

BENEFICIAL CO UNION VS. CARL - MARY HOSTETTER

No. 254-2000 E.D. No. 671-2000 J.D. Date of Sale 12-21-00 Time of Sale 0900

DOCKET & RETURN	\$	<u>15.-</u>	
SERVICE PER DEFENDANT OR GARNISHEE		<u>135.-</u>	
LEVY (PER PARCEL)		<u>15.-</u>	
MAILING COSTS		<u>12.94.-</u>	
ADVERTISING, SALE BILLS & COPIES		<u>16.75</u>	
ADVERTISING SALE (PLUS NEWSPAPER)		<u>15.-</u>	
MILEAGE		<u>18.-</u>	
POSTING HANDBILL		<u>15.-</u>	
CRYING/ADJOURN SALE (EACH SALE)		<u>10.-</u>	
SHERIFF'S DEED		<u>35.-</u>	
TRANSFER TAX FORM		<u>25.-</u>	
DISTRIBUTION FORM		<u>25.-</u>	
OTHER ^{COPIES} _{NOTARY}		<u>3.-</u>	
TOTAL *****	\$	<u>350.69</u>	
PRESS-ENTERPRISE INC	\$	<u>423.74</u>	<u>265.69</u>
SOLICITOR'S SERVICES		<u>75.-</u>	
TOTAL *****	\$	<u>498.74</u>	<u>265.69</u>
PROTHONOTARY (NOTARY)	\$	<u>10.-</u>	<u>423.74</u>
RECORDER OF DEEDS		<u>38.50</u>	
OTHER			
TOTAL *****	\$	<u>38.50</u>	
REAL ESTATE TAXES:			
BOROUGH, TWP & COUNTY TAXES 20	\$	<u>55.33</u>	
SCHOOL DISTRICT TAXES 20		<u>154.97</u>	
DELINQUENT TAXES 20		<u>426.17</u>	<u>5.00</u>
TOTAL *****	\$	<u>651.69</u>	<u>5.00</u>
MUNICIPAL FEES DUE:			
SEWER- MUNICIPAL 20	\$		
WATER- MUNICIPAL 20			
TOTAL *****	\$		
SURCHARGE FEE: STATE TREASURER (TRAINING FEE)			
TOTAL *****	\$	<u>100.-</u>	
MISCELLANEOUS	\$		
TOTAL *****	\$		
TOTAL COSTS (OPEN BID) *****	\$	<u>1629.62</u>	<u>774.43</u>
			<u>Refund 105.57</u>

on the reverse side?

SENDER:

- Complete items 1 and 2 for additional services.
- Complete items 3 and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

1. ☒ Addressee's Address
 2. ☐ Restricted Delivery
- Consult postmaster for fee.

SMALL BUSINESS ADMINISTRATION
7 NORTH WILKES-BARRE BLVD
WILKES-BARRE, PA 18702-5241

4a. Article Number

2 052 311 541

4b. Service Type

- ☐ Registered ☒ Certified
- ☐ Express Mail ☐ Insured
- ☒ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

10/26/00

Is your RETURN

5. Received By: (Print Name)

STEPHAN Hagemstra

6. Signature: (Addressee or Agent)

X Stephan Hagemstra

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

on the reverse side?

SENDER:

- Complete items 1 and 2 for additional services.
- Complete items 3 and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
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I also wish to receive the following services (for an extra fee):

1. ☒ Addressee's Address
 2. ☐ Restricted Delivery
- Consult postmaster for fee.

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG PA 17128-1230

2 052 311 542

- ☒ Certified
- ☐ Insured
- Merchandise ☐ COD

OCT 26 2000

Is your RETURN

5. Received By: (Print Name)

Samuel J. Venturo

6. Signature: (Addressee or Agent)

X

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

on the reverse side?

SENDER:

- Complete items 1 and 2 for additional services.
- Complete items 3 and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

1. ☒ Addressee's Address
 2. ☐ Restricted Delivery
- Consult postmaster for fee.

OFFICE OF F.A.I.R.
DEPT. OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

4a. Article Number

2 052 311 543

4b. Service Type

- ☐ Registered ☒ Certified
- ☐ Express Mail ☐ Insured
- ☒ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

OCT 26 2000

Is your RETURN

5. Received By: (Print Name)

BOB RIVERA

6. Signature: (Addressee or Agent)

X Bob Rivera

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA, PLAINTIFF	:	IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA
VS.	:	NO. 2000-CV-671
CARL L. HOSTETTER AND TAMMY D. HOSTETTER, DEFENDANTS	:	2000 ED 254 CIVIL ACTION - LAW IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

To satisfy the judgment, interest and costs in the above matter,
you are directed to levy upon and sell the following real estate:

76 MIDDLE STREET, LOCUSTDALE, PA 17945
(A more detailed description of which is attached)

Principal	\$44,701.50
Interest	\$ 8,310.60
(at the per diem of \$16.20 to 12/15/00)	
Late Charges	\$ 390.00
(\$26.00 per month to 12/15/00)	
5% Attorney's Commission	<u>\$ 2,235.08</u>
 TOTAL	 \$55,637.18**

**Together with any additional interests, charges and costs to the
date of Sheriff's Sale.

Writ \$23.00 paid
Complaint \$85.50 paid
Judgment \$14.00 paid
Satisfy \$7.00
Dated:

10/23/2000

PROTHONOTARY
By *Terrie B. Kline/EAS*

BENEFICIAL CONSUMER DISCOUNT : IN THE COURT OF COMMON PLEAS
COMPANY, D/B/A : COLUMBIA COUNTY, PENNSYLVANIA
BENEFICIAL MORTGAGE CO. :
OF PENNSYLVANIA, :
PLAINTIFF : NO. 2000-CV-671
VS. :
CARL L. HOSTETTER AND :
TAMMY D. HOSTETTER, : CIVIL ACTION - LAW
DEFENDANTS : IN MORTGAGE FORECLOSURE

LEGAL DESCRIPTION

The surface only of **ALL THAT CERTAIN** parcel of land, being a portion of the Locustdale Estate Lands, together with House No. 75, located thereon, situate in the Village of Locustdale, Conyngham Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING AT A POINT, A COMMON CORNER OF Lot No. 52(10) on the north line of T-503, Middle Street; thence along said street, S. 83 degrees, 05' 00" W. - 25.17' to an iron pin, a common corner of Lot No. 52(8); thence along Lot No. 52(8), N. 06 degrees, 56' 00" W. - 136.87' to an iron pin on the south line of T-505, Back Street; thence along said street, N. 85 degrees 05' 00" E. - 24.37' to an iron pin, a common corner of Lot No. 52(10); thence along Lot No. 52(10), S. 07 degrees, 18' 00" E. - 94.00' to a point; thence along said lot, S. 07 degrees, 12' 00" E. - 42.88' to the place of beginning.

CONTAINING 3,394 square feet (0.078 acre) and being Lot No. 52(9) of Parcel No. 14-01-52 of the Locustdale Homes Subdivision, as shown on Drawing No. 8975-6, prepared by WJP Engineers, Inc.

HAVING THEREON ERECTED a dwelling known as 76 Middle Street, Locustdale, PA 17945.

BEING DESIGNATED AS TAX PARCEL NO. 14,01-052-05,000.

BEING THE SAME PREMISES which Ann Logan conveyed unto Carl L. Hostetter and Tammy D. Hostetter by Deed dated September 3, 1996 and recorded September 19, 1996 in the Recorder of Deeds Office of Columbia County in Deed Book 637, page 108.

LAW
PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 233-1149
E-MAIL: MTG@PKH.COM

JOHN W. PURCELL
HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
VALERIE A. GUNN
JILL M. WINEKA
BRIAN J. TYLER
NICHOLE M. STALEY

JOSEPH NISSELY (1810-1982)
ANTHONY DISANTO
OF COUNSEL

HERSHEY
1099 GOVERNOR ROAD
(717) 533-5858

December 20, 2000

TO: Sheriff of Columbia County

FROM: Barb Villarreal

FAX: 570-389-5622

2000 CV 671
Beneficial vs. Hostetter

Please stay the sheriff sale scheduled 12/21/00 due to mortgagor filing Chapter 13 bankruptcy.

Thank you

Barb

JACKMAN AND DIXON
ATTORNEYS AT LAW
8 EAST COURT STREET
DOYLESTOWN, PA 18901
(215) 348-1500
(FAX) 348-9879

FACSIMILE COVER SHEET

PLEASE DELIVER THE FOLLOWING TO:

TO: Sheriff **SALE DATE 12/21/00**

FIRM: Columbia County

RE: Beneficial Consumer Discount Co. v. Carl & Tammy Hostetter
Docket No. 2000-CV-671

FAX #: 570-389-5625

PHONE #: 570-389-5622

FROM: Linda for Diana M. Dixon, Esquire

TOTAL PAGES
W/ COVER SHEET: 2

DATE: 12/20/00

HARD COPY
TO FOLLOW: No

COMMENTS: *Included find a copy of the Chapter 13 bankruptcy top sheet,
docket no. 5-00-04485 filed 12/20/00 regarding Carl and Tammy
Hostetter. This filing stays further action in the above matter.*

**IF THERE IS A PROBLEM WITH THIS TRANSMISSION, OR, IF YOU HAVE QUESTIONS OR
COMMENTS, CONTACT THE SENDER AT THE NUMBER ABOVE**

THE INFORMATION CONTAINED IN THIS FACSIMILE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION
INTENDED ONLY FOR THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE RECIPIENT AND/OR READER OF THIS
MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION,
DISTRIBUTION AND/OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED
THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY, BY TELEPHONE AND RETURN THE
FACSIMILE TRANSMISSION TO US, BY FIRST CLASS MAIL AT THE ADDRESS CONTAINED ABOVE.

Official Form 1 (997) West Group, Rochester, NY

FORM 81

United States Bankruptcy Court
EASTERN District of PENNSYLVANIA

Voluntary Petition

Name of Debtor (If individual, enter Last, First, Middle):

Hostetter Carl L.

Name of Joint Debtor (Spouse)(Last, First, Middle):

Hostetter Tammy D.All Other Names used by the Debtor in the last 6 years
(include married, maiden, and trade names):**NONE**All Other Names used by the Joint Debtor in the last 6 years
(include married, maiden, and trade names):**NONE****5-00-04485**

Soc. Sec./Tax I.D. No. (If more than one, state all):

192-56-4471

Soc. Sec./Tax I.D. No. (If more than one, state all):

236-23-3329

Street Address of Debtor (No. & Street, City, State & Zip Code):

76 Middle St.

Street Address of Joint Debtor (No. & Street, City, State & Zip Code):

76 Middle St.**Locustdale PA 17945****Locustdale PA 17945**County of Residence or of the
Principal Place of Business: **Columbia**County of Residence or of the
Principal Place of Business: **Columbia**

Mailing Address of Debtor (If different from street address):

SAME

Mailing Address of Joint Debtor (If different from street address):

SAMELocation of Principal Assets of Business Debtor
(If different from street address above):**NOT APPLICABLE****RELIEF ORDERED
JOHN J THOMAS**

Information Regarding the Debtor (Check the Applicable Boxes)

Venue (Check any applicable box)

- ☐ Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District.
- ☐ There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.

Type of Debtor (Check all boxes that apply)

- ☒ Individual(s) ☐ Railroad
- ☐ Corporation ☐ Stockbroker
- ☐ Partnership ☐ Commodity Broker
- ☐ Other _____

Chapter or Section of Bankruptcy Code Under Which
the Petition is Filed (Check one box)

- ☐ Chapter 7 ☐ Chapter 11 ☒ Chapter 13
- ☐ Chapter 9 ☐ Chapter 12
- ☐ Sec. 304 - Case ancillary to foreign proceeding

Nature of Debts (Check one box)

- ☒ Consumer/Non-Business ☐ Business

Chapter 11 Small Business (Check all boxes that apply)

- ☐ Debtor is a small business as defined in 11 U.S.C. § 101
- ☐ Debtor is and elects to be considered a small business under 11 U.S.C. § 1121(e) (Optional)

Filing Fee (Check one box)

- ☒ Full Filing Fee attached
- ☐ Filing Fee to be paid in installments (Applicable to individuals only)
Must attach signed application for the court's consideration
certifying that the debtor is unable to pay fee except in installments.
Rule 1006(b). See Official Form No. 3.

Statistical/Administrative Information (Estimates only)

- ☐ Debtor estimates that funds will be available for distribution to unsecured creditors.
- ☒ Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.

Estimated Number of Creditors

1-15 16-49 50-99 100-199 200-999 1000-over

☐ ☒ ☐ ☐ ☐ ☐

Estimated Assets

\$0 to \$50,000 \$50,001 to \$100,000 \$100,001 to \$500,000 \$500,001 to \$1 million \$1,000,001 to \$10 million \$10,000,001 to \$50 million \$50,000,001 to \$100 million More than \$100 million

☐ ☒ ☐ ☐ ☐ ☐ ☐ ☐

Estimated Debts

\$0 to \$50,000 \$50,001 to \$100,000 \$100,001 to \$500,000 \$500,001 to \$1 million \$1,000,001 to \$10 million \$10,000,001 to \$50 million \$50,000,001 to \$100 million More than \$100 million

☐ ☒ ☐ ☐ ☐ ☐ ☐ ☐

THIS SPACE IS FOR COURT USE ONLY

FILED
20 DEC 20 2000
 U.S. BANKRUPTCY COURT

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) 784-4300

SHERIFF'S REAL ESTATE FINAL COST SHEET

BENEFICIAL CONSUMER VS CARL-TIMMY HOSTETTER

NO. 254-2000 E.D. NO. 671-2000 J.D.

DATE OF SALE: 12-21-2000

BID PRICE (INCLUDES COSTS) \$ _____

POUNDAGE--2% OF BID PRICE \$ _____

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

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAME(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ _____

LESS DEPOSIT \$ _____

DOWN PAYMENT \$ _____

TOTAL DUE IN
EIGHT DAYS \$ _____

900.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA 17815

PHONE
~~(717) 784-1981~~
570-389-5622

24 HOUR PHONE
(717) 784-6300
FAX 570 389-5625.

Date: October 25, 2000

To: James Hubler - Tax Collector
202 Greco Lane
WILBURTON, PA 17888

Re: Beneficial Consumer Dis Co VS. Carl & Tammy Hostetter
No: 254 of 2000 ED No: 671 of 2000 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale, If you have any claims against this property, notify this office IMMEDIATELY.

Please feel free to contact me with any questions you may have.

Respectfully,

Harry A. Roadarmel Jr.

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

BENEFICIAL CONSUMER DISCOUNT : IN THE COURT OF COMMON PLEAS
COMPANY, D/B/A : COLUMBIA COUNTY, PENNSYLVANIA
BENEFICIAL MORTGAGE CO. :
OF PENNSYLVANIA, :
PLAINTIFF : NO. 2000-CV-671
VS. : **254-2000 ED**
CARL L. HOSTETTER AND :
TAMMY D. HOSTETTER, : CIVIL ACTION - LAW
DEFENDANTS : IN MORTGAGE FORECLOSURE

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

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: **December 21, 2000**
TIME: **9:00** O'clock A.M., prevailing time
LOCATION: COLUMBIA COUNTY COURTHOUSE
35 W. MAIN STREET, BLOOMSBURG, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly 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 DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:
76 MIDDLE STREET
VILLAGE OF LOCUSTDALE
COLUMBIA COUNTY
PENNSYLVANIA

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

NO. 2000-CV-671

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property is:
CARL L. HOSTETTER AND TAMMY D. HOSTETTER

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Purcell, Krug & Haller
1719 North Front St.
Harrisburg, PA 17102

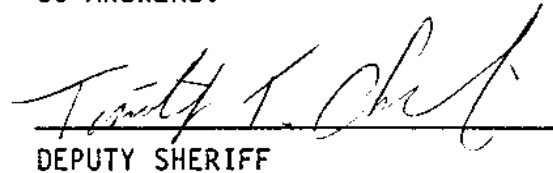
IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, COMMONWEALTH
OF PENNA.

CASE NO. 254-2000 ED
671-2000 JD
WRIT OF EXECUTION

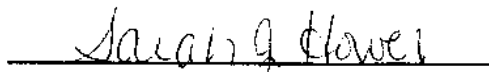
SERVICE ON Carl Hostetter

ON November 8, 2000 AT 8:00 AM. 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 Carl Hostetter
AT 76 viddle St. Locustdale, PA BY CHIEF/ DEPUTY Timothy Chamberlain
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 Tammy Hostetter, Wife

SO ANSWERS:


DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME
THIS 30th DAY OF November
YEAR 2000.


NOTARY - SARAH J. HOWER

SHERIFF

NOTARIAL SEAL
SARAH J. HOWER, Notary Public
Bloomsburg, Columbia County, PA
My Commission Expires June 21, 2003

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA 17815

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

Purcell, Krug & Haller
1719 North Front St.
Harrisburg, PA 17102

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

Beneficial Consumer Discount Co.

VS

Carl and Tammy Hostetter

WRIT OF EXECUTION 254-2000 ED

MORTGAGE FORECLOSURE 671-2000 JD

POSTING OF PROPERTY

November 20, 2000 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF Carl and Tammy Hostetter

COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
Chief

DEPUTY SHERIFF Timothy T. Chamberlain

SO ANSWERS:

Timothy T. Chamberlain
DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 30th

DAY OF November 2000 ~~X~~

Sarah J. Hower

Sarah Hower

NOTARIAL SEAL
SARAH J. HOWER, Notary Public
Bloomsburg, Columbia County, PA
My Commission Expires June 21, 2003

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Purcell, Krug & Haller
1719 North Front St.
Harrisburg, PA 17102

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

CASE NO. 254-2000 ED
671-2000 JD
WRIT OF EXECUTION

SERVICE ON Tammy Hostetter

ON November 8, 2000 AT 8:00 AM. 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 Tammy Hostetter
AT 76 Middle St. Locustdale, PA BY CHIEF/ DEPUTY Timothy Chamberlain
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 Tammy Hostetter

SO ANSWERS:

Timothy Chamberlain
DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME
THIS 30th DAY OF November
YEAR 2000.

Sarah J. Hower
NOTARY - SARAH J. HOWER

SHERIFF

NOTARIAL SEAL
SARAH J. HOWER, Notary Public
Bloomsburg, Columbia County, PA
My Commission Expires June 21, 2003

HARRY A. ROADARMEL, JR.



254- 2000 ED

PHONE
(570) 389-5622

SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

24 HOUR PHONE
(570) 784-6100

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT 10-24-00
 DOCKET AND INDEX 10-25-00
 SET FILE FOLDER UP 10-25-00
 CHECK FOR PROPER INFO
 WRIT OF EXECUTION 2
 COPY OF DESCRIPTION 5
 WHEREABOUTS OF LAST KNOWN ADDRESS ✓
 NON-MILITARY AFFIDAVIT ✓
 NOTICES OF SHERIFF'S SALE 5
 WATCHMAN RELEASE FORM ✓
 AFFIDAVIT OF LEINS LIST ✓
 CHECK FOR ~~\$1200.00~~ 24525 - 900.00

* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE
 NOTIFY THE ATTY TO SEND ADDITIONAL INFO.

SET SALE DATE AND ADV. DATES AND POSTING DATES Dec. 21, 2000 at 0900
 POST ALL DATES ON CALANDER Nov. 30 Dec. 7, 14 Post Nov 30
 * SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT
 * SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THUR. TILL SALE 3 TIMES
 * SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE _____
 * MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)
 * MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO.'s ON EXECUTION PAPERS _____
 TYPE PROPER INFO ON DESCRIPTION (REFER TO PREVIOUS SALES) _____

SERVICE

TYPE CARDS FOR DEFENDANTS _____
 PUT PAPERS TOGETHER FOR DEFENDANTS _____

- * COPY OF WRIT FOR EACH DEFENDANT
- * NOTICE OF SHERIFF SALE
- * COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LEIN HOLDERS _____
 *NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT _____
 * DOCKET ALL DATES

ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO _____

SEND ATTY RETURN OF SERVICE AND COPY OF SENDERS RECEIPTS FOR LEIN HOLDERS _____

SALE BILLS

SEND DESCRIPTION TO PRINTER _____

**** THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS**

SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. _____

SEND NOTICES TO LOCAL TAX COLLECTORS _____

NOTICES TO FEDERAL AND STATE TAX AUTH. _____

NOTICES TO WATER AND SEWER AUTH. _____

IF BUSINESS SEND COPY TO SBA AUTH. _____

HANDBILLS

SEND COPIES OF HANDBILLS TO:

RECORDER'S OFFICE _____

TAX CLAIM OFFICE _____

TAX ASSESSMENT OFFICE _____

PROTH OFFICE (POST ON BOARD) _____

POST IN FRONT LOBBY _____

POST IN SHERIFF'S OFFICE _____

SEND COPY TO ATTY _____

POST PROPERTY ACCORDING TO DATE SET _____

SEND RETURN OF POSTING TO ATTY _____

DOCKET ALL COSTS _____

PREPARE COST SHEET 2 DAYS BEFORE SALE _____

* BE SURE ALL COSTS ARE RECEIVED

PREPARE FINAL COSTS SHEET DAY OF SALE _____

HOLD SALE _____

POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE _____

PAY DISTRIBUTION ACCORDING TO DATE _____

* WHEN PAYING INCLUDE ADDRESS OF CHANGE OF OWNER TO WHOM IT MAY CONCERN

RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT _____

PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED _____

WHEN DEED IS RECORDED SEND TO BUYER _____

FILE FOLDER _____

SHERIFF'S SALE

THURSDAY December 21, 2000 at 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 254-00 ED AND CIVIL WRIT NO. 671-00 JD 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., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

The surface only of **ALL THAT CERTAIN** parcel of land, being a portion of the Locustdale Estate Lands, together with House No. 75, located thereon, situate in the Village of Locustdale, Conyngham Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING AT A POINT, A COMMON CORNER OF Lot No. 52(10) on the north line of T-503, Middle Street; thence along said street, S. 83 degrees, 05' 00" W. - 25.17' to an iron pin, a common corner of Lot No. 52(8); thence along Lot No. 52(8), N. 06 degrees, 56' 00" W. - 136.87' to an iron pin on the south line of T-505, Back Street; thence along said street, N. 85 degrees 05' 00" E. - 24.37' to an iron pin, a common corner of Lot No. 52(10); thence along Lot No. 52(10), S. 07 degrees, 18' 00" E. - 94.00' to a point; thence along said lot, S. 07 degrees, 12' 00" E. - 42.88' to the place of beginning.

CONTAINING 3,394 square feet (0.078 acre) and being Lot No. 52(9) of Parcel No. 14-01-52 of the Locustdale Homes Subdivision, as shown on Drawing No. 8975-6, prepared by WJP Engineers, Inc.

HAVING THEREON ERECTED a dwelling known as 76 Middle Street, Locustdale, PA 17945.

BEING DESIGNATED AS TAX PARCEL NO. 14,01-052-05,000.

BEING THE SAME PREMISES which Ann Logan conveyed unto Carl L. Hostetter and Tammy D. Hostetter by Deed dated September 3, 1996 and recorded September 19, 1996 in the Recorder of Deeds Office of Columbia County in Deed Book 637, page 108.

TERMS OF SALE

Minimum Payment at Time of Sale: The greater of ten (10%) percent of the bid price of costs (opening bid at sale). Minimum payment is to be paid cash, certified check or cashier's check at time of sale.

Remaining Balance of Bid Price: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Purcell, Krug & Haller
1719 North Front St.
Harrisburg, PA 17102

Sheriff of Columbia County
Harry A. Roadarmel, Jr.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
Fax (570)389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

PRESS/ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: October 25, 2000

Re: Sheriff's Sale Advertising Dates

Beneficial Cons DisWS. Carl & Tammy Hostetter

No. 254 of 2000 ED No. 671 of 2000 JD

Dear Sir:

Please Advertise the enclosed SHERIFF SALE on the following dates:

1st week November 30, 2000

2nd week December 7, 2000

3rd week December 14, 2000

Feel free to contact me if you have any questions.

Respectfully,

Harry A. Roadarmel Jr.

Harry A. Roadarmel, Jr.
Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA 17815

PHONE
~~(717) 784-1981~~
570-389-5622

24 HOUR PHONE
(717) 784-6300
FAX 570 389-5625.

Date: October 25, 2000

To: _____

Re: Beneficial Consumer Dis Co vs. Carl & Tammy Hostetter
No: 254 of 2000 ED No: 671 of 2000 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Please feel free to contact me with any questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

TO THE SHERIFF:

I am submitting herewith documentation necessary to schedule a Sheriff's sale of real estate.

If you require anything further or have any questions as to content or format, please contact the undersigned.

Thank you.

**Dawn Ferguson
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
PHONE: (717) 234-4178**

**Inquiries relating to service should be directed to:
Barb Villarial.**

**Inquiries relating to the actual sale should be directed to:
Sharon Dunn.**

BENEFICIAL CONSUMER DISCOUNT : IN THE COURT OF COMMON PLEAS
COMPANY, D/B/A : COLUMBIA COUNTY, PENNSYLVANIA
BENEFICIAL MORTGAGE CO. :
OF PENNSYLVANIA, :
PLAINTIFF : NO. 2000-CV-671
VS. : *254-2000 ED*
CARL L. HOSTETTER AND :
TAMMY D. HOSTETTER, : CIVIL ACTION - LAW
DEFENDANTS : IN MORTGAGE FORECLOSURE

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

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: *December 21, 2000*
TIME: *9:00* ~~10:00~~ O'clock A.M., prevailing time
LOCATION: COLUMBIA COUNTY COURTHOUSE
35 W. MAIN STREET, BLOOMSBURG, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly 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 DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:
76 MIDDLE STREET
VILLAGE OF LOCUSTDALE
COLUMBIA COUNTY
PENNSYLVANIA

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

NO. 2000-CV-671

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property is:
CARL L. HOSTETTER AND TAMMY D. HOSTETTER

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 of this County 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 the within County at the Courthouse address specified herein.

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 away. 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 the within 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 an 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 the within 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 the within 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 - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

A copy of the Writ of Execution is attached hereto.

SHERIFF

BENEFICIAL CONSUMER DISCOUNT	:	IN THE COURT OF COMMON PLEAS
COMPANY, D/B/A	:	COLUMBIA COUNTY, PENNSYLVANIA
BENEFICIAL MORTGAGE CO.	:	
OF PENNSYLVANIA,	:	
PLAINTIFF	:	NO. 2000-CV-671
VS.	:	
	:	
CARL L. HOSTETTER AND	:	
TAMMY D. HOSTETTER,	:	CIVIL ACTION - LAW
DEFENDANTS	:	IN MORTGAGE FORECLOSURE

LEGAL DESCRIPTION

The surface only of **ALL THAT CERTAIN** parcel of land, being a portion of the Locustdale Estate Lands, together with House No. 75, located thereon, situate in the Village of Locustdale, Conyngham Township, Columbia County, Pennsylvania, bounded and described as follows:

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HAVING THEREON ERECTED a dwelling known as 76 Middle Street, Locustdale, PA 17945.

BEING DESIGNATED AS TAX PARCEL NO. 14,01-052-05,000.

BEING THE SAME PREMISES which Ann Logan conveyed unto Carl L. Hostetter and Tammy D. Hostetter by Deed dated September 3, 1996 and recorded September 19, 1996 in the Recorder of Deeds Office of Columbia County in Deed Book 637, page 108.

BENEFICIAL CONSUMER DISCOUNT	:	IN THE COURT OF COMMON PLEAS
COMPANY, D/B/A	:	COLUMBIA COUNTY, PENNSYLVANIA
BENEFICIAL MORTGAGE CO.	:	
OF PENNSYLVANIA,	:	
PLAINTIFF	:	NO. 2000-CV-671
VS.	:	
	:	
CARL L. HOSTETTER AND	:	
TAMMY D. HOSTETTER,	:	CIVIL ACTION - LAW
DEFENDANTS	:	IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA	:
	SS
COUNTY OF DAUPHIN	:

Personally appeared before me, a Notary Public in and for said Commonwealth and County, **LEON P. HALLER, ESQUIRE** who being duly sworn according to law deposes and states that the Defendant(s) above named are not in the Military or Naval Service nor are they engaged in any way which would bring them within the Soldiers and Sailors Relief Act of 1940, as amended.

Sworn to and subscribed :
before me this 26 day :
of Oct 2000 :

Sharon P. Dunn
Notary Public

Leon P. Haller
LEON P. HALLER, ESQUIRE



BENEFICIAL CONSUMER DISCOUNT	:	IN THE COURT OF COMMON PLEAS
COMPANY, D/B/A	:	COLUMBIA COUNTY, PENNSYLVANIA
BENEFICIAL MORTGAGE CO.	:	
OF PENNSYLVANIA,	:	
PLAINTIFF	:	NO. 2000-CV-671
VS.	:	
	:	
CARL L. HOSTETTER AND	:	
TAMMY D. HOSTETTER,	:	CIVIL ACTION - LAW
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COMPANY, D/B/A	:	COLUMBIA COUNTY, PENNSYLVANIA
BENEFICIAL MORTGAGE CO.	:	
OF PENNSYLVANIA,	:	
PLAINTIFF	:	NO. 2000-CV-671
VS.	:	
	:	
CARL L. HOSTETTER AND	:	
TAMMY D. HOSTETTER,	:	CIVIL ACTION - LAW
DEFENDANTS	:	IN MORTGAGE FORECLOSURE

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COMPANY, D/B/A	:	COLUMBIA COUNTY, PENNSYLVANIA
BENEFICIAL MORTGAGE CO.	:	
OF PENNSYLVANIA,	:	
PLAINTIFF	:	NO. 2000-CV-671
VS.	:	
	:	
CARL L. HOSTETTER AND	:	
TAMMY D. HOSTETTER,	:	CIVIL ACTION - LAW
DEFENDANTS	:	IN MORTGAGE FORECLOSURE

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BENEFICIAL CONSUMER DISCOUNT : IN THE COURT OF COMMON PLEAS
COMPANY, D/B/A : COLUMBIA COUNTY, PENNSYLVANIA
BENEFICIAL MORTGAGE CO. :
OF PENNSYLVANIA, :
PLAINTIFF : NO. 2000-CV-671
VS. :
CARL L. HOSTETTER AND :
TAMMY D. HOSTETTER, : CIVIL ACTION - LAW
DEFENDANTS : IN MORTGAGE FORECLOSURE

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TO THE SHERIFF OF COLUMBIA COUNTY:

There will be placed in your hands for service a Writ of Execution in Mortgage Foreclosure styled as follows:

Plaintiff: BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A
BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA

vs.

Defendants: CARL L. HOSTETTER AND TAMMY D. HOSTETTER

Filed to No. 2000-CV-671

INSTRUCTIONS

This is real estate execution. The property is located at:

76 MIDDLE STREET, LOCUSTDALE, PA 17945

(A more complete legal description accompanies these documents.)

The parties to be served PERSONALLY and their addresses are as follows:

CARL L. HOSTETTER
76 MIDDLE STREET
LOCUSTDALE, PA 17945

TAMMY D. HOSTERRET
76 MIDDLE STREET
LOCUSTDALE, PA 17945

WAIVER OF WATCHMAN AND 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.

NOW, the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Leon P. Haller
Attorney for Plaintiff
PA I.D. #15700

TO THE SHERIFF OF COLUMBIA COUNTY:

ORDER FOR SERVICE

DATE: October 19, 2000

FROM:

**Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178**

CASE CAPTION:

BENEFICIAL CONSUMER DISCOUNT	:	IN THE COURT OF COMMON PLEAS
COMPANY, D/B/A	:	COLUMBIA COUNTY, PENNSYLVANIA
BENEFICIAL MORTGAGE CO.	:	
OF PENNSYLVANIA,	:	
PLAINTIFF	:	NO. 2000-CV-671
VS.	:	
	:	
CARL L. HOSTETTER AND	:	
TAMMY D. HOSTETTER,	:	CIVIL ACTION - LAW
DEFENDANTS	:	IN MORTGAGE FORECLOSURE

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

SERVICE TO BE MADE ON DEFENDANT: CARL L. HOSTETTER

ADDRESS FOR "PERSONAL SERVICE": 76 MIDDLE ST., LOCUSTDALE, PA 17945

**Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff**

TO THE SHERIFF OF COLUMBIA COUNTY:

ORDER FOR SERVICE

DATE: October 19, 2000

FROM:

**Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178**

CASE CAPTION:

BENEFICIAL CONSUMER DISCOUNT	:	IN THE COURT OF COMMON PLEAS
COMPANY, D/B/A	:	COLUMBIA COUNTY, PENNSYLVANIA
BENEFICIAL MORTGAGE CO.	:	
OF PENNSYLVANIA,	:	
PLAINTIFF	:	NO. 2000-CV-671
VS.	:	
	:	
CARL L. HOSTETTER AND	:	
TAMMY D. HOSTETTER,	:	CIVIL ACTION - LAW
DEFENDANTS	:	IN MORTGAGE FORECLOSURE

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

SERVICE TO BE MADE ON DEFENDANT: TAMMY D. HOSTETTER

ADDRESS FOR "PERSONAL SERVICE": 76 MIDDLE ST., LOCUSTDALE, PA 17945

**Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff**

TO THE SHERIFF OF COLUMBIA COUNTY:

ORDER FOR SERVICE

DATE: October 19, 2000

FROM:

**Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178**

CASE CAPTION:

BENEFICIAL CONSUMER DISCOUNT	:	IN THE COURT OF COMMON PLEAS
COMPANY, D/B/A	:	COLUMBIA COUNTY, PENNSYLVANIA
BENEFICIAL MORTGAGE CO.	:	
OF PENNSYLVANIA,	:	
PLAINTIFF	:	NO. 2000-CV-671
VS.	:	
	:	
CARL L. HOSTETTER AND	:	
TAMMY D. HOSTETTER,	:	CIVIL ACTION - LAW
DEFENDANTS	:	IN MORTGAGE FORECLOSURE

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

SERVICE TO BE MADE: POST PROPERTY

ADDRESS FOR POSTING": 76 MIDDLE ST., LOCUSTDALE, PA 17945

**Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff**

BENEFICIAL CONSUMER DISCOUNT	:	IN THE COURT OF COMMON PLEAS
COMPANY, D/B/A	:	COLUMBIA COUNTY, PENNSYLVANIA
BENEFICIAL MORTGAGE CO.	:	
OF PENNSYLVANIA,	:	
PLAINTIFF	:	NO. 2000-CV-671
VS.	:	
	:	
CARL L. HOSTETTER AND	:	
TAMMY D. HOSTETTER,	:	CIVIL ACTION - LAW
DEFENDANTS	:	IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA	:
	SS
COUNTY OF DAUPHIN	:

Personally appeared before me, a Notary Public in and for said Commonwealth and County, **LEON P. HALLER, ESQUIRE** who being duly sworn according to law deposes and states that the Defendant(s) above named are not in the Military or Naval Service nor are they engaged in any way which would bring them within the Soldiers and Sailors Relief Act of 1940, as amended.

Sworn to and subscribed :
before me this 23 day :
of Oct 2000 :

Sharon P. Dunn
Notary Public

Leon P. Haller
LEON P. HALLER, ESQUIRE



BENEFICIAL CONSUMER DISCOUNT	:	IN THE COURT OF COMMON PLEAS
COMPANY, D/B/A	:	COLUMBIA COUNTY, PENNSYLVANIA
BENEFICIAL MORTGAGE CO.	:	
OF PENNSYLVANIA,	:	
PLAINTIFF	:	NO. 2000-CV-671
VS.	:	
	:	
CARL L. HOSTETTER AND	:	
TAMMY D. HOSTETTER,	:	CIVIL ACTION - LAW
DEFENDANTS	:	IN MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO P.R.C.P. 3129.1

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at 76 Middle Street, Locustdale, PA 17945:

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

Carl L. Hostetter
76 Middle Street
Locustdale, PA 17945

Tammy D. Hostetter
76 Middle Street
Locustdale, PA 17945

2. Name and address of Defendant(s) in the Judgment, if different from that listed in (1) above:

SAME

3. Name and address of every judgment creditor whose judgment appears of record on the real property to be sold:

Columbia County Redevelopment Authority
37 West Main Street
Bloomsburg, PA 17815

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

PLAINTIFF HEREIN
(AND ANY OTHERS AS NOTED BELOW):

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

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:

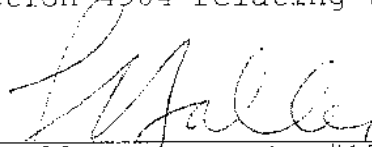
7. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

TENANTS IF ANY ...

DOMESTIC RELATIONS OFFICE
COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

(In the preceding information, where addresses could not be reasonably ascertained, the same is indicated.)

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. Section 4904 relating to unsworn falsification to authorities.



Leon P. Haller PA I.D. #15700
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

DATE: October 19, 2000

BENEFICIAL CONSUMER DISCOUNT	:	IN THE COURT OF COMMON PLEAS
COMPANY, D/B/A	:	COLUMBIA COUNTY, PENNSYLVANIA
BENEFICIAL MORTGAGE CO.	:	
OF PENNSYLVANIA,	:	
PLAINTIFF	:	NO. 2000-CV-671
VS.	:	
	:	
CARL L. HOSTETTER AND	:	
TAMMY D. HOSTETTER,	:	CIVIL ACTION - LAW
DEFENDANTS	:	IN MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO P.R.C.P. 3129.1

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76 Middle Street
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Columbia County Redevelopment Authority
37 West Main Street
Bloomsburg, PA 17815

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PLAINTIFF HEREIN
(AND ANY OTHERS AS NOTED BELOW):

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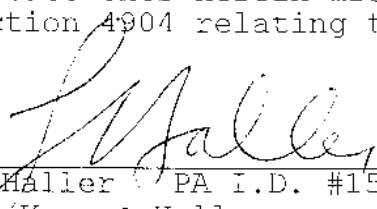
7. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

TENANTS IF ANY ...

DOMESTIC RELATIONS OFFICE
COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

(In the preceding information, where addresses could not be reasonably ascertained, the same is indicated.)

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Leon P. Haller PA I.D. #15700
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

DATE: October 19, 2000

PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PA 17102

024525 10/19/2000

MELLON BANK, N.A.
HARRISBURG, PA 17106
60-82-313
CHECK NO. CHECK DATE

24525

CHECK AMOUNT

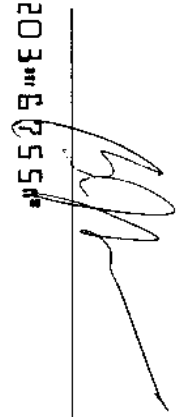
NINE HUNDRED AND 00/100 DOLLARS*****
\$*****900.00

PAY
TO THE
ORDER
OF

Sheriff of Columbia County

VOID AFTER 90 DAYS

⑈024525⑈ ⑆031300821⑆ 212⑈ 203⑈ 8255⑈



SHERIFF'S SALE

THURSDAY December 21, 2000 at 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 254-00 ED AND CIVIL WRIT NO. 671-00 JD 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., 17315, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

The surface only of **ALL THAT CERTAIN** parcel of land, being a portion of the Locustdale Estate Lands, together with House No. 75, located thereon, situate in the Village of Locustdale, Conyngham Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING AT A POINT, A COMMON CORNER OF Lot No. 52(10) on the north line of T-503, Middle Street; thence along said street, S. 83 degrees, 05' 00" W. - 25.17' to an iron pin, a common corner of Lot No. 52(8); thence along Lot No. 52(8), N. 06 degrees, 56' 00" W. - 136.87' to an iron pin on the south line of T-505, Back Street; thence along said street, N. 85 degrees 05' 00" E. - 24.37' to an iron pin, a common corner of Lot No. 52(10); thence along Lot No. 52(10), S. 07 degrees, 18' 00" E. - 94.00' to a point; thence along said lot, S. 07 degrees, 12' 00" E. - 42.88' to the place of beginning.

CONTAINING 3,394 square feet (0.078 acre) and being Lot No. 52(9) of Parcel No. 14-01-52 of the Locustdale Homes Subdivision, as shown on Drawing No. 8975-6, prepared by WJP Engineers, Inc.

HAVING THEREON ERECTED a dwelling known as 76 Middle Street, Locustdale, PA 17945.

BEING DESIGNATED AS TAX PARCEL NO. 14,01-052-05,000.

BEING THE SAME PREMISES which Ann Logan conveyed unto Carl L. Hostetter and Tammy D. Hostetter by Deed dated September 3, 1996 and recorded September 19, 1996 in the Recorder of Deeds Office of Columbia County in Deed Book 637, page 108.

TERMS OF SALE

Minimum Payment at Time of Sale: The greater of ten (10%) percent of the bid price of costs (opening bid at sale). Minimum payment is to be paid cash, certified check of cashier's check at time of sale.

Remaining Balance of Bid Price: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check of cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Purcell, Krug & Haller
1719 North Front St.
Harrisburg, PA 17102

Sheriff of Columbia County
Harry A. Roadarmel, Jr.

BENEFICIAL CONSUMER DISCOUNT	:	IN THE COURT OF COMMON PLEAS
COMPANY, D/B/A	:	COLUMBIA COUNTY, PENNSYLVANIA
BENEFICIAL MORTGAGE CO.	:	
OF PENNSYLVANIA,	:	
PLAINTIFF	:	NO. 2000-CV-671
VS.	:	
	:	
CARL L. HOSTETTER AND	:	
TAMMY D. HOSTETTER,	:	CIVIL ACTION - LAW
DEFENDANTS	:	IN MORTGAGE FORECLOSURE

RETURN OF SERVICE


I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 10/27/00, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

Carl L. Hostetter
76 Middle Street
Locustdale, PA 17945

Tammy D. Hostetter
76 Middle Street
Locustdale, PA 17945

Columbia County Redevelopment Authority
37 West Main Street
Bloomsburg, PA 17815

DOMESTIC RELATIONS OFFICE
COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

By 
PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

LAW OFFICES
PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102
(717) 234-4178

Carl L. Hostetter
76 Middle Street
Locustdale, PA 17945

Tammy D. Hostetter
76 Middle Street
Locustdale, PA 17945

Columbia County Redevelopment Authority
37 West Main Street
Bloomsburg, PA 17815

DOMESTIC RELATIONS OFFICE
COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

NOTICE IS HEREBY GIVEN to the Defendants in the within action and those parties who hold one or more mortgages, judgments or tax liens against the real estate which is the subject of the Notice of Sale pursuant to Pennsylvania Rule of Civil Procedure 3129.1 attached hereto.

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of the within county on the judgment of the Plaintiff named herein the said real estate will be exposed to public sale as set forth on the attached Notice of Sale.

YOU ARE FURTHER NOTIFIED that the lien you hold against the said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff's Sale.

By:

Leon P. Haller PA T.D.15700
Attorney for Plaintiff

BENEFICIAL CONSUMER DISCOUNT : IN THE COURT OF COMMON PLEAS
COMPANY, D/B/A : COLUMBIA COUNTY, PENNSYLVANIA
BENEFICIAL MORTGAGE CO. :
OF PENNSYLVANIA, :
PLAINTIFF : NO. 2000-CV-671
VS. :
CARL L. HOSTETTER AND :
TAMMY D. HOSTETTER, : CIVIL ACTION - LAW
DEFENDANTS : IN MORTGAGE FORECLOSURE

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

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: **December 21, 2000**

TIME: **9:00** O'clock A.M., prevailing time

LOCATION: COLUMBIA COUNTY COURTHOUSE
35 W. MAIN STREET, BLOOMSBURG, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly 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 DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:
76 MIDDLE STREET
VILLAGE OF LOCUSTDALE
COLUMBIA COUNTY
PENNSYLVANIA

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

NO. 2000-CV-671

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property is:

CARL L. HOSTETTER AND TAMMY D. HOSTETTER

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 of this County 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 the within County at the Courthouse address specified herein.

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 away. 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 the within 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 an 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 the within 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 the within 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 - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

A copy of the Writ of Execution is attached hereto.

SHERIFF

BENEFICIAL CONSUMER DISCOUNT	:	IN THE COURT OF COMMON PLEAS
COMPANY, D/B/A	:	COLUMBIA COUNTY, PENNSYLVANIA
BENEFICIAL MORTGAGE CO.	:	
OF PENNSYLVANIA,	:	
PLAINTIFF	:	NO. 2000-CV-671
VS.	:	
	:	
CARL L. HOSTETTER AND	:	
TAMMY D. HOSTETTER,	:	CIVIL ACTION - LAW
DEFENDANTS	:	IN MORTGAGE FORECLOSURE

LEGAL DESCRIPTION

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BEING THE SAME PREMISES which Ann Logan conveyed unto Carl L. Hostetter and Tammy D. Hostetter by Deed dated September 3, 1996 and recorded September 19, 1996 in the Recorder of Deeds Office of Columbia County in Deed Book 637, page 108.

Beneficial vs. Hostetter
Columbia County Sale 12/21/00

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:
Carl L. Hostetter
76 Middle Street
Locustdale, PA 17945

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:
Tammy D. Hostetter
76 Middle Street
Locustdale, PA 17945

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:
Columbia County Redevelopment Authority
37 West Main Street
Bloomsburg, PA 17815

Postmark:



Beneficial vs. Hostetter

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

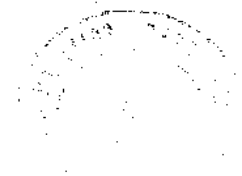
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

Postmark:

DOMESTIC RELATIONS OFFICE
COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815



LAW
PURCELL, KRUG & HALLER

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 233-1149
E-MAIL: MTG@PKH.COM

JOHN W. PURCELL
HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
VALERIE A. GUNN
JILL M. WINEKA
BRIAN J. TYLER
NICHOLE M. STALEY

JOSEPH NISSLEY (1910-1982)
ANTHONY DiSANTO
OF COUNSEL

HERSHEY
1099 GOVERNOR ROAD
(717) 533-3836

December 12, 2000

Sheriff's Office
Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815

RE: Beneficial vs. Hostetter
NO. 2000-CV-671

Dear Sheriff:

Enclosed please find a copy of the Return of Service regarding the above matter for your records.

Thank you,

Yours truly,

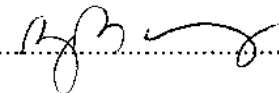


Leon P. Haller

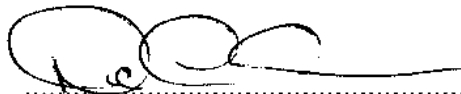
LPH:bav
Enc.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. 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 November 30, December 7, 14, 2000 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.

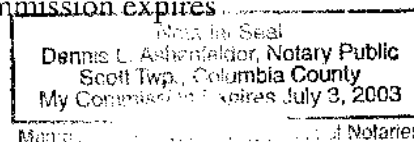
..........

Sworn and subscribed to before me this 15th day of December 2000.

..........

(Notary Public)

My commission expires



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.

.....