

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LSF8 MASTER PARTICIPATION TRUST
vs.
DENNIS MICHAEL LINN (et al.)

Case Number
2017CV619

PROPERTY ADDRESS
184 MOUNT ZION ROAD, CATAWISSA, PA 17820

REAL ESTATE SALE REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
07/18/2017	Advance Fee	Advance Fee	001677212	\$0.00	\$1,350.00
07/18/2017	Advertising Sale (Newspaper)			\$15.00	\$0.00
07/18/2017	Advertising Sale Bills & Copies			\$17.50	\$0.00
07/18/2017	Crying Sale			\$10.00	\$0.00
07/18/2017	Docketing			\$15.00	\$0.00
07/18/2017	Levy			\$15.00	\$0.00
07/18/2017	Mailing Costs			\$102.00	\$0.00
07/18/2017	Posting Handbill			\$15.00	\$0.00
07/18/2017	Press Enterprise Inc.			\$1,183.38	\$0.00
07/18/2017	Sheriff Automation Fund			\$50.00	\$0.00
07/18/2017	Web Posting			\$100.00	\$0.00
09/26/2017	Continued or Cancelled Sale	Postponed to: 11/15/2017		\$10.00	\$0.00
11/13/2017	Continued or Cancelled Sale	Postponed to: 1/31/2018		\$10.00	\$0.00
01/24/2018	Service			\$240.00	\$0.00
01/24/2018	Service Mileage			\$16.00	\$0.00
01/24/2018	Copies			\$8.00	\$0.00
01/24/2018	Notary Fee			\$15.00	\$0.00
01/24/2018	Tax Claim Search			\$5.00	\$0.00
01/24/2018	Surcharge			\$170.00	\$0.00
01/29/2018	Continued or Cancelled Sale	Postponed to: 4/4/2018		\$10.00	\$0.00

\$2,006.88 \$1,350.00

TOTAL BALANCE:	\$(656.88)
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TX Result Report

P 1
03/05/2018 09:55
Serial No. A6VF011029028
TC:00013633

Addressee	Start Time	Time	Prints	Result	Note
912155670072	03-05 09:54	00:00:45	002/002	OK	ORG

Result OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused
 Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full
 NG : Other Error IL-PJL : PJL Error MDN-ER : MDN Resp. Error DSN-ER : DSN Resp. Error LGN-ER : Login Error

Note TMR : Timer TX PC : PC-Fax POL : Polling Call : Manual TX
 FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

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

fax

TO: Valerie Steinman FROM: Sheriff Timothy Chamberlain
 FAX: PAGES: 2
 PHONE: DATE: March 5, 2018
 RE: Dennis Linn CC:

Urgent For Review Please Comment Please Reply Please Recycle

I received your stay, attached is a cost sheet showing a balance due of \$656.88.

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

fax

TO: Valerie Steinman FROM: Sheriff Timothy Chamberlain

FAX: PAGES: 2

PHONE: DATE: March 5, 2018

RE: Dennis Linn CC:

Urgent For Review Please Comment Please Reply Please Recycle

I received your stay, attached is a cost sheet showing a balance due of \$656.88.

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

Representing Lenders in
Pennsylvania

Foreclosure Manager

March 2, 2018

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: I.SF8 MASTER PARTICIPATION TRUST v.
DENNIS M. LINN and DIANE A. LINN
184 MOUNT ZION ROAD CATAWISSA, PA 17820-8302
No.: 2017-CV-619

Dear Sir/Madam:

Please **STAY** the Sheriff's Sale of the above referenced property, which is scheduled for April 4, 2018 due to the following: The mortgage company is pursuing alternatives to foreclosure with the Defendant(s).

\$907.15 was received in consideration of the stay.

You are hereby directed to immediately discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. **In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.**

Thank you for your cooperation in this matter.

Very Truly Yours,
Valerie Steinman for
Phelan Hallinan Diamond & Jones, LLP

Phelan Hallinan Diamond & Jones, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

215-563-7000

FAX#: 215-568-7616

FEB 21 2018

DENNIS M. LINN
DIANE A. LINN
184 MOUNT ZION ROAD
CATAWISSA, PA 17820-8302

RE: LSF8 MASTER PARTICIPATION TRUST v. DENNIS M. LINN and DIANE A.
LINN
COLUMBIA County, No 2017-CV-619

Dear Defendants,

Enclosed please find a Court Order granting Plaintiff's Motion to Postpone Sheriff's Sale and Certification of Service relative to the above referenced matter.

Very Truly yours,

Peter Wapner, Esquire

Enclosure

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

Phelan Hallinan Diamond & Jones, LLP
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

LSF8 MASTER PARTICIPATION TRUST

Plaintiff

v.

DENNIS M. LINN
DIANE A. LINN

Defendants

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2017-CV-619
:
: COLUMBIA COUNTY
:
:
:
:

CERTIFICATION OF SERVICE

I hereby certify that a true and correct copy of the January 26, 2018 Court Order in regards to Plaintiff's Motion to Postpone Sheriff's Sale was sent via first class mail to the following individuals on the date indicated below.

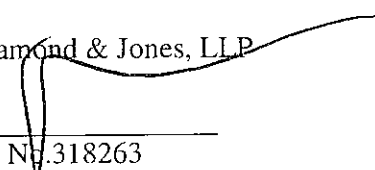
DENNIS M. LINN
184 MOUNT ZION ROAD
CATAWISSA, PA 17820-8302

DIANE A. LINN
184 MOUNT ZION ROAD
CATAWISSA, PA 17820-8302

TIMONTHY CHAMBERLAIN
ACTING SHERIFF
PO BOX 380
W. MAIN STREET
BLOOMSBURG PA 17815

Phelan Hallinan Diamond & Jones, LLP

Date: FEB 21 2018

By: 
Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff

LSF8 MASTER PARTICIPATION TRUST

Plaintiff

v.

DENNIS M. LINN
DIANE A. LINN

Defendants

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2017-CV-619
:
: COLUMBIA COUNTY
:
:
:
:

ORDER

AND NOW, this 26th day of January 2018, after consideration of Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

ORDERED that the sale of 184 MOUNT ZION ROAD, CATAWISSA, PA 17820-8302 is postponed to the Sheriff's Sale scheduled for April 4, 2018.

No further advertising or additional notice to lienholders or Defendants is required. However, the Sheriff is directed to announce the continuation to the assembled bidders and Plaintiff is to forward a copy of this Order to Defendants via first class mail.

BY THE COURT:

1s/ Gary E Norton

J.

FILED
2018 JAN 26 4 08 57
CLERK OF COURT
COLUMBIA COUNTY

Phelan Hallinan Diamond & Jones, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

215-563-7000

FAX#: 215-568-7616

FEB 21 2018

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

RE: LSF8 MASTER PARTICIPATION TRUST v. DENNIS M. LINN and DIANE A.
LINN
COLUMBIA County, No 2017-CV-619

Dear Sir or Madam:

Enclosed please find a Certification of Service for filing. Please file the same with the Court and return time-stamped copies of the enclosed and a Certificate of Compliance in the self-addressed stamped envelope provided for your convenience.

Very truly yours,

Peter Wapner, Esquire

Enclosures

cc: DENNIS M. LINN
DIANE A. LINN

Phelan Hallinan Diamond & Jones, LLP
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

LSF8 MASTER PARTICIPATION TRUST	:	COURT OF COMMON PLEAS
	:	
Plaintiff	:	CIVIL DIVISION
	:	
v.	:	NO. 2017-CV-619
	:	
DENNIS M. LINN	:	COLUMBIA COUNTY
DIANE A. LINN	:	
	:	
	:	
Defendants	:	

CERTIFICATION OF SERVICE

I hereby certify that a true and correct copy of the January 26, 2018 Court Order in regards to Plaintiff's Motion to Postpone Sheriff's Sale was sent via first class mail to the following individuals on the date indicated below.

DENNIS M. LINN
184 MOUNT ZION ROAD
CATAWISSA, PA 17820-8302

DIANE A. LINN
184 MOUNT ZION ROAD
CATAWISSA, PA 17820-8302

TIMONTHY CHAMBERLAIN
ACTING SHERIFF
PO BOX 380
W. MAIN STREET
BLOOMSBURG PA 17815

Phelan Hallinan Diamond & Jones, LLP

Date: FEB 21 2018

By: _____
Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff

LSF8 MASTER PARTICIPATION TRUST

Plaintiff

v.

DENNIS M. LINN
DIANE A. LINN

Defendants

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2017-CV-619
:
: COLUMBIA COUNTY
:
:
:
:

ORDER

AND NOW, this 26th day of January 2018, after consideration of Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

ORDERED that the sale of 184 MOUNT ZION ROAD, CATAWISSA, PA 17820-8302 is postponed to the Sheriff's Sale scheduled for April 4, 2018.

No further advertising or additional notice to lienholders or Defendants is required. However, the Sheriff is directed to announce the continuation to the assembled bidders and Plaintiff is to forward a copy of this Order to Defendants via first class mail.

BY THE COURT:

/s/ Gary E. Norton

J.

FILED
CLERK OF COURT
2018 JAN 26 A 10:57
COLUMBIA COUNTY

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

Timothy Chamberlain
Acting Sheriff
PO Box 380
W. Main Street
Bloomsburg, PA 17815

Re: LSF8 MASTER PARTICIPATION TRUST v. DENNIS M. LINN et al.
No.: 2017-CV-619

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

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

****Property is listed for the 04/04/2018 Sheriff Sale.****

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:
Legal Assistant

CC: DENNIS M. LINN and DIANE A. LINN

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

LSF8 MASTER PARTICIPATION TRUST
Plaintiff

v.

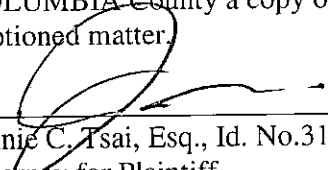
DENNIS M. LINN
DIANE A. LINN
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2017-CV-619**
:
:

CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: JAN 31 2018



Jennie C. Tsai, Esq., Id. No.315213
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

LSF8 MASTER PARTICIPATION TRUST
Plaintiff

v.

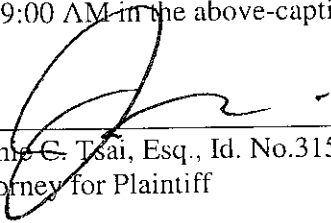
DENNIS M. LINN
DIANE A. LINN
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2017-CV-619**
:
:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 01/31/2018 at 09:00 AM in the above-captioned matter has been continued until 04/04/2018 at 09:00 AM.

Date: JAN 31 2018



Jennie C. Tsai, Esq., Id. No.315213
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

LSF8 MASTER PARTICIPATION TRUST
Plaintiff

v.

DENNIS M. LINN
DIANE A. LINN
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2017-CV-619**
:
:

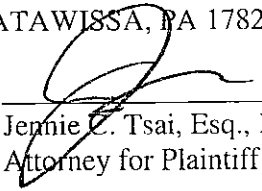
CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

DENNIS M. LINN
184 MOUNT ZION ROAD
CATAWISSA, PA 17820-8302

Date: JAN 31 2018

DIANE A. LINN
184 MOUNT ZION ROAD
CATAWISSA, PA 17820-8302



Jennie C. Tsai, Esq., Id. No.315213
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

LSFS MASTER PARTICIPATION TRUST

Plaintiff

v.

DENNIS M. LINN

DIANE A. LINN

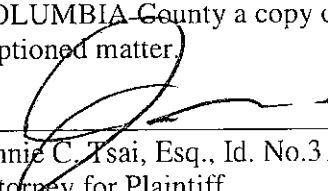
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2017-CV-619**
:
:

CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: JAN 31 2018



Jennie C. Tsai, Esq., Id. No.315213
Attorney for Plaintiff

ATTORNEY FILING COPY
Please Return

LSF8 MASTER PARTICIPATION TRUST

Plaintiff

v.

DENNIS M. LINN
DIANE A. LINN

Defendants

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2017-CV-619
:
: COLUMBIA COUNTY
:
:
:

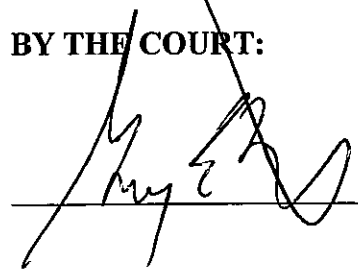
ORDER

AND NOW, this 26th day of January 2018, after consideration of Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

ORDERED that the sale of 184 MOUNT ZION ROAD, CATAWISSA, PA 17820-8302 is postponed to the Sheriff's Sale scheduled for April 4, 2018.

No further advertising or additional notice to lienholders or Defendants is required. However, the Sheriff is directed to announce the continuation to the assembled bidders and Plaintiff is to forward a copy of this Order to Defendants via first class mail.

BY THE COURT:



FILED
NOTHONOTARY
2018 JAN 26 A 10:57
COURT OF COMMON PLEAS
COUNTY OF COLUMBIA, PA

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

LSF8 MASTER PARTICIPATION TRUST VS DENNIS & DIANE LINN

NO. 88-2017 ED

NO. 619-2017 JD

DATE/TIME OF SALE: JANUARY 31, 2018 @ 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 \$ _____

17-619
1350

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>246.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>102.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>16.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>8.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>553.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1183.38</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1433.38</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</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>170.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>0-</u>

TOTAL COSTS (OPENING BID) \$ _____

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

Timothy Chamberlain
Acting Sheriff
PO Box 380
W. Main Street
Bloomsburg, PA 17815

Re: LSF8 MASTER PARTICIPATION TRUST v. DENNIS M. LINN et al.
No.: 2017-CV-619

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

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

****Property is listed for the 01/31/2018 Sheriff Sale.****

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP
By:
Legal Assistant

CC: DENNIS M. LINN and DIANE A. LINN

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

LSFS MASTER PARTICIPATION TRUST
Plaintiff

v.

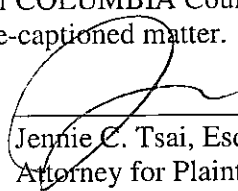
DENNIS M. LINN
DIANE A. LINN
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2017-CV-619**
:
:

CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: NOV 14 2017



Jennie C. Tsai, Esq., Id. No.315213
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

LSF8 MASTER PARTICIPATION TRUST

Plaintiff

v.

DENNIS M. LINN

DIANE A. LINN

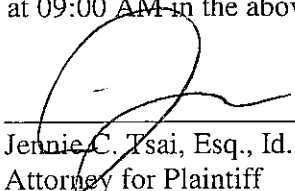
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2017-CV-619**
:
:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 11/15/2017 at 09:00 AM in the above-captioned matter has been continued until 01/31/2018 at 09:00 AM.

Date: NOV 14 2017



Jennie C. Tsai, Esq., Id. No.315213
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

LSF8 MASTER PARTICIPATION TRUST

Plaintiff

v.

DENNIS M. LINN

DIANE A. LINN

Defendant(s)

:
: CIVIL DIVISION
:
: No.: 2017-CV-619
:
:

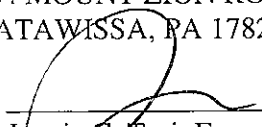
CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

DENNIS M. LINN
184 MOUNT ZION ROAD
CATAWISSA, PA 17820-8302

DIANE A. LINN
184 MOUNT ZION ROAD
CATAWISSA, PA 17820-8302

Date: NOV 14 2017



Jennie C. Tsai, Esq., Id. No.315213
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

LSF8 MASTER PARTICIPATION TRUST
Plaintiff

v.

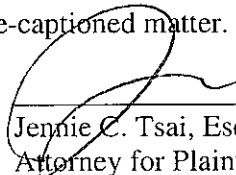
DENNIS M. LINN
DIANE A. LINN
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2017-CV-619**
:
:

CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: NOV 14 2017



Jennie C. Tsai, Esq., Id. No.315213
Attorney for Plaintiff

Phelan Hallinan Diamond & Jones, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Representing Lenders in
Pennsylvania

Foreclosure Manager

November 10, 2017

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: LSF8 MASTER PARTICIPATION TRUST v.
DENNIS M. LINN and DIANE A. LINN
184 MOUNT ZION ROAD CATAWISSA, PA 17820-8302
No.: 2017-CV-619

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for November 15, 2017 due to the following: Loan Modification.

The Property is to be relisted for the January 31, 2018 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
PATRICK WIRT for
Phelan Hallinan Diamond & Jones, LLP

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

CHRISTINE SCHOFFLER
Legal Assistant, 1286

Representing Lenders in
Pennsylvania

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

No.: 2017-CV-619
No.: 2017-ED-88

Re: LSF8 MASTER PARTICIPATION TRUST VS. DENNIS M. LINN, and DIANE A. LINN
No.: 2017-CV-619, No.: 2017-ED-88

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

Dear Sir/Madam:

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

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

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

****Property is listed for the 11/15/2017 Sheriff Sale.****

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

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By: CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

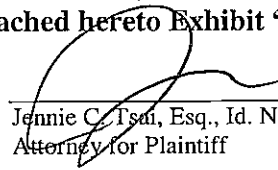
IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

LSF8 MASTER PARTICIPATION TRUST : COLUMBIA COUNTY
Plaintiff, :
v. : COURT OF COMMON PLEAS
DENNIS M. LINN : CIVIL DIVISION
DIANE A. LINN :
Defendant(s) : No.: 2017-CV-619
No.: 2017-ED-88

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:

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



Jennie C. Tsai, Esq., Id. No.315213
Attorney for Plaintiff

Date: OCT 20 2017

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

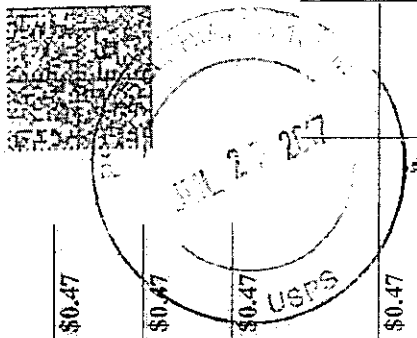
Name and Address Of Sender

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

AZK/CKK - 10/04/2017 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fec
1	****	TENANT/OCCUPANT 184 MOUNT ZION ROAD CATAWISSA, PA 17820-8302	\$0.47	
2	****	BERKHEIMER ASSOCIATES 18 SHERWOOD DRIVE BLOOMSBURG, PA 17815	\$0.47	
3	****	COUNTY OF COLUMBIA 35 WEST MAIN STREET P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.47	
4	****	HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY 961 WEIGEL DRIVE ELMHURST, IL 60126	\$0.47	
5	****	HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY C/O MARK J. UDREN, ESQUIRE WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620	\$0.47	
6	****	LVNV FUNDING, LLC 15 SOUTH MAIN STREET GREENVILLE, SC 29601	\$0.47	
7	****	LVNV FUNDING, LLC C/O AMY F. DOYLE, ESQUIRE 2041 SPRINGWOOD ROAD YORK, PA 17403	\$0.47	
8	****	LVNV FUNDING, LLC C/O DAVID R. GALLOWAY, ESQUIRE 54 E. MAIN STREET MECHANICSBURG, PA 17055	\$0.47	
9	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.47	
10	****	COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	\$0.47	
RF: DENNIS M. LINN (COLUMBIA) PH # 1003106/1021			Page 1 of 2	Writ Team

U.S. POSTAGE & FINES BOWEN
 ZFR 18103 \$ 006.250
 02 4M
 0000384136 JUL 27 2017



Total Number of Pieces Listed by Sender: _____
 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 registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.

Name and Address Of Sender

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

AZK/CKK - 10/04/2017SALE

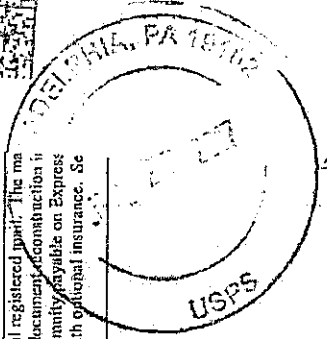
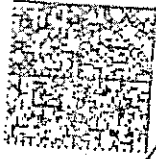
Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222	\$0.48
2	****	U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING 228 WALNUT STREET, SUITE 220 PO BOX 11754 HARRISBURG, PA 17108-1754	\$0.48
RE: DENNIS M. LINN (COLUMBIA) PH # 1003106/1021			\$5.66
Page 2 of 2			Writ Team

The full declaration of value is required on all domestic and international registered mail. The ma
 for the reconstruction of nonnegotiable documents under Express Mail document construction is
 piece subject to a limit of \$300,000 per occurrence. The maximum indemnity payable on Express
 The maximum indemnity payable is \$25,000 for registered mail sent with optional insurance. Se
 R920, S913 and S921 for limitations of coverage.

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster For (Name of Receiving Employee)

Form 3877 Facsimile

US POSTAGE PITNEY BOWES
 ZIP 19103 \$ 002.70
 02 4M
 000038439 JUL 27 2017



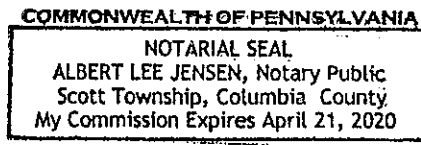
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 September 13, 20, 27, 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.

.....
[Handwritten Signature]

Sworn and subscribed to before me this 27 day of September 2017

.....
Albert Lee Jensen
(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.

.....

FILED
PROTHONOTARY

2017 SEP 27 P 2:25

CLERK OF COURTS OF
COUNTY OF COLUMBIA

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

LSF8 MASTER PARTICIPATION TRUST
Plaintiff

:
: **CIVIL DIVISION**
:

v.

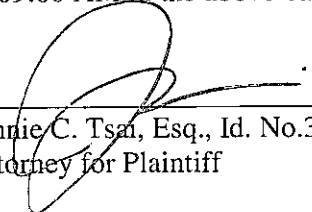
: **No.: 2017-CV-619**
:
:

DENNIS M. LINN
DIANE A. LINN
Defendant(s)

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 10/04/2017 at 09:00 AM in the above-captioned matter has been continued until 11/15/2017 at 09:00 AM.

Date: SEP 26 2017



Jennie C. Tsai, Esq., Id. No.315213
Attorney for Plaintiff

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

Timothy Chamberlain
Acting Sheriff
PO Box 380
W. Main Street
Bloomsburg, PA 17815

Re: LSF8 MASTER PARTICIPATION TRUST v. DENNIS M. LINN et al.
No.: 2017-CV-619

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

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

****Property is listed for the 11/15/2017 Sheriff Sale.****

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

Legal Assistant

CC: DENNIS M. LINN and DIANE A. LINN

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

LSF8 MASTER PARTICIPATION TRUST
Plaintiff

v.

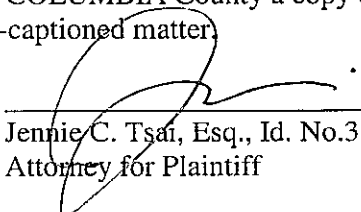
DENNIS M. LINN
DIANE A. LINN
Defendant(s)

:
:
: **CIVIL DIVISION**
:
: **No.: 2017-CV-619**
:
:

CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: SEP 26 2017



Jennie C. Tsai, Esq., Id. No.315213
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

LSF8 MASTER PARTICIPATION TRUST
Plaintiff

v.

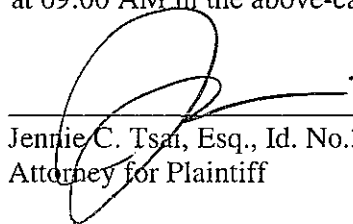
DENNIS M. LINN
DIANE A. LINN
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2017-CV-619**
:
:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 10/04/2017 at 09:00 AM in the above-captioned matter has been continued until 11/15/2017 at 09:00 AM.

Date: SEP 26 2017



Jennie C. Tsai, Esq., Id. No.315213
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

LSF8 MASTER PARTICIPATION TRUST

Plaintiff

v.

DENNIS M. LINN

DIANE A. LINN

Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2017-CV-619**
:
:

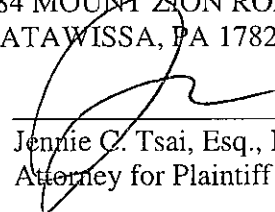
CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

DENNIS M. LINN
184 MOUNT ZION ROAD
CATAWISSA, PA 17820-8302

DIANE A. LINN
184 MOUNT ZION ROAD
CATAWISSA, PA 17820-8302

Date: SEP 26 2017



Jennie C. Tsai, Esq., Id. No.315213
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

LSF8 MASTER PARTICIPATION TRUST

Plaintiff

v.

DENNIS M. LINN

DIANE A. LINN

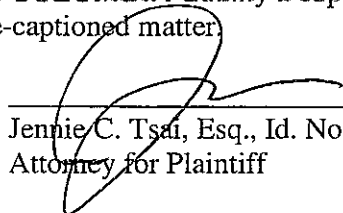
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2017-CV-619**
:
:

CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: SEP 26 2017



Jennie C. Tsai, Esq., Id. No.315213
Attorney for Plaintiff

WILLIAM P. ...
Asst. Return

Phelan Hallinan Diamond & Jones, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Representing Lenders in
 Pennsylvania

Foreclosure Manager

September 25, 2017

Office of the Sheriff
 Columbia County Courthouse
 35 W. Main Street
 Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: LSF8 MASTER PARTICIPATION TRUST v.
 DENNIS M. LINN and DIANE A. LINN
 184 MOUNT ZION ROAD CATAWISSA, PA 17820-8302
 No.: 2017-CV-619

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for October 4, 2017 due to the following: Loan Modification.

The Property is to be relisted for the November 15, 2017 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
 David Tran for
 Phelan Hallinan Diamond & Jones, LLP

1617 John F Kennedy Blvd
Suite 1400
Philadelphia, PA 19103
Phone: (215) 563-7000
Fax: (215) 563-8656

**Phelan Hallinan
Diamond & Jones, LLP**

Fax



To: Columbia County Sheriff Office	From: Patrick Ralston
Fax: 570-389-5625	Date: September 22, 2017
Phone: 570-389-5622	Pages: 1
Re: Postpone Sale Date	CC:

Urgent For Review Please Comment Please Reply Please Recycle

•Comments:

Hello,

We would like to postpone our scheduled sheriff sale for 30 days to a date in November 2017. Currently the sale is set for 10/4/17 at 9:00am. Please provide a new sale date and time so that we may file a motion to postpone as soon as possible via fax to 215-563-8656.

RE: LSF8 MASTER PARTICIPATION TRUST v. LINN, DENNIS M. & LINN, DIANE A.
COLUMBIA County, 2017-CV-619

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for your assistance in this matter.

Thank you,

Patrick Ralston

Fax – 215-563-8656

*Dates are Nov. 1
or Nov. 15*

