

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300
REIDSBURG, PA 17015

PHONE
(717) 369-5622

TELETYPE
(717) 284-6100

DATE: AUG 4, 1998

RE: Sheriff's Sale Advertising Dates

Beneficial Mortgage Corp vs. Terry D & Janice L. HACKER

No. 67 of 1998 ED No. 652 of 1998 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week Sept. 24, 1998

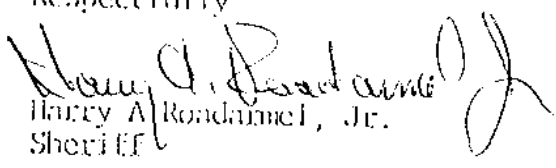
SALE DATE: OCT 15, 1998 10:00 AM

2nd week Oct. 1, 1998

3rd week Oct. 8, 1998

Feel free to contact me if you have any questions.

Respectfully


Harry A. Roadarmel, Jr.
Sheriff

**COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE**

Date August 5 1999

OWNER OR REPUTED OWNER

Hacker, Terry D. & Janice L.

DESCRIPTION OF PROPERTY

2.00 Acres

PARCEL NUMBER 40,000-100-00,000 IN Berwick Boro Township
Borough
City

YEAR	TOTAL
1996	\$1,793.42
1997	\$1,504.00
1998	5 5.00
TOTAL	\$3,292.42

The above figures represent the amount(s) due during the month of
August, 1999.

This is to certify that, according to our records, there are tax liens on
the above mentioned property as of December 31, 1997.

Excluding: Interim Tax Billings

Requested by: Columbia County Sheriff's Office

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00
Per Parcel

Pol
10-27-98

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (717) 784-0257

24 HOUR PHONE

(717) 784-6300

PHONE
(717) 389-5622

October 27, 1998


James, Smith, Durkin & Connelly
P.O. Box 650
Hershey, PA 17033-0650

Beneficial Mortgage VS
Terry D. & Janice L. Hacker
E.D. 69-98 & J.D. 652-98

Dear Atty. Scott A. Dietterick:

Enclosed you will find a check for \$3287.80, the amount of taxes owed for 1996-97. The taxes were paid on Sep. 17-98 by the Plaintiff and the Sheriff's office was not informed of this until Oct. 26-98, which was a week after the Sale. I made the check payable to your Law Firm, so that you may settle with Beneficial Mortgage. Also enclosed you will find the new Realty Transfer Tax Form. Should there be any questions, feel free to contact me.

Sincerely,


Harry A. Roadarmel Jr.
Sheriff

REAL ESTATE
SHERIFF'S SALE--COST SHEET

Pen-King Mortgage VS TERRY D. - SARAH L. HARRIS
NO. 69-72 E.D. NO. 652-72 J.D. DATE OF SALE 10-18-72 TIME OF SALE 10:00AM

DOCKET AND RETURN	\$ <u>7.00</u>
SERVICE PER DEFENDANT OR GARNISHEE	<u>170.-</u>
LEVY (PER PARCEL)	<u>17.50</u>
MAILING COSTS	<u>248.50</u>
ADVERTISING, SALE BILLS, & COPIES	<u>16.75</u>
ADVERTISING SALE (PLUS NEWSPAPER)	<u>15.00</u>
MILEAGE	<u>17.50</u>
POSTING HANDBILLS	<u>15.-</u>
CRYING/ADJOURN SALE (EACH SALE)	<u>10.-</u>
SHERIFF'S DEED	<u>30.-</u>
TRANSFER TAX FORM	<u>2.-</u>
DISTRIBUTION FORM	<u>12.-</u>
OTHER <u>Notes</u>	<u>8.-</u>

TOTAL.....\$ 377.10

PRESS-ENTERPRISE INC.	\$ <u>377.11</u>
SOLICITOR'S SERVICES	<u>50.-</u>

TOTAL.....\$ 427.11

PROTHONOTARY (NOTARY)	\$ <u>16.-</u>
RECORDER OF DEEDS	<u>16.-</u>

OTHER.....

TOTAL.....\$ 38.50

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 1978	\$ <u>1124.50</u>
SCHOOL DISTRICT TAXES, 1978	\$ <u>238.48</u>
DELINQUENT TAXES, 1976, 1977	\$ <u>154.85</u>

TOTAL.....\$ 464.83

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL	1978	\$ <u>315.00</u>
WATER--MUNICIPAL	1978	\$ <u>11.00</u>

TOTAL.....\$ 375.00

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL.....\$ 4.00

MISCELLANEOUS	\$ <u>11.00</u>
	\$ <u>11.00</u>

TOTAL.....\$ 11.00

TOTAL COSTS (OPEN BID).....\$ 5808.66

GARY L. JAMES
MAX J. SMITH, JR.
KAREN DURKIN
JOHN J. CONNELLY, JR.
STUART J. MAGDULE
FRANK P. CLARK
SUSAN E. LEDERER
STEVEN A. STINE
JOHN J. McNALLY, III
GREGORY K. RICHARDS
SCOTT A. DIETTERICK

LAW OFFICES
James, Smith, Durkin & Connelly LLP
P.O. BOX 650
HERSHEY, PENNSYLVANIA 17033
Street address:
134 SIPE AVENUE
HUMMELSTOWN, PENNSYLVANIA 17036
E-mail address: info@jsdlegal.com

(717) 533-3280
(717) 238-9780
FAX (717) 533-2795

Harrisburg Office:
108-112 Walnut Street
Harrisburg, PA 17101
(717) 238-4776
FAX (717) 238-4793

October 20, 1998

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

RE: Beneficial Mortgage Corporation
vs.
Terry D. Hacker and Janice L. Hacker
Docket No. 98-CV-652
Sheriff Sale Date: October 15, 1998
Our File No. 98-6446

Dear Sir/Madame:

I am the attorney on the Writ for the above-referenced sale. Please be advised that I am assigning my bid to Plaintiff, Beneficial Mortgage Corporation, 16 Mount Ebo Drive, Brewster, New York 10509. In that regard, I am enclosing two original Realty Transfer Tax Statements of Value and a proposed Sheriff's Deed for execution. I have enclosed an additional self-addressed, stamped envelope for returning the Deed when recorded.

Should you need any further information, please contact me immediately. Thank you.

Sincerely,

**JAMES, SMITH, DURKIN &
CONNELLY LLP**


Scott A. Dietterick

SAD/mse
Enclosure

7/20/1

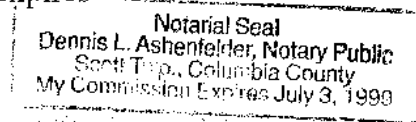
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula Barry, Publisher's Assistant 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 the day of its establishment; that hereto attached is a copy of the legal notice or advertisement in the above entitled proceeding which appeared in the issue of said newspaper on September 24, October 1, & 8, 1998 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice 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 12th day of October, 1998.

(Notary Public)

My commission expires



And now,....., 19....., 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.

.....



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

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

Name: Scott A. Dietterick, Esquire Telephone Number: 533-3280
Area Code (717)
Street Address: P.O. Box 650 City: Hershey State: PA Zip Code: 17033

B TRANSFER DATA

Grantor(s)/Lessor(s): Sheriff of Columbia County
Solumbia County Courthouse
Grantee(s)/Lessee(s): Beneficial Mortgage Corporation
Street Address: P.O. Box 380
Street Address: 16 Mount Ebo Drive
City: Bloomsburg State: PA Zip Code: 17815
City: Brewster, State: NY Zip Code: 10509

C PROPERTY LOCATION

Street Address: 1417 Freas Avenue
City, Township, Borough: Berwick Borough
County: Columbia School District: Tax Parcel Number: 04D-6-149

D VALUATION DATA

1. Actual Cash Consideration: 5,805.06
2. Other Consideration: + 0.00
3. Total Consideration: = 5,805.06
4. County Assessed Value: 34,352.00
5. Common Level Ratio Factor: X 2.56
6. Fair Market Value: = 87,941.12

E EXEMPTION DATA

1a. Amount of Exemption Claimed: 100%
1b. Percentage of Interest Conveyed: 100%

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedent) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$
- ☐ Transfers to the Commonwealth, the United States, and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 544, Page Number 374
Assigned 11/9/94 to MBV 583-715
- ☐ Corrective deed (Attach copy of the prior deed).
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles).
- ☒ Other (Please explain exemption claimed, if other than listed above.) 100% exemption for transfer to a holder of a mortgage in default through Judicial Sale, pursuant to 72 P.S. §8102.C.3(16)

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

Signature of Correspondent or Responsible Party: John J. McNally, III, Esquire for Scott A. Dietterick, Esquire
Date: 10/20/98

(SEE REVERSE)

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (717) 784-0257

24 HOUR PHONE

(717) 784-6300

PHONE
(717) 389-5622

SHERIFF'S REAL ESTATE FINAL COST SHEET

BENJAMIN MORRISON VS TERRY J. MORRISON L. HOCKEY
NO. 64-95 E.D. NO. 657-98 J.D.

DATE OF SALE: 11-12-97

BID PRICE (INCLUDES COSTS) \$ 57,211.60

POUNDAGE--2% OF BID PRICE \$ 1,144.23

TRANSFER TAX 2%, FAIR MARKET PRICE \$ -0-

MISC. COSTS \$ -0-

TOTAL AMOUNT NEEDED TO PURCHASE \$ 57,211.60

PURCHASER(S): Laura J. Morrison

ADDRESS: 100 E. Main St. Bloomsburg, PA 17815

NAME(S) ON DEED: US

PURCHASER(S) SIGNATURE(S): Susan Butchko-Battisti

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 57,211.60

LESS DEPOSIT \$ 900.00

DOWN PAYMENT \$ 0.00

TOTAL DUE IN
EIGHT DAYS \$ 57,211.60



THE FIRST NATIONAL BANK OF BERWICK

111 West Front Street • P.O. Box 289 • Berwick, PA 18603
(717) 752-3671 • Fax (717) 752-4022

August 12, 1998

Tim Chamberlain
Sheriff's Office
Columbia County Court House
PO Box 300
Bloomsburg, PA 17815

Dear Tim:

The balance that Terry and Janice Hacker owe The First National Bank of Berwick for loan # 01-48217-2-71 is the following:

\$7,163.00 Balance
635.70 Interest due thru 10/15/98
\$7,798.70 Total Due

If you have any questions or need any documentation, please contact me at (717) 752-3671 Ext #144.

Respectfully,
The First National Bank of Berwick

Lee A. Hess
Collection Officer

LAH/klb

TAX NOTICE SCHOOL REAL ESTATE
BERWICK BOROUGH

MAKE CHECKS PAYABLE TO:

CONNIE C. GINGHER
1615 LINCOLN AVENUE
BERWICK PA 18603

HOURS MON, TUES, THURS, FRI 9am
-5pm DURING REBATE, MON, TUE
THURS, FRI 9am-4pm AFTER
PHONE 717-752-7442

TAXES ARE DUE & PAYABLE- PROMPT PAYMENT IS REQUESTED

HACKER, TERRY S &
1417 FREAS AVENUE
BERWICK PA 18603

IF YOU DESIRE A RECEIPT, ENCLOSE A STAMPED ADDRESSED ENVELOPE WITH YOUR PAYMENT

TAX NOTICE
1998 COUNTY & MUNICIPAL
BERWICK BOROUGH

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick, PA 18603

HOURS DURING DISCOUNT ONLY

Mon, Tue, Thur & Fri 9-5; Closed Wed
Other Times: Mon, Tue, Thur & Fri
PHONE (717) 752-7442 9-4

TAXES ARE DUE & PAYABLE PROMPT PAYMENT IS REQUESTED

24-1 FC

HACKER, TERRY S & JANICE L
1417 FREAS AVENUE
BERWICK PA 18603

IF YOU'RE A REAL ESTATE BROKER, YOU'VE GOT TO BE A GOOD PERSON. YOU'VE GOT TO BE A GOOD PERSON.

CLOSED WED. & HOLIDAYS

ATE
FOR
BERWICK AREA SCHOOL DISTRICT

DATE _____

DESCRIPTION	ASSESSMENT	MILLS	TAXES
REAL ESTATE	34352.025	5.00	

REAL ESTATE	34352.025.500	02/2017
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THE DISCOUNT & THE PENALTY
HAVE BEEN COMPUTED

AMOUNT

PROPERTY DESCRIPTION	ACCT NO.	PARCEL
SCHDDL PENALTY AT 10%	04-12512	
		04D-06--149-00,00
		FRSAS AVE LOT #1552

YOUR PAYMENT THIS TAX NOTICE MUST BE DETACHED WITH YOUR PAYMENT

EOB COLUMBIA COUNTY

FOR CONSOLIDATED GOVERNMENT	DESCRIPTION	ASSETS
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DESCRIPTION	
General Fund	
Sinking Fund	
Borough 8 F.	

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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THE DISCOUNT & THE PENALTY
HAVE BEEN COMPUTED

[illegible]

29 40 REF .1

040,06—149-00,000
PARCEL
FREAS AVE LOT #1552
.17 acres LAND
BUILDINGS
2,880
31,472

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TOTAL ASSESSED	34,352
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DATE	BILL NO.
03/01/1998	01549

AMOUNT DUE	INCL. PENALTY
1	1

140.71	154.78
29.03	31.93
199.24	209.20

36.07	37.87
-------	-------

447.99	478.87
JUNE 30	JUNE 30

ON BEFORE

JANUARY 01, 1999

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17015

PHONE
(717) 389-5422

24 HOUR PHONE
(717) 384-6100

Atty. Scott A. Diettrick
James, Smith, Durkin & Connelly, LLP
Box 650
Hershey, PA 17033

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, COMMONWEALTH
OF PENNA.
Beneficial Mortgage Corp.

VS.
Terry D. and Janice L. Hacker
WRIT OF EXECUTION 69 of 1998
(MORTGAGE FORECLOSURE) CV 98-652

POSTING OF PROPERTY

On SEP 3, 1998, at 1050 hours POSTED A COPY OF THE SHERIFF'S SALE BILL
ON THE PROPERTY OF Terry D. and Janice L. Hacker, 517 E. 8th St., Berwick, Pa. 18603
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY
SHERIFF Timothy T/ Chamberlain CHIEF

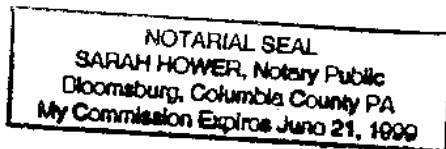
SO ANSWERS:

Timothy T. Chamberlain
DEPUTY SHERIFF

Harry A. Roadarmel Jr.
SHERIFF HARRY A. ROADARMEL JR.

Sworn and subscribed before me
this 7th day of
September 19 98

Sarah J. Hower
Sarah J. Hower



STATEMENT OF LIEN BY OPERATION OF LAW ARISING
FROM OVERDUE SUPPORT OBLIGATIONS

BY: Gail K. Johnson
TITLE: Director

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

BENEFICIAL MORTGAGE
CORPORATION,

Plaintiff,

vs.

TERRY D. HACKER AND JANICE
L. HACKER,

Defendant.

:
:
:
:
:
:
:
:
:
:

CIVIL DIVISION

NO.: 98-CV-652

NOTICE TO LIENHOLDERS AND OTHER PARTIES IN INTEREST
PURSUANT TO Pa.R.C.P. 3129(b)

TO: Columbia County Domestic Relations Office
P.O. Box 380
Bloomsburg, PA 17815

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

COLUMBIA COUNTY COURTHOUSE
Office of the Sheriff
34 West Main Street
Bloomsburg, Pennsylvania 17815

on October 15, 1998 at 10:00 a.m., the following described real estate which Terry D. Hacker and Janice L. Hacker are the owners or reputed owners and on which you may hold a lien or have an interest which could be affected by the sale of:

1417 Freas Avenue
Berwick, Pennsylvania 18603
Columbia County

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

The said Writ of Execution has been issued on a judgment in the action of

**BENEFICIAL MORTGAGE
CORPORATION,**

Plaintiff,

vs.

**TERRY D. HACKER and
JANICE L. HACKER,**

Defendant(s).

at EX. NO. 98-CV-652 in the amount of \$64,530.47, plus interest and costs.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before distribution.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from the sale date.

Exceptions to Distributions or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

If you have any questions or comments with regard to the Sheriff's Sale or this Notice, you should contact your attorney as soon as possible.

**JAMES, SMITH, DURKIN &
CONNELLY LLP**

Dated: 8/5/98

By: 

Scott A. Dietterick, Esquire

PA ID #55650

Attorney for Plaintiff

P.O. Box 650

Hershey, PA 17033

(717) 533-3280

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at the Southwest corner of Lot No. 1551, this being the west side of the third lot west of Mercer Street, on the North side of Freas Avenue, in the Borough of Berwick, Columbia County, Pennsylvania, on what was formerly known as the Ferris Farm; thence in a Northerly direction along Lot No. 1551 a distance of 160 feet to Fifth Avenue; thence in a Westerly direction along Fifth Avenue, a distance of 45 feet to the corner of Lot No. 1553; thence in a Southerly direction along Lot No. 1553, a distance of 160 feet to Freas Avenue; thence in an Easterly direction along Freas Avenue, a distance of 45 feet to the place of beginning.

BEING Parcel Number 04D-6-149

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LEGAL DESCRIPTION

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AFFIDAVIT OF WHEREABOUTS OF DEFENDANT(S)

COMMONWEALTH OF PENNSYLVANIA :

SS:

COUNTY OF DAUPHIN :

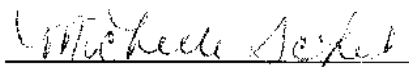
Before me, the undersigned authority, a Notary Public in and for said County and Commonwealth, personally appeared Scott A. Dietterick, Esquire, attorney for Plaintiff, who being duly sworn according to law deposes and says that the owners of the property located at 1417 Freas Avenue, Berwick, Columbia County, Pennsylvania 18603, are Defendants, Terry D. Hacker and Janice L. Hacker, who reside at 517 East 8th Street, Columbia County, Pennsylvania 18603, to the best of his knowledge, information and belief.



Scott A. Dietterick, Esquire

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 9th DAY OF July, 1998.



NOTARY PUBLIC

Notarial Seal
Michelle Schelb, Notary Public
Harrisburg, Dauphin County
My Commission Expires May 10, 1999

AFFIDAVIT OF NON-MILITARY SERVICE
AND CERTIFICATE OF MAILING OF NOTICE OF
INTENT TO TAKE DEFAULT JUDGMENT

COMMONWEALTH OF PENNSYLVANIA

SS:

COUNTY OF DAUPHIN

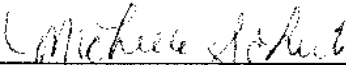
Before me, the undersigned authority, a Notary Public in and for said County and Commonwealth, personally appeared Scott A. Dietterick, Esquire, attorney for and authorized representative of Plaintiff who, being duly sworn according to law, deposes and says that the Defendants are not in the military service of the United States of America to the best of his knowledge, information and belief.



Scott A. Dietterick, Esquire

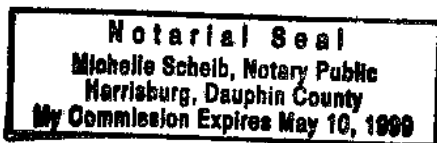
Sworn to and subscribed before me

this 9th day of July, 1998.




Notary Public

My Commission Expires:



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.



Scott A. Dietterick, Esquire
Attorney for Plaintiff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (717) 784-0257

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

James, Smith, Durkin & Connelly LLP
ATTN: Scott A. Dietterick
P.O. Box 650
Hershey, PA 17033

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, COMMONWEALTH
OF PENNA.

Beneficial Mortgage Corp.

No. 67 of 1998

Terry D. & Janice L. HACKER

WRIT OF EXECUTION CV 98-6446

SERVICE ON Janice L. and Terry D. HACKER

ON AUG. 5, 1998 AT 1135 hours A TRUE AND ATTESTED COPY OF THE WITHIN

WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S SALE IN REAL ESTATE AND A

COPY OF THE DESCRIPTION OF PROPERTY WAS SERVED ON Janice L. HACKER--wife

AT 517 E. 8th St., Berwick, Pa. Chief Timothy T. Chamberlain

BY DEPUTY SHERIFF

SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE

IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO Janice L. HACKER

SO ANSWERS:

Timothy T. Chamberlain
DEPUTY SHERIFF

Harry A. Roadarmel, Jr.
SHERIFF Harry A. Roadarmel, Jr.

SWORN AND SUBSCRIBED BEFORE ME

THIS 12th DAY OF

August 19 98

Sarah Hower

NOTARIAL SEAL
SARAH HOWER, Notary Public
Bloomsburg, Columbia County PA
My Commission Expires June 21, 1999

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

BENEFICIAL MORTGAGE CORPORATION,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 98-CV-652
	:	
vs.	:	
	:	
TERRY D. HACKER AND JANICE L. HACKER,	:	
	:	
Defendant.	:	

AFFIDAVIT PURSUANT TO RULE 3129.1

Beneficial Mortgage Corporation., 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 1417 Freas Street, Berwick, Pennsylvania 18603:

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

TERRY D. HACKER	517 East 8 th Street Berwick, PA 18603
-----------------	------------------------------------------------------

JANICE L. HACKER	517 East 8 th Street Berwick, PA 18603
------------------	------------------------------------------------------

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

TERRY D. HACKER	517 East 8 th Street Berwick, PA 18603
-----------------	------------------------------------------------------

JANICE L. HACKER	517 East 8 th Street Berwick, PA 18603
------------------	------------------------------------------------------

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

BENEFICIAL MORTGAGE CORPORATION	Plaintiff
PENNSYLVANIA POWER & LIGHT CO.	Box 300 Route 209 & 22 Allentown, PA 18106

700 Scott Street
P.O. Box 1126
Wilkes-Barre, PA 18773

Route 940 East
P.O. Box 148
Freeland, PA 19224

Bureau of Compliance
Harrisburg, PA 17105-9835

Bureau of Compliance
Harrisburg, PA 17105-9835

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

BENEFICIAL MORTGAGE CORPORATION **Plaintiff**

THE FIRST NATIONAL BANK OF BERWICK 111 West Front Street
Berwick, PA 18603

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

COLUMBIA COUNTY TAX CLAIM BUREAU Columbia County Courthouse
P.O. Box 380
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:

NONE

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

P.O. Box 380
Bloomsburg, PA 17815

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. §4904 relating to unsworn falsification to authorities.

GRENN & BIRSIC, P.C.

DATED:

7/9/98

BY:

A handwritten signature in black ink, appearing to read "Scott A. Dietterick", written over a horizontal line.

Scott A. Dietterick, Esquire
Attorneys for Plaintiff
PA ID #55650
4076 Market St., Suite 210
Camp Hill, PA 17011
(717) 975-3379

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

BENEFICIAL MORTGAGE
CORPORATION,

Plaintiff,

vs.

TERRY D. HACKER AND JANICE
L. HACKER,

Defendant.

CIVIL DIVISION

NO.: 98-CV-652

67-98

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

Terry D. Hacker
517 East 8th Street
Berwick, PA 18603

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Court House, Office of the Sheriff, 34 West Main Street, Bloomsburg, Pennsylvania 17815 on Oct 15, 1998 at 10:00 A.m. 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:

1417 Freas Avenue
Columbia County
Berwick, PA 18603

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

No.: 98-CV-652

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

Terry D. Hacker
Janice L. Hacker

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, 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.

**Susquehanna Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
(717) 784-8760**

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, P.O. Box 380, Bloomsburg, Pennsylvania 17815, before presentation of the petition to the Court.

**JAMES, SMITH, DURKIN &
CONNELLY LLP**

By: 

Scott A. Dietterick, Esquire
Attorney I.D.#55650
P.O. Box 650
Hershey, PA 17033
(717) 533-3280

VIA COLUMBIA COUNTY SHERIFF

LEGAL DESCRIPTION

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GARY L. JAMES
MAX J. SMITH, JR.
KAREN DURKIN
JOHN J. CONNELLY, JR.
STUART J. MAGDULE
FRANK P. CLARK
SUSAN E. LEDERER
STEVEN A. STINE
JOHN J. McNALLY, III
GREGORY K. RICHARDS
SCOTT A. DIETTERICK

LAW OFFICES
James, Smith, Durkin & Connelly LLP
P.O. BOX 650
HERSHEY, PENNSYLVANIA 17033
Street address:
134 SIPE AVENUE
HUMMELSTOWN, PENNSYLVANIA 17036
E-mail address: info@jdsdlegal.com

(717) 533-3280
(717) 238-9780
FAX (717) 533-2795

Harrisburg Office:
108-112 Walnut Street
Harrisburg, PA 17101
(717) 238-4776
FAX (717) 238-4793

July 9, 1998

Ms. Tami Kline
Columbia County Prothonotary
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

RE: Beneficial Mortgage Corporation
vs.
Terry D. Hacker and Janice L. Hacker
Our File No. 98-6446

Dear Ms. Kline:

Enclosed, for filing please find the following:

1. Original and one (1) copy of a Praecipe for Writ of Execution (Mortgage Foreclosure);
2. Original and one (1) copy of a Writ of Execution;
2. Original Affidavit Pursuant to Rule 3129.1; and
3. Check in the amount of \$15.00.

Please time-stamp the extra copies and return to our office in the enclosed self-addresses stamped envelope. Also, please forward the following to the Sheriff of Columbia County,

1. Original and two (2) copies of a Writ of Execution;
2. Original and two (2) copies of the Notice of Sheriff's Sale for each Defendant;
3. Original and five (5) copies of the Legal Description
4. Original Affidavit of the Whereabouts of the Defendant(s)
5. Original Affidavit of Non-Military Services
6. Original Waiver of Watchman Form;
7. One (1) copy of the Affidavit Pursuant to Rule 3129.1;
8. \$900.00 check,

Should you or the Sheriff's Office have any questions, please feel free to call me.

Sincerely,

**JAMES, SMITH, DURKIN &
CONNELLY LLP**



Scott A. Dietterick

SAD/mse
enclosures

LEGAL DESCRIPTION

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IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BENEFICIAL MORTGAGE
CORPORATION,

Plaintiff,

vs.

TERRY D. HACKER and JANICE L.
HACKER,

Defendants.

CIVIL DIVISION

NO.: 98-CV-652

ISSUE NO.:

TYPE OF PLEADING:

**Pa.R.C.P. RULE 3129.2(C)
AFFIDAVIT OF SERVICE OF
DEFENDANTS/OWNERS AND
OTHER PARTIES OF INTEREST**

CODE:

FILED ON BEHALF OF:

Beneficial Mortgage Corporation,
Plaintiff

COUNSEL OF RECORD FOR THIS
PARTY:

Scott A. Dietterick, Esquire
Pa. I.D. #55650

JAMES, SMITH, DURKIN &
CONNELLY LLP
P.O. Box 650
Hershey, PA 17033
(717) 533-3280

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BENEFICIAL MORTGAGE CORPORATION	CIVIL DIVISION
Plaintiff,	NO.: 98-CV-652
vs.	
TERRY D. HACKER and JANICE L. HACKER,	
Defendants.	

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

I, Scott A. Dietterick, Esquire, attorney for Beneficial Mortgage Corporation., Plaintiff, being duly sworn according to law depose and make the following Affidavit regarding service of Plaintiff's Notice of Sheriff's Sale of Real Property in this matter on Defendants/Owners and Other Parties of Interest as follows:

1. Defendants, Terry D. Hacker and Janice L. Hacker are the record owners of the real property.
2. On or about August 5, 1998, Defendant, Terry D. Hacker was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa.R.C.P. 3129, upon Janice L. Hacker, personally by the Sheriff of Columbia County, at his last known address being 517 East 8th Street, Berwick, Pennsylvania 18603.
3. On or about August 5, 1998, Defendant, Janice L. Hacker was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa.R.C.P. 3129, personally by the Sheriff of Columbia County, at her last known address being 517 East 8th Street, Berwick, Pennsylvania 18603.
4. On or about August 5, 1998, 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 Notices and Certificates of Mailing are marked Exhibit "A",
attached hereto and made a part hereof.

Finally, the undersigned deposes and says that 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.

JAMES, SMITH, DURKIN &
CONNELLY LLP

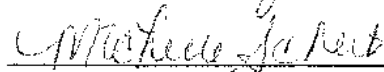
Dated: 8/10/98

BY: 

Scott A. Dietterick, Esquire
Pa. I.D. #55650
Attorneys for Plaintiff
P.O. Box 650
Hershey, PA 17033
(717) 533-3280

Sworn to and subscribed before me this

10th day of August, 1998.



Notary Public

MY COMMISSION EXPIRES:

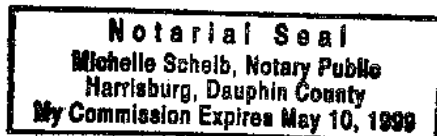
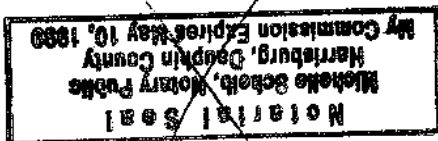


EXHIBIT “A”

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

BENEFICIAL MORTGAGE	:	CIVIL DIVISION
CORPORATION,	:	
	:	
Plaintiff,	:	NO.: 98-CV-652
	:	
vs.	:	
	:	
TERRY D. HACKER AND JANICE	:	
L. HACKER,	:	
	:	
Defendant.	:	

NOTICE TO LIENHOLDERS AND OTHER PARTIES IN INTEREST
PURSUANT TO Pa.R.C.P. 3129(b)

TO: Columbia County Domestic Relations Office
P.O. Box 380
Bloomsburg, PA 17815

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

COLUMBIA COUNTY COURTHOUSE
Office of the Sheriff
34 West Main Street
Bloomsburg, Pennsylvania 17815

on October 15, 1998 at 10:00 a.m., the following described real estate which Terry D. Hacker and Janice L. Hacker are the owners or reputed owners and on which you may hold a lien or have an interest which could be affected by the sale of:

1417 Freas Avenue
Berwick, Pennsylvania 18603
Columbia County

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

The said Writ of Execution has been issued on a judgment in the action of

BENEFICIAL MORTGAGE
CORPORATION,

Plaintiff,

vs.

TERRY D. HACKER and
JANICE L. HACKER,

Defendant(s).

at EX. NO. 98-CV-652 in the amount of \$64,530.47, plus interest and costs.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before distribution.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from the sale date.

Exceptions to Distributions or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

If you have any questions or comments with regard to the Sheriff's Sale or this Notice, you should contact your attorney as soon as possible.

**JAMES, SMITH, DURKIN &
CONNELLY LLP**

Dated: 8/5/98

By: 

Scott A. Dietterick, Esquire

PA ID #55650

Attorney for Plaintiff

P.O. Box 650

Hershey, PA 17033

(717) 533-3280

LEGAL DESCRIPTION

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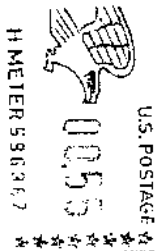
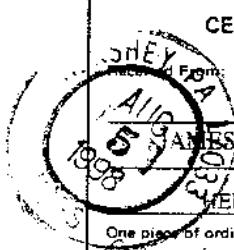
U.S. POSTAL SERVICE
CERTIFICATE OF MAILING

NO POSTAGE NECESSARY
POSTAGE PREPAID BY
JAMES SMITH, DURKIN & CONNELLY
P.O. BOX 650
HERSHEY, PENNSYLVANIA 17033-0650

One piece of ordinary mail addressed to:
Columbia Co. Dist. Relations
P.O. Box 380
Bloomsburg PA 17815

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL
FOR INSURANCE — POSTMASTER

PS FORM 3817 MAY 1976 *U.S. GOVERNMENT P



IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

BENEFICIAL MORTGAGE
CORPORATION,

Plaintiff,

vs.

TERRY D. HACKER AND JANICE
L. HACKER,

Defendant.

CIVIL DIVISION

NO.: 98-CV-652

NOTICE TO LIENHOLDERS AND OTHER PARTIES IN INTEREST
PURSUANT TO Pa.R.C.P. 3129(b)

TO: Columbia County Tax Claim Bureau
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

COLUMBIA COUNTY COURTHOUSE
Office of the Sheriff
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Bloomsburg, Pennsylvania 17815

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

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vs.

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If you have any questions or comments with regard to the Sheriff's Sale or this Notice, you should contact your attorney as soon as possible.

**JAMES, SMITH, DURKIN &
CONNELLY LLP**

Dated: 8/5/98

By: 

Scott A. Dietterick, Esquire

PA ID #55650

Attorney for Plaintiff

P.O. Box 650

Hershey, PA 17033

(717) 533-3280

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at the Southwest corner of Lot No. 1551, this being the west side of the third lot west of Mercer Street, on the North side of Freas Avenue, in the Borough of Berwick, Columbia County, Pennsylvania, on what was formerly known as the Ferris Farm; thence in a Northerly direction along Lot No. 1551 a distance of 160 feet to Fifth Avenue; thence in a Westerly direction along Fifth Avenue, a distance of 45 feet to the corner of Lot No. 1553; thence in a Southerly direction along Lot No. 1553, a distance of 160 feet to Freas Avenue; thence in an Easterly direction along Freas Avenue, a distance of 45 feet to the place of beginning.

BEING Parcel Number 04D-6-149

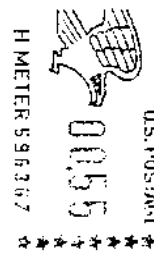
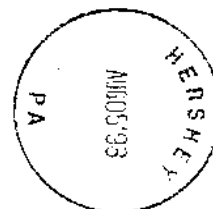
BEING the same premises which Rose Ann Motichak, Widow, by Deed dated June 29, 1990 and recorded on July 2, 1990 in and for Columbia County, in Deed Book 453, Page 1036 granted and conveyed unto Terry D. Hacker and Janice L. Hacker, his wife.

U.S. POSTAL SERVICE
CERTIFICATE OF MAILING
 NO POSTAGE NECESSARY
 Received From: **POSTAGE PREPAID BY**
JAMES SMITH, DURKIN & CONNELLY LI
 P.O. BOX 650
 HERSHEY, PENNSYLVANIA 17033-0650

One piece of ordinary mail addressed to:
Columbia Tax Claim
Columbia Co. Carlisle
PO Box 380
Pennsburg PA 17815

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL
 FOR INSURANCE — POSTMASTER

PS FORM 3817
 MAY 1976 *U.S. GOVERNMENT P



IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

BENEFICIAL MORTGAGE
CORPORATION,

Plaintiff,

vs.

TERRY D. HACKER AND JANICE
L. HACKER,

Defendant.

CIVIL DIVISION

NO.: 98-CV-652

NOTICE TO LIENHOLDERS AND OTHER PARTIES IN INTEREST
PURSUANT TO Pa.R.C.P. 3129(b)

TO: The First National Bank of Berwick
111 West Front Street
Berwick, PA 18603

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

COLUMBIA COUNTY COURTHOUSE
Office of the Sheriff
34 West Main Street
Bloomsburg, Pennsylvania 17815

on October 15, 1998 at 10:00 a.m., the following described real estate which Terry D. Hacker and Janice L. Hacker are the owners or reputed owners and on which you may hold a lien or have an interest which could be affected by the sale of:

1417 Freas Avenue
Berwick, Pennsylvania 18603
Columbia County

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

The said Writ of Execution has been issued on a judgment in the action of

BENEFICIAL MORTGAGE
CORPORATION,

Plaintiff,

vs.

TERRY D. HACKER and
JANICE L. HACKER,

Defendant(s).

at EX. NO. 98-CV-652 in the amount of \$64,530.47, plus interest and costs.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before distribution.

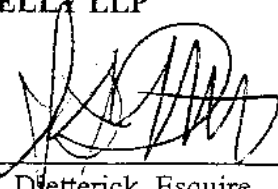
Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from the sale date.

Exceptions to Distributions or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

If you have any questions or comments with regard to the Sheriff's Sale or this Notice, you should contact your attorney as soon as possible.

**JAMES, SMITH, DURKIN &
CONNELLY LLP**

Dated: 8/5/98

By: 

Scott A. Dietherick, Esquire
PA ID #55650
Attorney for Plaintiff
P.O. Box 650
Hershey, PA 17033
(717) 533-3280

LEGAL DESCRIPTION

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BEING Parcel Number 04D-6-149

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U.S. POSTAL SERVICE
CERTIFICATE OF MAILING

NO POSTAGE NECESSARY
 POSTAGE PREPAID BY

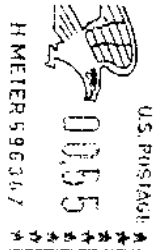
JAMES SMITH, DURKIN & CONNELLY LI
 P.O. BOX 650
 HERSHEY, PENNSYLVANIA 17033-0650

One piece of ordinary mail addressed to:

The First Natl Bank of Belwic.
111 West Front St.
Belwick PA 18603

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL
 FOR INSURANCE — POSTMASTER

PS FORM 3817 MAY 1976 *U.S. GOVERNMENT PRINTING OFFICE



IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

BENEFICIAL MORTGAGE	:	CIVIL DIVISION
CORPORATION,	:	
	:	
Plaintiff,	:	NO.: 98-CV-652
	:	
vs.	:	
	:	
TERRY D. HACKER AND JANICE	:	
L. HACKER,	:	
	:	
Defendant.	:	

NOTICE TO LIENHOLDERS AND OTHER PARTIES IN INTEREST
PURSUANT TO Pa.R.C.P. 3129(b)

TO: Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance
Harrisburg, PA 17105-9835

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

COLUMBIA COUNTY COURTHOUSE
Office of the Sheriff
34 West Main Street
Bloomsburg, Pennsylvania 17815

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Columbia County

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

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BENEFICIAL MORTGAGE
CORPORATION,

Plaintiff,

vs.

TERRY D. HACKER and
JANICE L. HACKER,

Defendant(s).

at EX. NO. 98-CV-652 in the amount of \$64,530.47, plus interest and costs.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before distribution.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from the sale date.

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If you have any questions or comments with regard to the Sheriff's Sale or this Notice, you should contact your attorney as soon as possible.

**JAMES, SMITH, DURKIN &
CONNELLY LLP**

Dated: 8/5/98

By: 

Scott A. Diatterick, Esquire

PA ID #55650

Attorney for Plaintiff

P.O. Box 650

Hershey, PA 17033

(717) 533-3280

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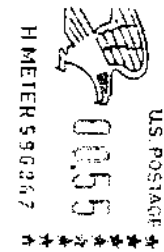
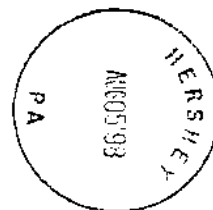
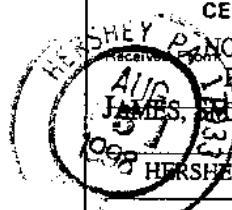
U.S. POSTAL SERVICE
CERTIFICATE OF MAILING

NO POSTAGE NECESSARY
POSTAGE PREPAID BY
JAMES, SMITH, DURKIN & CONNELLY LLP
P.O. BOX 650
HERSHEY, PENNSYLVANIA 17033-0650

One piece of ordinary mail addressed to:
Comm of PA - Dept. Revenue
Bureau of Compliance
Harrisburg PA 17105-9835

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL
FOR INSURANCE - POSTMASTER

PS FORM 3817 MAY 1976 *U.S. GOVERNMENT PRINTING OFFICE



IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

BENEFICIAL MORTGAGE	:	CIVIL DIVISION
CORPORATION,	:	
	:	
Plaintiff,	:	NO.: 98-CV-652
	:	
vs.	:	
	:	
TERRY D. HACKER AND JANICE	:	
L. HACKER,	:	
	:	
Defendant.	:	

NOTICE TO LIENHOLDERS AND OTHER PARTIES IN INTEREST
PURSUANT TO Pa.R.C.P. 3129(b)

TO: Commonwealth of Pennsylvania
Department of Labor
Bureau of Compliance
Harrisburg, PA 17105-9835

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

COLUMBIA COUNTY COURTHOUSE
Office of the Sheriff
34 West Main Street
Bloomsburg, Pennsylvania 17815

on October 15, 1998 at 10:00 a.m., the following described real estate which Terry D. Hacker and Janice L. Hacker are the owners or reputed owners and on which you may hold a lien or have an interest which could be affected by the sale of:

1417 Freas Avenue
Berwick, Pennsylvania 18603
Columbia County

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

The said Writ of Execution has been issued on a judgment in the action of

BENEFICIAL MORTGAGE
CORPORATION,

Plaintiff,

vs.

TERRY D. HACKER and
JANICE L. HACKER,

Defendant(s).

at EX. NO. 98-CV-652 in the amount of \$64,530.47, plus interest and costs.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before distribution.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from the sale date.

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If you have any questions or comments with regard to the Sheriff's Sale or this Notice, you should contact your attorney as soon as possible.

**JAMES, SMITH, DURKIN &
CONNELLY LLP**

Dated: 8/5/98

By: 

Scott A. Djetterick, Esquire

PA ID #55650

Attorney for Plaintiff

P.O. Box 650

Hershey, PA 17033

(717) 533-3280

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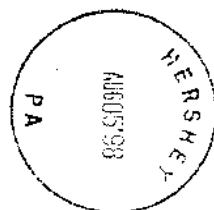
U.S. POSTAL SERVICE
CERTIFICATE OF MAILING
 Received from POSTAGE NECESSARY
 POSTAGE PREPAID BY
JAMES SMITH, DURKIN & CONNELLY LLP
 P.O. BOX 650
 HERSHEY, PENNSYLVANIA 17033-0650

One piece of ordinary mail addressed to:
Comm of Pt - Dept. Labor
Bureau of Compliance
Harrisburg PA 17105-9833

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL
 FOR INSURANCE - POSTMASTER

PS FORM 3817
 MAY 1978

*U.S. GOVERNMENT PRINTING OFFICE: 1978



IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

BENEFICIAL MORTGAGE CORPORATION,	:	CIVIL DIVISION
	:	
	:	
Plaintiff,	:	NO.: 98-CV-652
	:	
vs.	:	
	:	
TERRY D. HACKER AND JANICE L. HACKER,	:	
	:	
	:	
Defendant.	:	

NOTICE TO LIENHOLDERS AND OTHER PARTIES IN INTEREST
PURSUANT TO Pa.R.C.P. 3129(b)

TO: IRA Berger & Sons
Route 940 East
P.O. Box 148
Freeland, PA 19224

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

COLUMBIA COUNTY COURTHOUSE
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Bloomsburg, Pennsylvania 17815

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CORPORATION,

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vs.

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**JAMES, SMITH, DURKIN &
CONNELLY LLP**

Dated: 8/5/98

By: 

Scott A. Dietterick, Esquire
PA ID #55650
Attorney for Plaintiff
P.O. Box 650
Hershey, PA 17033
(717) 533-3280

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U.S. POSTAL SERVICE
CERTIFICATE OF MAILING

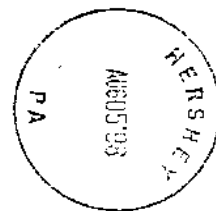
NO POSTAGE NECESSARY
POSTAGE PREPAID BY
JAMES, SMITH, DURKIN & CONNELLY LLP
P.O. BOX 650
HERSHEY, PENNSYLVANIA 17033-0650

One piece of ordinary mail addressed to:
18A Berger + Sons
Lt 940 East PO Box 148
Fleeland PA 19224

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL
FOR INSURANCE — POSTMASTER

PS FORM 3817
MAY 1976

*U.S. GOVERNMENT PRINTING OFFICE



IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

BENEFICIAL MORTGAGE CORPORATION,	:	CIVIL DIVISION
	:	
	:	
Plaintiff,	:	NO.: 98-CV-652
	:	
vs.	:	
	:	
TERRY D. HACKER AND JANICE L. HACKER,	:	
	:	
	:	
Defendant.	:	

NOTICE TO LIENHOLDERS AND OTHER PARTIES IN INTEREST
PURSUANT TO Pa.R.C.P. 3129(b)

TO: Eastern Pennsylvania Supply Co.
700 Scott Street
P.O. Box 1126
Wilkes-Barre, PA 18773

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

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vs.

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**JAMES, SMITH, DURKIN &
CONNELLY LLP**

Dated: 8/5/98

By: 

Scott A. Dietterick, Esquire
PA ID #55650
Attorney for Plaintiff
P.O. Box 650
Hershey, PA 17033
(717) 533-3280

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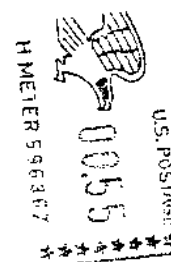
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POSTAGE PREPAID BY
JAMES SMITH, DURKIN & CONNELLY L.
P.O. BOX 650
HERSHEY, PENNSYLVANIA 17033-0650

One piece of ordinary mail addressed to:
Eastern PA. Supply Co.
700 Scott St., P.O. Box 1126
Wilkes-Barre PA 18773

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL
FOR INSURANCE - POSTMASTER

PS FORM 3817
MAY 1976

*U.S. GOVERNMENT PRINTING OFFICE: 1975



IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

BENEFICIAL MORTGAGE
CORPORATION,

Plaintiff,

vs.

TERRY D. HACKER AND JANICE
L. HACKER,

Defendant.

CIVIL DIVISION

NO.: 98-CV-652

NOTICE TO LIENHOLDERS AND OTHER PARTIES IN INTEREST
PURSUANT TO Pa.R.C.P. 3129(b)

TO: Pennsylvania Power & Light Co.
Box 300, Route 209 & 22
Allentown, PA 18106

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Dated: 8/5/98

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Scott A. Dietterick, Esquire
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Attorney for Plaintiff
P.O. Box 650
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CERTIFICATE OF MAILING
 POSTAGE PREPAID BY
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 P.O. BOX 650
 HERSHEY, PENNSYLVANIA 17033-0650

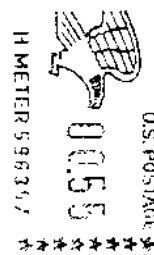
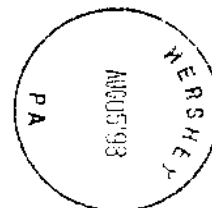
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PS FORM 3817
 MAY 1978

U.S. GOVERNMENT PRINTING OFFICE



The said Writ of Execution has been issued on a judgment in the action of

BENEFICIAL MORTGAGE
CORPORATION,

Plaintiff,

vs.

TERRY D. HACKER and
JANICE L. HACKER,

Defendant(s).

at EX. NO. 98-CV-652 in the amount of \$64,530.47, plus interest and costs.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before distribution.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from the sale date.

Exceptions to Distributions or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

If you have any questions or comments with regard to the Sheriff's Sale or this Notice, you should contact your attorney as soon as possible.

**JAMES, SMITH, DURKIN &
CONNELLY LLP**

Dated: 8/5/98

By: 

Scott A. Dietterick, Esquire

PA ID #55650

Attorney for Plaintiff

P.O. Box 650

Hershey, PA 17033

(717) 533-3280

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at the Southwest corner of Lot No. 1551, this being the west side of the third lot west of Mercer Street, on the North side of Freas Avenue, in the Borough of Berwick, Columbia County, Pennsylvania, on what was formerly known as the Ferris Farm; thence in a Northerly direction along Lot No. 1551 a distance of 160 feet to Fifth Avenue; thence in a Westerly direction along Fifth Avenue, a distance of 45 feet to the corner of Lot No. 1553; thence in a Southerly direction along Lot No. 1553, a distance of 160 feet to Freas Avenue; thence in an Easterly direction along Freas Avenue, a distance of 45 feet to the place of beginning.

BEING Parcel Number 04D-6-149

BEING the same premises which Rose Ann Motichak, Widow, by Deed dated June 29, 1990 and recorded on July 2, 1990 in and for Columbia County, in Deed Book 453, Page 1036 granted and conveyed unto Terry D. Hacker and Janice L. Hacker, his wife.

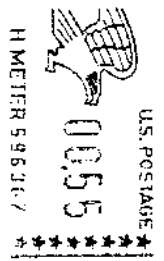
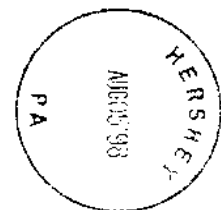


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PS FORM 3817 MAY 1978 *U.S. GOVERNMENT PRINTING OFFICE: 1975-0-250-000



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JAMES, SMITH, DURKIN & CONNELLY, LLP
ATTORNEY ACCOUNT
P.O. BOX 650
HERSHEY, PA 17033

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

DAUPHIN DEPOSIT BANK & TRUST CO.
HARRISBURG, PA

PAY

*** Nine Hundred ***

Jul 09, 1998

DATE

00/100 Dollars

\$900.00

AMOUNT

Columbia County Sheriff

16577

60-83/313

510013 68

TO THE
ORDER
OF

James Smith

SECURITY FEATURES INCLUDED. DETAILS ON BACK. ☒

⑈016577⑈ ⑆031300834⑆ 10⑈632476⑈

AUTHORIZED SIGNATURE

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

Beneficial Mortgage Corporation,

Plaintiff

vs

Terry D. Hacker and Janice L. Hacker,

Defendant

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 67 Term 1998 E.D.

No. 98 CV 652 Term 1998 A.D.

No. _____ Term 19____ J.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF Columbia COUNTY, PENNSYLVANIA

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

see attached exhibit "A"

Amount Due

\$ 61,813.21

Interest from 6/23/98 to date of sale

\$ 2,717.26

Total

\$ 64,530.47 Plus costs

as endorsed.

Dated

7/10/1998
(SEAL)

Thomas B. Kline
Prothonotary, Common Pleas Court of
Columbia County, Penna.

By:

Elizabeth A. Bunn Deputy

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

Beneficial Mortgage Corporation,
Plaintiff

vs

Terry D. Hacker and Janice L. Hacker,
Defendant

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 67 Term 19 96 E.D.
No. 98 CV 652 Term 19 A.D.
No. Term 19 J.D.

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(MORTGAGE FORECLOSURE)

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Dated 7/10/1998
(SEAL)

Thomas B. Kline
Prothonotary, Common Pleas Court of
Columbia County, Penna.

By: Elizabeth A. Shuman Deputy

SHERIFF'S SALE

THURSDAY, OCTOBER 15, 1998 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 67-98, CIVIL WRIT 652-98 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST AND BEST BIDDER, FOR CASH, IN A COURT ROOM OR SHERIFF'S OFFICE TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNA., ALL THE RIGHT, TITLE AND INTEREST TO THE DEFENDANTS, IN AND TO:

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at the Southwest corner of Lot No. 1551, this being the west side of the third lot west of Mercer Street, on the North side of Freas Avenue, in the Borough of Berwick, Columbia County, Pennsylvania, on what was formerly known as the Ferris Farm; thence in a Northerly direction along Lot No. 1551 a distance of 160 feet to Fifth Avenue; thence in a Westerly direction along Fifth Avenue, a distance of 45 feet to the corner of Lot No. 1553; thence in a Southerly direction along Lot No. 1553, a distance of 160 feet to Freas Avenue; thence in an Easterly direction along Freas Avenue, a distance of 45 feet to the place of beginning.

BEING Parcel Number 04D-6-149, 1417 Freas Ave., Berwick, Pa.

BEING the same premises which Rose Ann Motichak, Widow, by Deed dated June 29, 1990 and recorded on July 2, 1990 in and for Columbia County, in Deed Book 453, Page 1036 granted and conveyed unto Terry D. Hacker and Janice L. Hacker, his wife.

TERMS OF SALE: Ten (10) percent cash or cashier's check of the or the amount of the opening bid (costs), whichever is higher, at the time of the Sale. Entire balance of the amount due in cash or cashier's check within eight (8) days after the Sale.

ALL PARTIES IN INTEREST AND CLAIMANTS: Will take notice that a Schedule of the Distribution will be filed within thirty (30) days after the Sale and the Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days of the posting.

Attorneys for Plaintiff:
James, Smith, Durkin & Connelly LLP
Atty. Scott A. Dietterick, ESQ
P.O. Box 650
Hershey, PA 17033

Sheriff of Columbia County
Harry A. Roadarmel Jr.