

FILED
PROTHONOTARY

2017 JUL -5 P 12:09

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

LSF9 Master Participation Trust

Plaintiff,

vs.

Kathy I. Yost

Defendant.

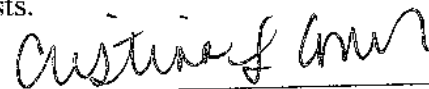
CIVIL DIVISION

Docket No.: 2016-CV-1405

PRAECIPE TO SETTLE, DISCONTINUE AND END

TO THE PROTHONOTARY:

Please mark the record in the above case **SETTLED, DISCONTINUED** and **ENDED**,
without prejudice, upon payment of Prothonotary's costs.



Meredith H. Wooters, Esquire (307207)

Justin F. Kobeski, Esquire (200392)

✓ Cristina L. Connor, Esquire (318389)

Karina Velter, Esquire (94781)

Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

Telephone: 614-222-4921

Fax: 614-220-5613

Email: kaborner@manleydeas.com

Attorney for Plaintiff

FILED
PROTHONOTARY
2017 JUL -5 P 12:09
CLERK OF COURTS OFFICE
OF COLUMBIA, PA

**IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA**

LSF9 Master Participation Trust

Plaintiff,

vs.

Kathy I. Yost

Defendant.

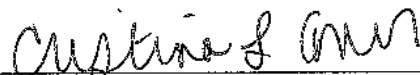
CIVIL DIVISION

Docket No.: 2016-CV-1405

PRAECIPE TO VACATE JUDGMENT

TO THE PROTHONOTARY:

The Prothonotary is hereby authorized to mark the judgment filed in the above captioned action vacated, without prejudice to Plaintiff to re-file at a later date.



Meredith H. Wooters, Esquire (307207)

Justin F. Kobeski, Esquire (200392)

✓ Cristina L. Connor, Esquire (318389)

Karina Velter, Esquire (94781)

Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

Telephone: 614-222-4921

Fax: 614-220-5613

Email: kabonner@manleydeas.com

Attorney for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF9 MASTER PARTICIPATION TRUST
vs.
KATHY YOST

Case Number
2016CV1405

PROPERTY ADDRESS
53 FOX HOLLOW ROAD, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
02/23/2017	Advance Fee	Advance Fee	116532	\$0.00	\$1,350.00
02/23/2017	Advertising Sale (Newspaper)			\$15.00	\$0.00
02/23/2017	Advertising Sale Bills & Copies			\$17.50	\$0.00
02/23/2017	Crying Sale			\$10.00	\$0.00
02/23/2017	Docketing			\$15.00	\$0.00
02/23/2017	Levy			\$15.00	\$0.00
02/23/2017	Mailing Costs			\$30.00	\$0.00
02/23/2017	Posting Handbill			\$15.00	\$0.00
02/23/2017	Press Enterprise Inc.			\$1,329.99	\$0.00
02/23/2017	Sheriff Automation Fund			\$50.00	\$0.00
02/23/2017	Web Posting			\$100.00	\$0.00
04/26/2017	Service			\$165.00	\$0.00
04/26/2017	Service Mileage			\$18.00	\$0.00
04/26/2017	Copies			\$5.50	\$0.00
04/26/2017	Notary Fee			\$10.00	\$0.00
04/26/2017	Tax Claim Search			\$5.00	\$0.00
04/26/2017	Surcharge			\$120.00	\$0.00
				\$1,920.99	\$1,350.00
TOTAL BALANCE:				\$(570.99)	

Manley Deas Kochalski LLC

Pennsylvania Operations, PO Box 165028
Columbus, OH 43216-5028
614-220-5611

FIRST MERCHANTS BANK

Columbus, OH 43214
25-280/440

001906

	DATE	AMOUNT
Pay Five hundred Seventy dollars and 99 cents*****	7/5/2017	\$570.99

to the Order of :

Columbia County Sheriff
35 W. Main Street
PO Box 380
Bloomsburg, PA, 17815



16-028507, 2016-CV-1405, Yost

⑈001906⑈ ⑆074900657⑆ 9001045366⑈

COLUMBIA COUNTY SHERIFF'S OFFICE
PO BOX 380
PH 570-389-5622 | FAX 570-389-5625
www.sheriffofcolumbiacounty.com

fax

TO: Manley Deas Kochalski LLC FROM: Sheriff Timothy Chamberlain
FAX: _____ PAGES: 2
PHONE: _____ DATE: June 30, 2017
RE: Kathy Yost CC: _____

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

I received your stay, attached is a cost sheet showing a balance
due of \$570.99

TX RESULT REPORT

NAME :
TEL :
DATE : JUN.30.2017 16:33

SESSION	FUNCTION	NO.	DESTINATION STATION	DATE	TIME	PAGE	DURATION	MODE	RESULT
3405	TX	001	P1	JUN.30	16:31	002	00h01min22s	G3	OK

COLUMBIA COUNTY SHERIFF'S OFFICE
PO BOX 380
PH 570-389-5622 | FAX 570-389-5625
www.sheriffcolumbiacounty.com

fax

TO: Manley Deas Kochalski LLC

FROM: Sheriff Timothy Chamberlain

FAX:

PAGES: 2

PHONE:

DATE: June 30, 2017

RE: Kathy Yost

CC:

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

I received your stay, attached is a cost sheet showing a balance
due of \$570.99



MANLEYDEAS.COM

P.O. BOX 165028
COLUMBUS, OH 43216
P 614-220-5611 F 614-220-5613

June 30, 2017

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE DEPT.
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: LSF9 Master Participation Trust v.
Kathy I. Yost
Property Address: 53 Fox Hollow Road, Bloomsburg, PA 17815
Docket No. 2016-CV-1405
Our File Number: 16-028507

Dear Sir/Madam:

Please consider this correspondence a formal request to stay the Sheriff's sale scheduled for August 2, 2017. No funds have been received.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC
Enclosures

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</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>5.50</u>	316
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>401.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1329.99</u>	1,479.99
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1579.99</u>

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>0-</u>

SURCHARGE FEE (DSTE)		\$ <u>120.00</u>
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>0-</u>

TOTAL COSTS (OPENING BID) \$ 2133.99

1720.99



MANLEYDEAS.COM

P.O. BOX 165028
COLUMBUS, OH 43216
P 614-220-5611 | F 614-220-5613

June 1, 2017

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE DEPT.
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: LSF9 Master Participation Trust v.
Kathy I. Yost
Property Address: 53 Fox Hollow Road, Bloomsburg, PA 17815
Docket No. 2016-CV-1405
Our File Number: 16-028507

Dear Sir/Madam:

Enclosed please find the following:

- an original Certificate of Filing in the above captioned matter.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC
Enclosures

16-028507_AT

**IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA**

LSF9 Master Participation Trust

Plaintiff,
vs.

Kathy I. Yost

Defendant.

CIVIL DIVISION

Docket No.: 2016-CV-1405

CERTIFICATE OF FILING

On this date, I sent to the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff Sale in the above-captioned matter showing the above referenced foreclosure sale scheduled for June 7, 2017 at 9:00AM in the above captioned matter has been continued until August 2, 2017 at 9:00AM.

²²
Dated: June 4, 2017

By: 

Kimberly A. Bonner, Esquire (89705)
Scott A. Dietterick, Esquire (55650)
Kimberly J. Hong, Esquire (74950)
✓ Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Justin F. Kobeski, Esquire (200392)
Matthew P. Curry, Esquire (322229)
Cristina L. Connor, Esquire (318389)
Holly N. Wolf, Esquire (322153)
Karina Velter, Esquire (94781)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: kabonner@manleydeas.com
Attorney for Plaintiff



MANLEYDEAS.COM

P.O. BOX 165028
COLUMBUS, OH 43216
P 614-220-5611 | F 614-220-5613

June 1, 2017

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE DEPT.
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: LSF9 Master Participation Trust v.
Kathy I. Yost
Property Address: 53 Fox Hollow Road, Bloomsburg, PA 17815
Docket No. 2016-CV-1405
Our File Number: 16-028507

Dear Sir/Madam:

Enclosed please find the following:

- an original Certificate of Filing in the above captioned matter.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC
Enclosures

**IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA**

LSF9 Master Participation Trust

Plaintiff,

vs.

Kathy I. Yost

Defendant.

CIVIL DIVISION

Docket No.: 2016-CV-1405

CERTIFICATE OF FILING

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Dated: June 1, 2017

By: 

Kimberly A. Bonner, Esquire (89705)

Scott A. Dietterick, Esquire (55650)

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Karina Velter, Esquire (94781)

Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

Telephone: 614-222-4921

Fax: 614-220-5613

Email: kabonner@manleydeas.com

Attorney for Plaintiff

MANLEY DEAS KOCHALSKI LLC
P.O. BOX 165028
COLUMBUS OH 43216-5028

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815



MANLEYDEAS.COM

P.O. BOX 165028

COLUMBUS, OH 43216

P 614-220-5611 | F 614-220-5613

June 1, 2017

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE DEPT.
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: LSF9 Master Participation Trust v.
Kathy I. Yost
Property Address: 53 Fox Hollow Road, Bloomsburg, PA 17815
Docket No. 2016-CV-1405
Our File Number: 16-028507

Dear Sir/Madam:

Please continue the sheriff sale set for June 7, 2017 to August 2, 2017. Please announce this continuance at the June 7, 2017 sheriff sale.

Thank you for your assistance.

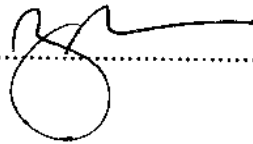
Very truly yours,

Manley Deas Kochalski LLC
Enclosures

16-028507_AT

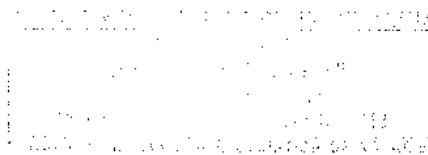
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 12, 19, 26, 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 26th day of April 2017.

Karen M. Beach
(Notary Public)



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

.....

MANLEY DEAS KOCHALSKI LLC
P.O. BOX 165028
COLUMBUS OH 43216-5028

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815



MANLEYDEAS.COM

P.O. BOX 165028
COLUMBUS, OH 43216
P 614-220-5611 | F 614-220-5613

April 26, 2017

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE DEPT.
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: LSF9 Master Participation Trust v.
Kathy I. Yost
Property Address: 53 Fox Hollow Road, Bloomsburg, PA 17815
Docket No. 2016-CV-1405
Our File Number: 16-028507

Dear Sir/Madam:

Enclosed please find the following:

- an original Certificate of Filing in the above captioned matter.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC
Enclosures

**IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA**

LSF9 Master Participation Trust

Plaintiff,
vs.

Kathy I. Yost

Defendant.

CIVIL DIVISION

Docket No.: 2016-CV-1405

CERTIFICATE OF FILING

On this date, I sent to the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff Sale in the above-captioned matter showing the above referenced foreclosure sale scheduled for May 3, 2017 at 9:00AM in the above captioned matter has been continued until June 7, 2017 at 9:00AM.

Dated: April 26, 2017

By: 

Kimberly A. Bonner, Esquire (89705) ✓
Scott A. Dietterick, Esquire (55650)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Justin F. Kobeski, Esquire (200392)
Matthew P. Curry, Esquire (322229)
Cristina L. Connor, Esquire (318389)
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Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: kabonner@manleydeas.com
Attorney for Plaintiff



MANLEYDEAS.COM

P.O. BOX 145028
COLUMBUS, OH 43216
P 614-220-5611 | F 614-220-5613

April 26, 2017

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE DEPT.
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: LSF9 Master Participation Trust v.
Kathy I. Yost
Property Address: 53 Fox Hollow Road, Bloomsburg, PA 17815
Docket No. 2016-CV-1405
Our File Number: 16-028507

Dear Sir/Madam:

Please continue the sheriff sale set for May 3, 2017 to June 7, 2017. Please announce this continuance at the May 3, 2017 sheriff sale.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC
Enclosures

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff LSF9 MASTER PARTICIPATION TRUST **vs.** **Defendant** KATHY YOST

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
P.O. BOX 165028
COLUMBUS, OH 43216-5028

Sheriff's Sale Date: Wednesday, May 3, 2017
Writ of Execution No. : 2016CV1405
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 53 FOX HOLLOW ROAD, 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	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,329.99
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	\$165.00
Service Mileage	\$18.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$120.00

Total Sheriff Costs **\$2,115.99**

Distribution Costs

Recording Fees	\$68.00
----------------	---------

Total Distribution Costs **\$68.00**

Grand Total: **\$2,183.99**

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



Plaintiff

LSF9 MASTER PARTICIPATION TRUST vs.

Defendant

KATHY YOST

Attorney for the Plaintiff:

MANLEY DEAS KOCHALSKI LLC
P.O. BOX 165028
COLUMBUS, OH 43216-5028

Sheriff's Sale Date: Wednesday, May 3, 2017

Writ of Execution No. : 2016CV1405

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 53 FOX HOLLOW ROAD, BLOOMSBURG, PA 17815

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Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,329.99
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	\$165.00
Service Mileage	\$18.00
Distribution Form	\$25.00
Copies	\$5.50
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Tax Claim Search	\$5.00
Surcharge	\$120.00

Total Sheriff Costs \$2,115.99

Distribution Costs

Recording Fees	\$68.00
----------------	---------

Total Distribution Costs \$68.00

Grand Total: \$2,183.99

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

LSF9 MASTER PARTICIPATION TRUST VS KATHY YOST

NO. 25-2017 ED NO. 1405-2016 JD

DATE/TIME OF SALE: MAY 3, 2017 @ 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 \$ _____

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

LSF9 Master Participation Trust

VS.

Kathy L. Yost

Plaintiff(s)

Court No.: 2016-CV-1405

Defendant(s)

AFFIDAVIT OF SPECIAL PROCESS SERVER

I, Denise Hinkle, being first duly sworn on oath depose and state as follows:
I am over the age of 18, not a party to this action, and an employee or agent of Firefly Legal, Inc., a licensed private detective agency, license number 117.001465.

Type of Process: Notice of Sheriff's Sale of Real Property Pursuant to Pennsylvania Rule of Civil Procedure 3129

Defendant to be served: Kathy L. Yost

I SERVED/NON-SERVED the within named defendant on: 3/11/17 @ 242 AM/PM

ADDRESS WHERE ATTEMPTED OR SERVED: 434 Summerhill Road
Berwick, PA, 18603

THE DESCRIPTION OF THE PERSON WITH WHOM THE COPY OF THIS PROCESS WAS LEFT IS AS FOLLOWS:
Age 70 Gender M Race W Height 5'2" Weight 235 Hair Gray Glasses Y N

☒ **INDIVIDUAL SERVICE** by delivering to the within named defendant a copy of this process personally. The defendant confirmed that she/he resides at the above address.

☐ **SUBSTITUTE SERVICE** by leaving a copy of this process at his/her usual place of abode with: _____
(Relationship): _____, a person residing therein who is the age of 13 years or upwards confirmed the defendant resides at the above address and informed that person of the contents thereof.

☐ **CORPORATE OR GOVERNMENT SERVICE** by leaving a copy of this process with _____ (Title)
_____, a person authorized to accept service and informed that person of the contents thereof.

☐ **POSTED**

☐ **NON-SERVICE** for the reason that after diligent investigation found _____

MILITARY NO

Additional Comments _____

I certify that I am a United States citizen, over the age of 18 and not a party to, nor otherwise interested in the above action.

Subscribed and sworn before me on 3/15/17

Denise Hinkle
Signature of Process Server

Denise Hinkle
Printed Name of Process Server

Notary Public
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Eric M. Affenbach, Notary Public
Washington Township, Berks County
My Commission Expires 12/31/2017



664721_3505536_0_26_V4

Page 1 of 1
File Number: MDK16-028507
Reference Number: 3505536
Case Number: 2016-CV-1405
Doc Generated: 03/09/2017 03:19:16:023 PM

2017 ED 25



MANLEYDEAS.COM

P.O. BOX 165078
COLUMBUS, OH 43216
P 614-220-5611 | F 614-220-5613

March 27, 2017

Columbia County Sheriff
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: LSF9 Master Participation Trust v.
Kathy I. Yost
Property Address: 53 Fox Hollow Road, Bloomsburg, PA 17815
Docket No. 2016-CV-1405
Our File Number: 16-028507

Enclosed please find a copy of an executed Affidavit of Service of Defendant/Owner and Other Parties of Interest Pursuant to Rule 3129.2 regarding the above referenced matter.

If you have any questions or concerns, please do not hesitate to contact our office at 614-220-5611.

Very truly yours,

Manley Deas Kochalski LLC
Enclosure

16-028507_RDH2

**IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA**

LSF9 Master Participation Trust

Plaintiff,

vs.

Kathy I. Yost

Defendant.

CIVIL DIVISION

Docket No.: 2016-CV-1405

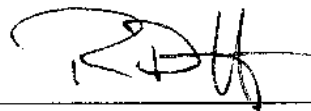
**Pa.R.C.P. RULE 3129.2(c) AFFIDAVIT OF SERVICE OF
DEFENDANT/OWNER AND OTHER PARTIES OF INTEREST**

I, Ryan D. Horn, a Legal Specialist with the firm of Manley Deas Kochalski LLC, attorneys for Plaintiff, LSF9 Master Participation Trust ("Plaintiff"), being duly sworn according to law depose and make the following Affidavit regarding the service of Plaintiff's Notice of Sheriff's Sale of Real Property in this matter on Defendant/Owner and Other Parties of Interest as follows:

1. Defendant Kathy I. Yost is the record owner of the real property.
2. On or about March 11, 2017, Defendant Kathy I. Yost was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via Firefly Legal Inc. at the address of 434 Summerhill Road, Berwick, PA 18603-5833. A true and correct copy of said Proof of Service is marked Exhibit "A", attached hereto and made a part hereof.

3. On or about March 22, 2017, Plaintiff's counsel served all other parties in interest with Plaintiff's Notice of Sheriff's Sale according to Plaintiff's Affidavit Pursuant to rule 3129.1, via First Class U.S. Mail, postage pre-paid, with a Certificate of Mailing. True and correct copies of said Certificates of Mailing are marked Exhibit "B", attached hereto and made a part hereof.

Finally, the undersigned deposes and says that the Defendants/Owners and all other Parties of Interest were served with Plaintiff's Notice of Sheriff's Sale of Real Property in accordance with Pa.R.C.P. 3129.2.



Signature

Ryan D. Horn

Printed Name

Legal Assistant

Manley Deas Kochalski LLC

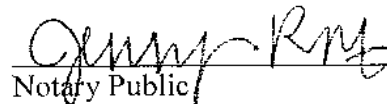
3 / 28 / 17

Date

Sworn to/affirmed and subscribed before me, a notary public, by Ryan D. Horn on this

28 day of March 2017.

My Commission Expires: 01/26/2020


Notary Public

NOTARY SEAL:



JENNIFER ROOF
Notary Public, State of Ohio
My Commission Expires
01/26/2020

EXHIBIT A

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

LSF9 Master Participation Trust

VS.

Plaintiff(s)

Court No.: 2016-CV-1405

Kathy I. Yost

Defendant(s)

AFFIDAVIT OF SPECIAL PROCESS SERVER

I, Denise Hinkle, being first duly sworn on oath depose and state as follows:
I am over the age of 18, not a party to this action, and an employee or agent of Firefly Legal, Inc., a licensed private detective agency, license number 117.001465.

Type of Process: Notice of Sheriff's Sale of Real Property Pursuant to Pennsylvania Rule of Civil Procedure 3129

Defendant to be served: Kathy I. Yost

I SERVED/NON-SERVED the within named defendant on: 3/11/17 @ 242 AM/PM

ADDRESS WHERE ATTEMPTED OR SERVED: 434 Summerhill Road
Berwick, PA, 18603

THE DESCRIPTION OF THE PERSON WITH WHOM THE COPY OF THIS PROCESS WAS LEFT IS AS FOLLOWS:
Age 70 Gender M F Race W Height 5'2" Weight 235 Hair Gray Glasses Y N

☒ **INDIVIDUAL SERVICE** by delivering to the within named defendant a copy of this process personally. The defendant confirmed that she/he resides at the above address.

☐ **SUBSTITUTE SERVICE** by leaving a copy of this process at his/her usual place of abode with: _____
(Relationship): _____, a person residing therein who is the age of 13 years or upwards confirmed the defendant resides at the above address and informed that person of the contents thereof.

☐ **CORPORATE OR GOVERNMENT SERVICE** by leaving a copy of this process with _____ (Title)
_____, a person authorized to accept service and informed that person of the contents thereof.

☐ **POSTED**

☐ **NON-SERVICE** for the reason that after diligent investigation found _____

MILITARY NO

Additional Comments _____

I certify that I am a United States citizen, over the age of 18 and not a party to, nor otherwise interested in the above action.

Subscribed and sworn before me on 3/15/17

Denise Hinkle
Signature of Process Server

Denise Hinkle
Printed Name of Process Server

Notary Public
COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
Eric M. Afflerbach, Notary Public
Washington Township, Berks County
My Commission Expires November 18, 2017



664721_3505536_0_26_V4

EXHIBIT B

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of
Mailing

To pay fee, affix stamps or
meter postage here

This Certificate of Mailing provides evidence that mail has been presented to
form may be used for domestic and international mail

From: Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

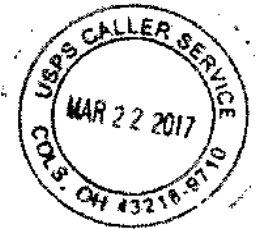
To: COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE

P.O. Box 2675

Harrisburg, PA 17105

County of P.Q.: Columbia

Postmark Here



PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of
Mailing

To pay fee, affix stamps or
meter postage here

This Certificate of Mailing provides evidence that mail has been presented to
may be used for domestic and international mail

From: Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

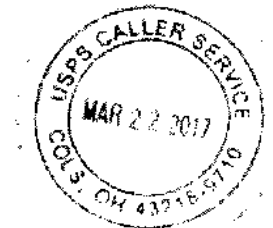
To: COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE

11 West Main Street, 2nd Floor

Bloomsburg, PA 17815

County of P.Q.: Columbia

Postmark Here



PS Form 3817, April 2007 PSN 7530-02-000-9065

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of Mailing

To pay fee, affix stamps or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Kimberly A. Bonner, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028

To: PA DEPT. OF REVENUE - INHERITANCE TAX
DIVISION
6th Floor, Strawberry Square
Dept. 280601
Harrisburg, PA 17128-0601
County of P.Q.: Columbia
PS Form 3817, April 2007 PSN 7530-02-000-9065

Postmark Here



Certificate Of Mailing

To pay fee, affix stamps or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Kimberly A. Bonner, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028

To: UNKNOWN TENANT OR TENANTS
53 Fox Hollow Road
Bloomsburg, PA 17815
County of P.Q.: Columbia
PS Form 3817, April 2007 PSN 7530-02-000-9065

Postmark Here



CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of Mailing

To pay fee, affix stamps or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

To: UNKNOWN SPOUSE

53 Fox Hollow Road

Bloomsburg, PA 17815

County of P.Q.: Columbia

Postmark Here



PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

To pay fee, affix stamps or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

To: COLUMBIA COUNTY REDEVELOPMENT AUTHORITY

700 Sawmill Road

Suite 101

Bloomsburg, PA 17815

County of P.Q.: Columbia

Postmark Here



PS Form 3817, April 2007 PSN 7530-02-000-9065

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of Mailing

To pay fee, affix stamps or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS and may be used for domestic and international mail

From: Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

To: UNKNOWN SPOUSE

434 Summerhill Road

Berwick, PA 18603-5833

County of P.Q.: Columbia

Postmark Here



PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

To pay fee, affix stamps or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS and may be used for domestic and international mail

From: Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

To: COLUMBIA COUNTY TAX CLAIM BUREAU

11 West Main Street

Main Street County Annex

Bloomsburg, PA 17815

County of P.Q.: Columbia

Postmark Here



PS Form 3817, April 2007 PSN 7530-02-000-9065

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF9 MASTER PARTICIPATION TRUST
vs.
KATHY YOST

Case Number
2016CV1405

SHERIFF'S RETURN OF SERVICE

03/27/2017 01:45 PM - DEPUTY KEVIN DENT, 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 53 FOX HOLLOW ROAD, BLOOMSBURG, PA 17815.

KEVIN DENT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

March 28, 2017

NOTARY

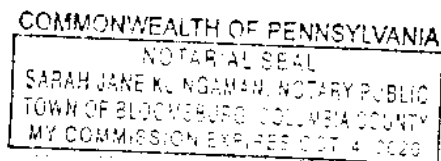
Affirmed and subscribed to before me this

28TH

day of

MARCH

2017



Plaintiff Attorney: MANLEY DEAS KOCHALSKI LLC, P.O. BOX 165028, COLUMBUS, OH 43216-5028

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF9 MASTER PARTICIPATION TRUST
vs.
YOST, KATHY

Case Number
2016CV1405

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM
SHERIFF'S SALE BILL

Expires:

Zone:

Warrant:

Serve To:

Name: (POSTING)

Primary Address: 53 FOX HOLLOW ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge Posted - Other

Adult In Charge:

Relation:

Date:

3/27/17

Time:

1345

Deputy:

7

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2016CV1405

53 FOX HOLLOW ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF9 MASTER PARTICIPATION TRUST
vs.
KATHY YOST

Case Number
2016CV1405

SHERIFF'S RETURN OF SERVICE

02/24/2017 01:07 PM - DEPUTY SCOTT MAYERNICK, 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: KATHY YOST AT 434 SUMMERHILL ROAD, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

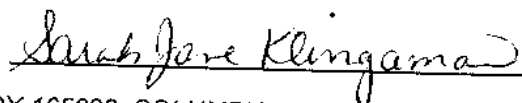
February 27, 2017

Affirmed and subscribed to before me this

NOTARY

27TH day of FEBRUARY, 2017

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT. 4, 2020



Plaintiff Attorney: MANLEY DEAS KOCHALSKI LLC, P.O. BOX 165028, COLUMBUS, OH 43216-5028

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
YOST, KATHY

Case Number
2016CV1405

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 25

Warrant:

Serve To:

Name: Central Columbia SD

Primary Address: 4777 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-2850

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: CONNIE JOHNSON

Relation: Clerk

Date: 3/2/17

Time: 1507

Deputy: 4

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

CENTRAL COLUMBIA SD

2016CV1405

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF9 MASTER PARTICIPATION TRUST
vs.
YOST, KATHY

Case Number
2016CV1405

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

Warrant:

Serve To:

Name: COLUMBIA COUNTY REDEVELOPMENT AUTHORITY

Primary Address: 700 SAWMILL ROAD STE. 101
BLOOMSBURG, PA 17815

Phone: _____ DOB: _____

Alternate Address: _____

Phone: _____

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: JODY JOHNSON

Relation: OFFICE MANAGER

Date: 3/2/17 Time: 1441

Deputy: 4 Mileage: _____

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: _____

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY REDE

2016CV1405

700 SAWMILL ROAD STE. 101, 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.
YOST, KATHY

Case Number
2016CV1405

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 25

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: KATHY YOST

Primary Address: 434 SUMMERHILL ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 2-24-17

Time: 13:07

Deputy: 3

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

YOST, KATHY

2016CV1405

434 SUMMERHILL ROAD, BERWICK, PA 18603

NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 02/27/2017

Fee: \$5.00

Cert. NO: 26896

YOST KATHY I
434 SUMMERHILL RD
BERWICK PA 18603

District: MT PLEASANT TWP
Deed: 0462 -0408
Location: 53 FOX HOLLOW RD
Parcel Id:26 -06 -005-01,000

Assessment: 25,274
Balances as of 02/27/2017

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

By: Columbia County Sheriff

Per: dm.

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

2017 - REAL ESTATE

As of Date: 02/27/2017 09:34:15 AM

Owner: YOST KATHY I

53 FOX HOLLOW ROAD

BLOOMSBURG PA 17815

Municipality: MT PLEASANT TWP

Parcel #: 26 -06 -005-01,000

Property Desc:

Discount:

Face:

Penalty:

<u>Bill #</u>		<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>
026871	G	\$279.52	04/30/2017	\$285.22	06/30/2017	\$313.74	08/31/2017
			Payment				
026871	S	\$8.67	04/30/2017	\$8.85	06/30/2017	\$9.74	08/31/2017
			Payment				
026871	R	\$28.51	04/30/2017	\$29.09	06/30/2017	\$32.00	08/31/2017
			Payment				
Totals:		\$316.70		\$323.16		\$355.48	

Total Paid To Date:

\$0.00

Signature

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.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
YOST, KATHY

Case Number
2016CV1405

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 25

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 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: DEB MUEK

Relation: CLERK

Date: 2/27/17

Time: 0800

Deputy: 4

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2016CV1405

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.
YOST, KATHY

Case Number
2016CV1405

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 25

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 53 FOX HOLLOW ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: SHAWN YOST

Relation: SISTER TO KATHY YOST

Date: 5/07/17 Time: 1:35

Deputy: 4 Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANT

2016CV1405

53 FOX HOLLOW ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LSF9 MASTER PARTICIPATION TRUST
vs.
YOST, KATHY

Case Number
2016CV1405

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 25

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 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: MICHELLE SANITON

Relation: Clerk

Date: 2/27/17

Time: 0816

Deputy: 4

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2016CV1405

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P 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 02/23/17

Account:

Name:
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**
Address: **PO BOX 380**
BLOOMSBURG, PA 17815
Telephone: **(570) 389-5622**

Ad ID: 1099462
Description: **KATHY YOST SHERIFF**
SALE
Run Dates: **04/12/17 to 04/26/17**
Class: **2**
Agate Lines: **243**
Blind Box:

Total Ad Cost	\$1,329.99
Amount Paid	\$0.00
<u>Publication</u>	<u>Start</u> <u>Stop</u> <u>Inserts</u> <u>Cost</u>
Press Enterprise	04/12/17 04/26/17 3 \$1,329.99

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. 2016CV1406

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 03, 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 those two pieces, parcels and tracts of land situated in Township of Mt. Pleasant, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

Tract No. 1:

Beginning at a stake in the middle of the Township road leading from Fox Hollow to Light Street, South 89.5 degrees East 85 feet to a stake; thence South 59.5 degrees East, a distance of 245 feet to a stake; thence South 7.8 degrees 5 minutes West, a distance of 398 feet to a stake; thence North along land of Harry Martenas, North 74 degrees West, a distance of 183 feet to a stake; thence along land of the Grantor herein, North 00 degrees 30 minutes East, a distance of 454.5 feet to the place of beginning. Containing 2.35 acres of land.

Tract No. 2:

Beginning at an iron pin corner set in the Southerly line of the right-of-way of Township Route 497 leading from Light Street to Township Route 500, it being the Northwest corner of other land of William R. Yost, at or thence running along the Westerly line of other land of William R. and Kathleen M. Yost, South 1 degree 01 minutes East 423.98 feet to an iron pin corner set in the Northerly line of land of Ellis Tutor, it also being the Southwest corner of land of William R. and Kathleen M. Yost; thence running along the Northerly line of land of Said Tutor South 78 degrees 59 minutes West 376.05 feet to an iron pin corner set at the Southeast corner of land of John C. Wommmer and wife; thence running along the Easterly line of land of said Wommmer North 1 degree 1 minute West 486.60 feet to an iron pin corner set in the southerly line of the right of way of the aforesaid Township Route 497; thence running along the Southerly line of the right-of-way of Township Route 497 North 65 degrees 30 minutes East 110.14 feet to an iron pin corner; thence continuing along the same North 83 degrees 52 minutes East 260.43 feet to an iron corner; the place of beginning. Containing 3.895 acres according to survey and draft made by T. Bryce James, R.S., on September 11, 1965. Excepting therefrom and thereout 2.00 acres of land conveyed to William R. and Kathleen M. Yost to Pamela K. Mausteller by Deed dated October 28, 1981 and recorded in Columbia County Deed Book 304 at page 567.

Parcel No. 26-06-005-01

BEING the same property conveyed to Kathy I. Yost, a single woman who acquired title by virtue of a deed from William R. Yost and Kathleen M. Yost, his wife, dated November 8, 1990, recorded November 8, 1990, at Book 462, Page 408, Columbia County, Pennsylvania records.

Property known as 53 Fox Hollow Road, Bloomsburg, PA 17815

PROPERTY ADDRESS: 53 FOX HOLLOW ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 26-06-005-01

Seized and taken into execution to be sold as the property of **KATHY YOST** 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
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV1405

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 03, 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 those two pieces, parcels and tracts of land situate in Township of Mt. Pleasant, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

Tract No. 1:

Beginning at a stake in the middle of the Township road leading from Fox Hollow to Light Street, South 89.5 degrees East 85 feet to a stake; thence South 59.5 degrees East, a distance of 245 feet to a stake; thence South 18 degrees 5 minutes West, a distance of 398 feet to a stake; thence North along land of Harry Martenas, North 74 degrees West, a distance of 183 feet to a stake; thence along land of the Grantor herein, North 00 degrees 30 minutes East, a distance of 454.5 feet to the place of beginning. Containing 2.35 acres of land.

Tract No. 2:

Beginning at an iron pin corner set in the Southerly line of the right-of-way of Township Route 497 leading from Lightstreet to Township Route 500, it being the Northwest corner of other land of William R. Yost, et ux; thence running along the Westerly line of other land of William R. and Kathleen M. Yost, South 1 degree 01 minutes East 423.98 feet to an iron pin corner set in the Northerly line of land of Ellis Turner, it also being the Southwest corner of land of William R. and Kathleen M. Yost; thence running along the Northerly line of land of Said Turner South 78 degrees 59 minutes West 376.05 feet to an iron pin corner set at the Southeast corner of land of John C. Wommer and wife; thence running along the Easterly line of land of said Wommer North 1 degree 1 minute West 486.60 feet to an iron pin corner set in the southerly line of the right-of-way of the aforesaid township Route 497; thence running along the Southerly line of the right-of-way of Township Route 497 North 85 degrees 30 minutes East 110.14 feet to an iron pin corner; thence continuing along the same North 89 degrees 52 minutes East 260.43 feet to an iron corner; the place of beginning.

Containing 3.895 acres according to survey and draft made by T. Bryse James, R.S., on September 11, 1969.

Excepting therefrom and thereout 2.00 acres of land conveyed to William R. and Kathleen M. Yost to Pamela K. Mausteller by Deed dated October 28, 1981 and recorded in Columbia County Deed Book 304 at page. 557.

Parcel No.: 26-06-005-01

BEING the same property conveyed to Kathy I. Yost, a single woman who acquired title by virtue of a deed from William R. Yost and Kathleen M. Yost, his wife, dated November 8, 1990, recorded November 9, 1990, at Book 462, Page 408, Columbia County, Pennsylvania records.

Property known as 53 Fox Hollow Road, Bloomsburg, PA 17815

PROPERTY ADDRESS: 53 FOX HOLLOW ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 26-06-005-01

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Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

LSF9 Master Participation Trust

Plaintiff,

vs.

Kathy I. Yost

Defendant.

CIVIL DIVISION

Docket No.: 2016-CV-1405

2017-ED-25

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and Rule 3257

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 described property below):

SEE EXHIBIT "A" ATTACHED

Amount due	\$	82,055.50
Interest from December 2, 2016 to date of sale	\$	2,695.92
Total	\$	84,751.42
(Costs to be added)		

Dated:

2/22/2017

Barbara N. Silvestri
Prothonotary

(SEAL)

By: Rosalie Antonello
Clerk

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

**IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA**

LSF9 Master Participation Trust

Plaintiff,

vs.

Kathy I. Yost

Defendant.

CIVIL DIVISION

Docket No.: 2016-CV-1405

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Property known as 53 Fox Hollow Road, Bloomsburg, PA 17815

Exhibit "A"

REAL ESTATE OUTLINE

ED # 2017 EO 25

DATE RECEIVED

2/22/17

DOCKET AND INDEX

2016 CV 1405

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

X

COPY OF DESCRIPTION

X

WHEREABOUTS OF LKA

X

NON-MILITARY AFFIDAVIT

X

NOTICES OF SHERIFF SALE

X

WAIVER OF WATCHMAN

X

AFFIDAVIT OF LIENS LIST

X

CHECK FOR \$1,350.00 OR

X

CK# 116532

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

SALE DATE

May 3rd

TIME 9:00 am

POSTING DATE

ADV. DATES FOR NEWSPAPER

1ST WEEK

2ND WEEK

3RD WEEK

**IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA**

LSF9 Master Participation Trust

Plaintiff,
vs.

Kathy I. Yost

Defendant.

CIVIL DIVISION

Docket No.: 2016-CV-1405

Execution No.: _____

FILED
CLERK OF COURT
JAN 21 AM 11:59
COLUMBIA COUNTY, PA

AFFIDAVIT PURSUANT TO RULE 3129.1

LSF9 Master Participation Trust , Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 53 Fox Hollow Road, Bloomsburg, PA 17815:

1. Name and Address of Owner(s) or Reputed Owner(s):

KATHY I. YOST
434 Summerhill Road
Berwick, PA 18603-5833

2. Name and Address of Defendant(s) in the Judgment:

KATHY I. YOST
434 Summerhill Road
Berwick, PA 18603-5833

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

LSF9 MASTER PARTICIPATION TRUST
Plaintiff

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

LSF9 MASTER PARTICIPATION TRUST
Plaintiff

COLUMBIA COUNTY REDEVELOPMENT AUTHORITY
700 Sawmill Road
Suite 101
Bloomsburg, PA 17815

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

COLUMBIA COUNTY TAX CLAIM BUREAU
11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815

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:

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE
P.O. Box 2675
Harrisburg, PA 17105

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:

COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE
11 West Main Street, 2nd Floor
Bloomsburg, PA 17815

UNKNOWN TENANT OR TENANTS
53 Fox Hollow Road
Bloomsburg, PA 17815

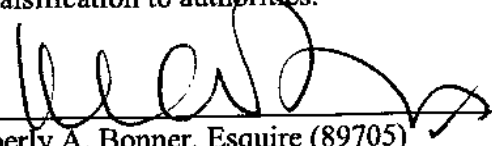
UNKNOWN SPOUSE
53 Fox Hollow Road
Bloomsburg, PA 17815
AND
434 Summerhill Road
Berwick, PA 18603-5833

PA DEPT. OF REVENUE – INHERITANCE TAX DIVISION
6th Floor, Strawberry Square
Department 280601
Harrisburg, PA 17128

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

Dated:

2/20/17


Kimberly A. Bonner, Esquire (89705)

Scott A. Dietterick, Esquire (55650)

Kimberly J. Hong, Esquire (74950)

Michael E. Carleton, Esquire (203009)

Meredith H. Wooters, Esquire (307207)

Justin F. Kobeski, Esquire (200392)

Matthew P. Curry, Esquire (322229)

Cristina L. Connor, Esquire (318389)

Holly N. Wolf, Esquire (322153)

Karina Velter, Esquire (94781)

Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

Telephone: 614-222-4921

Fax: 614-220-5613

Email: kabonner@manleydeas.com

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

LSF9 Master Participation Trust

Plaintiff,

vs.

Kathy I. Yost

Defendant.

CIVIL DIVISION

Docket No.: 2016-CV-1405

AFFIDAVIT REGARDING MILITARY STATUS

FILED
NOTHONOTARY
2017 JAN 23 A 9 05
CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

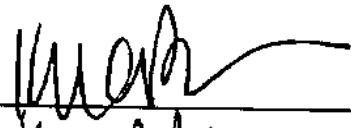
Now comes the undersigned affiant, pursuant to the Servicemembers Civil Relief Act, 50 USCS 3901 *et seq.*, and hereby states as follows:

1. Manley Deas Kochalski, LLC ("MDK") is counsel for Plaintiff in these proceedings.
2. I am employed by MDK as an attorney. I am over the age of eighteen (18) years and am competent to testify to the matters stated in this affidavit.
3. The information in this affidavit is taken from MDK's business records, including search results conducted utilizing the Department of Defense Manpower Data Center ("DMDC"). I have personal knowledge of MDK's procedures for creating and maintaining these records. They were: (a) made at or near the time of the occurrence of the matters set forth therein by persons with personal knowledge of the information in the business record, or from information transmitted by persons with personal knowledge; (b) kept in the course of MDK's regularly conducted business activities; and (c) created by MDK as a regular practice.

4. Kathy I. Yost is not in the military service based upon the DMDC search results that indicate Kathy I. Yost was not on active duty and had not been on active duty for the past 367 days on the date indicated on the attached DMDC search result.

VERIFICATION

I verify that the statements made in this Affidavit Regarding Military Status are true and correct to the best of my knowledge, information, and belief. I understand that false statements made herein are subject to the penalties of 18 PA C.S. § 4094, relating to unsworn falsification to authorities.



Jim A Bonner - Affiant

**Status Report
Pursuant to Servicemembers Civil Relief Act**SSN: XXX-XX-XXXX

Birth Date:

Last Name: YOSTFirst Name: KATHYMiddle Name: IActive Duty Status As Of: Jan-19-2017

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snively-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

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

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.osd.mil/faq.xhtml#Q33>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

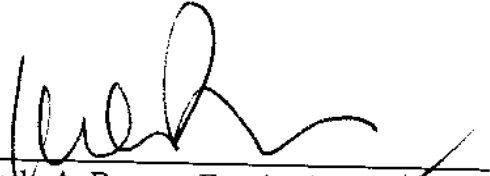
Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status data provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: 39FCO76BW4AES10

known address is 434 Summerhill Road, Berwick, PA 18603-5833, to the best of her knowledge,
information and belief.

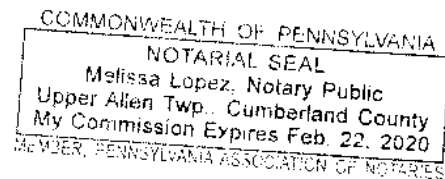


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Holly N. Wolf, Esquire (322153)
Karina Velter, Esquire (94781)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: kabonner@manleydeas.com
Attorney for Plaintiff

Sworn to and subscribed before me this 20 day of February, 2017


NOTARY PUBLIC

My commission expires: _____



**IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA**

LSF9 Master Participation Trust

Plaintiff,

vs.

Kathy I. Yost

Defendant.

CIVIL DIVISION

Docket No.: 2016-CV-1405

2017 - E D - 25

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

Kathy I. Yost
434 Summerhill Road
Berwick, PA 18603-5833

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Sheriff's Office, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815 on May 3rd 2017 at 9:00 am prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

53 Fox Hollow Road, Bloomsburg, PA 17815

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No. 2016-CV-1405

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS
PROPERTY ARE:

Kathy L. Yost

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, 35 West Main Street, P.O. Box 380, Bloomsburg, Pennsylvania 17815.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR
PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR
TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET
FREE LEGAL ADVICE.

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108

(800) 692-7375

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3.

A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

Dated:

2/20/17

Kimberly A. Bonner, Esquire (89705)

Scott A. Dietterick, Esquire (55650)

Kimberly J. Hong, Esquire (74950)

Michael E. Carleton, Esquire (203009)

Meredith H. Wooters, Esquire (307207)

Justin F. Kobeski, Esquire (200392)

Matthew P. Curry, Esquire (322229)

Cristina L. Connor, Esquire (318389)

Holly N. Wolf, Esquire (322153)

Karina Velter, Esquire (94781)

Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

Telephone: 614-222-4921

Fax: 614-220-5613

Email: kabonner@manleydeas.com

Attorney for Plaintiff

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED
AND
VIA PERSONAL SERVICE

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL DIVISION

Docket No.: 2016-CV-1405

2017 - ED - 25

Plaintiff,

vs.

Kathy I. Yost

Defendant

All those two pieces, parcels and tracts of land situate in Township of Mt. Pleasant, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

Tract No. 1:

Beginning at a stake in the middle of the Township road leading from Fox Hollow to Light Street, South 89.5 degrees East 85 feet to a stake; thence South 59.5 degrees East, a distance of 245 feet to a stake; thence South 18 degrees 5 minutes West, a distance of 398 feet to a stake; thence North along land of Harry Martenas, North 74 degrees West, a distance of 183 feet to a stake; thence along land of the Grantor herein, North 00 degrees 30 minutes East, a distance of 454.5 feet to the place of beginning. Containing 2.35 acres of land.

Tract No. 2:

Beginning at an iron pin corner set in the Southern line of the right-of-way of Township Route 497 leading from Lightstreet to Township Route 500, it being the Northern line of other land of William R. Yost, et ux; thence running along the Western line of other land of William R. and Kathleen M. Yost, South 1 degree 01 minutes East 423.98 feet to an iron pin corner set in the Northern line of land of Ellis Turner, it also being the Northern line of land of Said Turner South 78 degrees 59 minutes West 376.05 feet to an iron pin corner set at the Southeast corner of land of John C. Wommer and wife; thence running along the Easterly line of land of said Wommer North 1 degree 1 minute West 486.60 feet to an iron pin corner set in the southerly line of the right-of-way of the aforesaid township Route 497; thence running along the Southerly line of the right-of-way of Township Route 497 North 85 degrees 30 minutes East 110.14 feet to an iron pin corner; thence continuing along the same North 89 degrees 52 minutes East 260.43 feet to an iron corner; the place of beginning.

Containing 3.895 acres according to survey and draft made by T. Bryce James, R.S., on

September 11, 1969.

Excepting therefrom and thereout 2.00 acres of land conveyed to William R. and Kathleen M. Yost to Pamela K. Maussteller by Deed dated October 28, 1981 and recorded in Columbia County Deed Book 304 at page 557.

Parcel No.: 26-06-005-01

BEING the same property conveyed to Kathy I. Yost, a single woman who acquired title by virtue of a deed from William R. Yost and Kathleen M. Yost, his wife, dated November 8, 1990, recorded November 9, 1990, at Book 462, Page 408, Columbia County, Pennsylvania records.

Property known as 53 Fox Hollow Road, Bloomsburg, PA 17815

Exhibit "A"

**IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA**

LSF9 Master Participation Trust

Plaintiff,
vs.

Kathy I. Yost

Defendant.

53 Fox Hollow Road
Bloomsburg, PA 17815
Address

CIVIL DIVISION

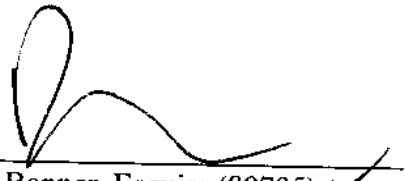
Docket No.: 2016-CV-1405

WAIVER OF WATCHMAN/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.

Dated:

2/20/17


Kimberly A. Bonner, Esquire (89705) ✓
Scott A. Dietterick, Esquire (55650)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Justin F. Kobeski, Esquire (200392)
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Karina Velter, Esquire (94781)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: kbonner@manleydeas.com
Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA**

LSF9 Master Participation Trust

Plaintiff,

vs.

Kathy L. Yost

Defendant.

CIVIL DIVISION

Docket No.: 2016-CV-1405

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Tract No. 2:

Beginning at an iron pin corner set in the Southerly line of the right-of-way of Township Route 497 leading from Lightstreet to Township Route 500, it being the Northwest corner of other land of William R. Yost, et ux; thence running along the Westerly line of other land of William R. and Kathleen M. Yost, South 1 degree 01 minutes East 423.98 feet to an iron pin corner set in the Northerly line of land of Ellis Turner, it also being the Southwest corner of land of William R. and Kathleen M. Yost; thence running along the Northerly line of land of Said Turner South 78 degrees 59 minutes West 376.05 feet to an iron pin corner set at the Southeast corner of land of John C. Wommer and wife; thence running along the Easterly line of land of said Wommer North 1 degree 1 minute West 486.60 feet to an iron pin corner set in the southerly line of the right-of-way of the aforesaid township Route 497; thence running along the Southerly line of the right-of-way of Township Route 497 North 85 degrees 30 minutes East 110.14 feet to an iron pin corner; thence continuing along the same North 89 degrees 52 minutes East 260.43 feet to an iron corner; the place of beginning.

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Property known as 53 Fox Hollow Road, Bloomsburg, PA 17815

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COLUMBIA COUNTY, PENNSYLVANIA**

LSF9 Master Participation Trust

Plaintiff,

vs.

Kathy I. Yost

Defendant.

CIVIL DIVISION

Docket No.: 2016-CV-1405

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Property known as 53 Fox Hollow Road, Bloomsburg, PA 17815

Exhibit "A"

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO: 2016-CV-1405
PLAINTIFF: LSF9 Master Participation Trust
DEFENDANT(S): Kathy I. Yost

TYPE OF WRIT
OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**
SERVE AT: 53 Fox Hollow Road, Bloomsburg, PA 17815

Sir: Please post the Handbill at the mortgaged premises.

Should you have any questions please contact Josh Gagliarducci of our office at 614.947.5711

Date of Service: _____ Time: _____

Served upon (if someone other than defendant): _____

Address (if different than as stated above): _____

Columbia County Sheriff's Office: _____
Name: _____
Title: _____

Date: _____

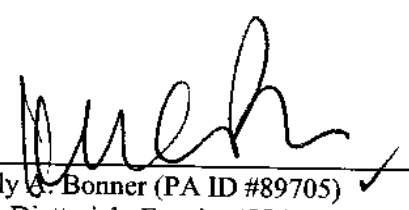
PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:

**Manley Deas Kochalski LLC
Attn: Kimberly A. Bonner, Esquire
P. O. Box 165028, Columbus, OH 43216-5028**

Dated: 2/20/17

For office use only

BY: _____


Kimberly A. Bonner (PA ID #89705) ✓
Scott A. Dietterick, Esquire (55650)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Justin F. Kobeski, Esquire (200392)
Matthew P. Curry, Esquire (322229)
Cristina L. Connor, Esquire (318389)
Holly N. Wolf, Esquire (322153)
Karina Velter, Esquire (94781)
Manley Deas Kochalski LLC
P. O. Box 165028, Columbus, OH 43216-5028
Phone: 614-220-5611; Fax: 614-220-5613

**IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA**

LSF9 Master Participation Trust

Plaintiff,

vs.

Kathy I. Yost

Defendant.

CIVIL DIVISION

Docket No.: 2016-CV-1405

Execution No.:

2017 - ED - 25

FILED
CLERK OF COURT
2017 FEB 21 AM 11:57
CLERK OF COURT

AFFIDAVIT PURSUANT TO RULE 3129.1

LSF9 Master Participation Trust , Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 53 Fox Hollow Road, Bloomsburg, PA 17815:

1. Name and Address of Owner(s) or Reputed Owner(s):

KATHY I. YOST
434 Summerhill Road
Berwick, PA 18603-5833

2. Name and Address of Defendant(s) in the Judgment:

KATHY I. YOST
434 Summerhill Road
Berwick, PA 18603-5833

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

LSF9 MASTER PARTICIPATION TRUST
Plaintiff

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

LSF9 MASTER PARTICIPATION TRUST
Plaintiff

COLUMBIA COUNTY REDEVELOPMENT AUTHORITY
700 Sawmill Road
Suite 101
Bloomsburg, PA 17815

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

COLUMBIA COUNTY TAX CLAIM BUREAU
11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815

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:

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE
P.O. Box 2675
Harrisburg, PA 17105

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:

COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE
11 West Main Street, 2nd Floor
Bloomsburg, PA 17815

UNKNOWN TENANT OR TENANTS
53 Fox Hollow Road
Bloomsburg, PA 17815

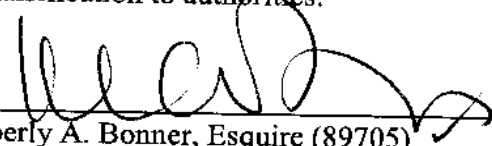
UNKNOWN SPOUSE
53 Fox Hollow Road
Bloomsburg, PA 17815
AND
434 Summerhill Road
Berwick, PA 18603-5833

PA DEPT. OF REVENUE – INHERITANCE TAX DIVISION
6th Floor, Strawberry Square
Department 280601
Harrisburg, PA 17128

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

Dated:

2/20/17



Kimberly A. Bonner, Esquire (89705)

Scott A. Dietterick, Esquire (55650)

Kimberly J. Hong, Esquire (74950)

Michael E. Carleton, Esquire (203009)

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Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

Telephone: 614-222-4921

Fax: 614-220-5613

Email: kabonner@manleydeas.com

Attorney for Plaintiff

Date: 2/22/2017

Columbia County Court of Common Pleas

NO. 0001140

Time: 02:12 PM

Receipt

Page 1 of 1

Received of: LSF9 Master Participation Trust (plaintiff) \$ 25.00

Twenty-Five and 00/100 Dollars

Case: 2017-ED-0000025-	Plaintiff: LSF9 Master Participation Trust vs. Kathy I Yost	Amount
Writ of Execution		25.00
Total:		25.00

Check: 116531

Payment Method: Check

Amount Tendered: 25.00

Clerk: CLUSCHAS

Barbara N. Silvetti, Prothonotary

By: _____
Deputy Clerk

February 9, 2017

Columbia County Court of Common Pleas
Office of the Prothonotary
35 West Main Street
P.O. Box 380
Bloomsburg, PA 17815

Re: LSF9 Master Participation Trust v.
Kathy I. Yost
Property Address: 53 Fox Hollow Road, Bloomsburg, PA 17815
Docket No. 2016-CV-1405
Our File Number: 16-028507

Writ of Execution – Mortgage Foreclosure

Dear Sir/Madam,

Enclosed please find the following documents for filing with your office:

1. 1 Original Praeipe for Writ of Execution with Legal Description attached;
2. 1 Original and 2 copies for each Defendant of the Writ of Execution (with Legal Description attached);
3. 1 Original Affidavit Pursuant to Rule 3129.1; and
4. **Check in the amount of \$25.00, payable to the Columbia County Prothonotary, for the filing fee.**

Please file the originals immediately upon receipt and prepare the Writ of Execution and copies for the Sheriff. Kindly time-stamp and return to us the extra face page of the Praeipe in the enclosed self-addressed, stamped envelope. Then, forward the Writ of Execution and its copies, along with the following documents to the Sheriff's Office:

1. Letter of Non-Sheriff's Service of the Notice of Sale to Sheriff's office;
2. One (1) original Notice of Sheriff's Sale for each Defendant (with Legal Description attached) for your files;
3. 1 copy of the Affidavit Pursuant to Rule 3129.1;
4. 1 Original Affidavit of Last Known Address;
5. 1 Original Waiver of Watchman;

6. 1 Original and five (5) copies of the Legal Description, including the improvements, parcel number and property address;
7. 1 Sheriff Service Form for posting the property with the Handbill, along with a self-addressed, stamped envelope for return of service of the Handbill;
8. **Check in the amount of \$1,350.00, made payable to the Sheriff of Columbia County, for advanced sale costs.**

Should you or the Sheriff's Office have any questions or need further documentation, please feel free to contact me at 614.947.5711.

MANLEY DEAS KOCHALSKI LLC

BY: s/ Josh Gagliarducci
Josh Gagliarducci, Legal Assistant
P. O. Box 165028
Columbus, OH 43216-5028
Email: jjgagliarducci@manleydeas.com
File No.: 16-028507
614-220-5611; FAX 614-220-5613

Enclosures

cc: Sheriff of Columbia County (w/encl)



MANLEYDEAS.COM

P.O. BOX 165028

COLUMBUS, OH 43216

P 614-220-5611 | F 614-220-5613

February 9, 2017

Office of the Columbia County Sheriff
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: LSF9 Master Participation Trust v.
Kathy I. Yost
Property Address: 53 Fox Hollow Road, Bloomsburg, PA 17815
Docket No. 2016-CV-1405
Our File Number: 16-028507

Dear Sir/Madam:

Please be advised that Plaintiff's counsel will serve defendants Notice of Sheriff Sales personally and also serve via certified mail, return receipt requested.

Should you have any questions or need further documentation, please feel free to contact me at 614.947.5711.

MANLEY DEAS KOCHALSKI LLC

Josh Gagliarducci
Legal Assistant

Document Receipt

Trans #	10008	Carrier / service:	USPS Server	First-Class Mail®	2/23/2017 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000099575

Doc Ref #: 2017ED25

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	10007	Carrier / service:	USPS Server	First-Class Mail®	2/23/2017 12:00:00 AM
Ship to:					
PHILADELPHIA DISTRICT OFFICE		US SMALL BUSINESS ADMINISTRATION			
900 MARKET STREET		Tracking #: 71901140006000099568			
		Doc Ref #: 2017ED25			
		Postage 5.1300			
PHILADELPHIA PA 19107-4214					

Document Receipt

Trans #	10008	Carrier / service:	USPS Server	First-Class Mail®	2/23/2017 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000099575

Doc Ref #: 2017ED25

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	10007	Carrier / service:	USPS Server	First-Class Mail®	2/23/2017 12:00:00 AM
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Ship to

PHILADELPHIA DISTRICT OFFICE	US SMALL BUSINESS
900 MARKET STREET	ADMINISTRATION
	Tracking #: 71901140006000099568
	Doc Ref #: 2017ED25
	Postage 5.1300
PHILADELPHIA PA 19107-4214	

Document Receipt

Trans #	10006	Carrier / service:	USPS Server	First-Class Mail®	2/23/2017 12:00:00 AM
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Ship to

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000099551

Doc Ref #: 2017ED25

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	10005	Carrier / service:	USPS Server	First-Class Mail®	2/23/2017 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000099544

Doc Ref #: 2017ED25

Postage 5.1300

HARRISBURG PA 17128

**IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA**

LSF9 Master Participation Trust

Plaintiff,

vs.

Kathy I. Yost

Defendant.

CIVIL DIVISION

Docket No.: 2016-CV-1405

2017 - E D - 25

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

Kathy I. Yost
434 Summerhill Road
Berwick, PA 18603-5833

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Sheriff's Office, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815 on May 3rd 2017 at 9:00 am prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

53 Fox Hollow Road, Bloomsburg, PA 17815

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No. 2016-CV-1405

Manley Deas Kochalski LLC

Pennsylvania Operations, PO Box 165028
Columbus, OH 43216-5028
614-220-5611

FIRST MERCHANTS BANK

Columbus, OH 43214
25-280/440

116532

Pay **One Thousand Three hundred Fifty dollars and 00 cents*******

DATE

2/20/2017

AMOUNT

\$1350.00

to the Order of :

Columbia County Sheriff
35 W. Main Street
PO Box 380
Bloomsburg, PA, 17815

16-028507, 2016-CV-1405, Yost

Manley Deas

⑈ 116532⑈ ⑆074900657⑆ 9001045366⑈