia County, in Book 183, Page 193, conveyed unto Edward H. Deutsch and Nancy L. Deutsch, his wife, Grantees herein.

Parcel No. 30-10-015

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert M. Kline, Esquire
Bradley J. Osborne, Esquire
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Attorneys for Plaintiff

LSF9 Master Participation Trust
PLAINTIFF

v.

Nancy L. Deutsch

DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO.2016CV934

CIVIL ACTION

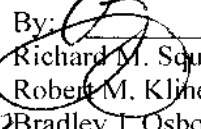
MORTGAGE FORECLOSURE

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.

Date: September 21, 2016

Richard M. Squire & Associates, LLC

By: 
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Robert M. Kline, Esq. (PA I.D.#56479)
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Richard M. Squire*, Esq.
(PA I.D.# 04267)

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

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

* Also Admitted in MD

^ Also admitted in NJ

September 21, 2016

Columbia County Sheriff

RE: RE: LSF9 Master Participation Trust v. Nancy L. Deutsch
Docket No. 2016CV934

Dear Sir or Madam:

Please be advised that this office represents the Plaintiff in the above-referenced matter.
Enclosed please find the appropriate copies of the Writ of Execution/Notice of Sale to be served upon
defendants at the following:

Kindly effect personal service (adult in charge):

Nancy L. Deutsch
350 Fisher Avenue, Apt. 7
Catawissa PA 17820

PLEASE POST HANDBILL TO THE PROPERTY:

532 Independent Street
Catawissa PA 17820

Attached please find a check payable to the Sheriff in the amount of \$1,350.00 for the Sheriff's Deposit.

Thank you for your courtesies.

Very truly yours,

Enclosures/ss

Scott Seilhamer, Paralegal
Richard M. Squire & Associates, LLC

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



71901140006000089965

GE MONEY BANK
4246 S. RIVERBOAT ROAD
SUITE 200
SALT LAKE UT 84123
CITY

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



71901140006000089941

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	9002	Carrier / service:	USPS Server	First-Class Mail®	9/28/2016 12:00:00 AM
Ship to:					
DEPT OF PUBLIC WELFARE		CHILD SUPPORT ENFORCEMENT			
HEALTH & WELATH BLDG		Tracking #: 71901140006000089989			
ROOM 432		Doc Ref #: 2016ED159			
		Postage 5.1300			
HARRISBURG	PA	17105			

Document Receipt

Trans #	9002	Carrier / service:	USPS Server	First-Class Mail®	9/28/2016 12:00:00 AM
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Ship to:

DEPT OF PUBLIC WELFARE

CHILD SUPPORT
ENFORCEMENTHEALTH & WELATH BLDG
ROOM 432

Tracking #: 71901140006000089989

Doc Ref #: 2016ED159

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	9003	Carrier / service:	USPS Server	First-Class Mail®	9/28/2016 12:00:00 AM
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Ship to:

ESTATE RECOVERY

WILLOW OAK BUILDING

P.O. BOX 8486

HARRISBURG PA 17105

Tracking #: 71901140006000089996

Doc Ref #: 2016ED159

Postage 5.1300

Document Receipt

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Ship to:

COMMON OF PENNA

INHERITANCE TAX DIVISON

1131 STRAWBERRY SQUARE

Tracking #: 71901140006000089972

6TH FLOOR DEPT 280601

Doc Ref #: 2016ED159

HARRISBURG PA 17128

Postage 5.1300

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Trans #	8999	Carrier / service:	USPS Server	First-Class Mail®	9/28/2016 12:00:00 AM
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Ship to

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000089958

Doc Ref #: 2016ED159

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	9000	Carrier / service:	USPS Server	First-Class Mail®	9/28/2016 12:00:00 AM
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Ship to:

GE MONEY BANK

4246 S. RIVERBOAT ROAD
SUITE 200

SALT LAKE CITY UT 84123

Tracking #:	71901140006000089965
Doc Ref #:	2016ED159
Postage	5.1300

Document Receipt

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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000089941

Doc Ref #: 2016ED159

Postage 5.1300

PHILADELPHIA PA 19107-4214

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000089934

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HARRISBURG PA 17105

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

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HARRISBURG PA 17105

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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000089927

Doc Ref #: 2016ED159

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

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Ship to

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000089927

Doc Ref #: 2016ED159

Postage 5.1300

HARRISBURG PA 17128

40487

40487

RICHARD M. SQUIRE & ASSOCIATES, LLC

ESCROW ACCOUNT

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

BB&T

BRANCH BANKING AND TRUST COMPANY
1-800-BANK BBT BBT.com
60-912/313****One Thousand Three hundred Fifty dollars and Zero cents****

DATE

09/21/2016

AMOUNT

\$1,350.00

PAY
TO THE
ORDER
OFSheriff of Columbia County
P.O. Box 380
Bloomsburg PA 17815

For CAL-1528 - Deutsch - Sales Deposit


AUTHORIZED SIGNATURE

⑈040487⑈ ⑆031309123⑆ 1390000798122⑈