

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

Beneficial Const. Co's VS Bailey & Carol Allen

NO. 92-01 ED NO. 503-01 JD

DATE/TIME OF SALE: May 27 1000

BID PRICE (INCLUDES COST) \$ 43,000.-

POUNDAGE - 2% OF BID \$ 860.-

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ 4904.95

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5764.95

PURCHASER(S): Any Person, At A Purchase

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): [Signature]

TOTAL DUE: \$ 5764.95

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ 1200.-

TOTAL DUE IN 8 DAYS \$ 4564.95

SHERIFF'S SALE COST SHEET

Bene Piche / Cons. Dis. vs. Bailey & Gail Allen
 NO. 92-01 ED NO. 503-01 JD DATE/TIME OF SALE May 29, 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>120.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>17.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>13.50</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>4.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>339.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>560.60</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>785.60</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>28.50</u>
TOTAL ***** \$ <u>38.50</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>199.21</u>
SCHOOL DIST. 20	\$
DELINQUENT 99- 2001	\$ <u>3452.64</u>
TOTAL ***** \$ <u>3651.85</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$
WATER 20	\$
TOTAL ***** \$	

SURCHARGE FEE (DSTE)	\$ <u>90.00</u>
MISC.	\$
	\$
TOTAL ***** \$	

TOTAL COSTS (OPENING BID) \$ 4904.95

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

TERRENCE J. McCABE

SUITE 2080
FIRST UNION BUILDING
123 SOUTH BROAD STREET
PHILADELPHIA, PENNSYLVANIA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 600
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 503
53 WEST 36th STREET
NEW YORK, NY 10018
(917) 351-1188
FAX (917) 351-0363

June 7, 2002

Sheriff's Office
COLUMBIA COUNTY COURTHOUSE
MAIN STREET
P.O. BOX 380
BLOOMSBURG, PA 17815

RE: BENEFICIAL CONSUMER DISCOUNT COMPANY, ET AL
V.
BARRY L. ALLEN AND GAIL E. ALLEN
COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2001-CV-503
ACTION IN MORTGAGE FORECLOSURE
PREMISES: RR2 BOX 2385, NESCOPECK, PA 18635
A/K/A 589 HETLERVILLE ROAD, NESCOPECK, PA 18635
Date of Sheriff's Sale: May 29, 2002 at 10:00 a.m.

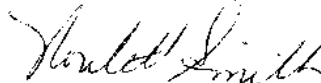
Dear Sheriff:

Enclosed please find check in the amount of \$4,564.95 which represents the amount necessary to complete settlement with regard to the above referenced matter.

Please be advised that title to this property should be transferred to **Beneficial Consumer Discount Company, d/b/a Beneficial Mortgage Co. of Pennsylvania, P.O. Box 8621, Elmhurst, IL 60126-1058** in the deed poll.

If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

Very truly yours,


Novlett A. Smith
Legal Assistant

/nas
Enclosures

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

Beneficial Cons. D's. VS Barry & Gail Allen

NO. 92-01 ED NO. 503-01 JD

DATE/TIME OF SALE: May 29 1000

BID PRICE (INCLUDES COST) \$ 43,000.-

POUNDAGE - 2% OF BID \$ 860.-

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ 4904.95

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5764.95

PURCHASER(S): Any Person, All A Purchaser

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): [Signature]

TOTAL DUE: \$ 5764.95

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ 1200.-

TOTAL DUE IN 8 DAYS \$ 4564.95

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES

07572

MCCABE, WEISBERG & CONWAY, P.C.
ATTORNEYS AT LAW

FIRST UNION BUILDING
123 S. BROAD STREET SUITE 2080
PHILADELPHIA, PA 19109



3-224/360

NUMBER

PAY: Four Thousand Five Hundred Sixty Four *****
DATE *****
AMOUNT ***** 95/100

\$4,564.95

Jun 7/2002

TO THE Sheriff of Columbia County

ORDER

OF

Balance Due Sheriff

ESCROW TRUST
VOID AFTER 90 DAYS

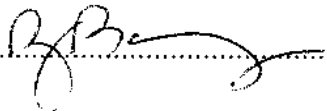
Thomas M. Cile
SAFECORP
ST. LOUIS, MO
RECEIVED

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

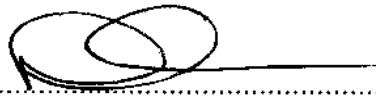
⑈007572⑈ ⑈036002247⑈ ⑈08 773 B⑈

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 notice or advertisement in the April 3, 10, 17, 2002 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

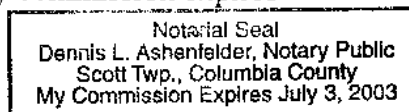

.....

Sworn and subscribed to before me this 17th day of April 2002


.....

(Notary Public)

My commission expires



Member, Pennsylvania Association of Notaries

And now,, 20....., I hereby certify that the advertising and publication charges amounting to \$560.60 for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 2080
FIRST UNION BUILDING
122 SOUTH BROAD STREET
PHILADELPHIA, PENNSYLVANIA 19109
(215) 790-1010

SUITE 600
215 HADDON AVENUE
WESTMONT, NJ 08108
(609) 838-7080
FAX (609) 858-7030

SUITE 5225
500 FIFTH AVENUE
NEW YORK, NY 10116
(212) 575-1010
FAX (212) 575-2537

TERRENCE J. McCABE

FAX (215) 790-1274

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

Re: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage
Co. of Pennsylvania
vs. Barry L. and Gail E. Allen
Columbia County; CCP; Number 2001-CV-503
Premises: RR2 Box 2335, Nescopeck, PA 18635
Sheriff's Sale Date: April 24, 2002

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **April 24, 2002 Sheriff's Sale**. I am requesting at this time that you postpone this matter to the **May 29, 2002 Sheriff's Sale**.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,

Ruthanne M. Brown
Ruthanne M. Brown for
TERRENCE J. McCABE

TJM/rmb
Enclosures

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625
SHERIFF'S OFFICE-RECEIVED BY:


SIGNATURE

4-4-02
DATE

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

TERRENCE J. McCABE

SUITE 2080
FIRST UNION BUILDING
123 SOUTH BROAD STREET
PHILADELPHIA, PENNSYLVANIA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 600
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7120

SUITE 503
53 WEST 36th STREET
NEW YORK, NY 10018
(917) 351-1188
FAX (917) 351-0263

FACSIMILE COVER LETTER

DATE: April 4, 2002

TO: Columbia County Sheriff's Office

FAX NO.: 570-389-5625

RE: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage
Co. of Pennsylvania
vs. Barry L. and Gail E. Allen
Columbia County; CCP: Number 2001-CV-503
Premises: RR2 Box 2385, Nescopeck, PA 18635
Sheriff's Sale Date: April 24, 2002

TOTAL NUMBER OF PAGES INCLUDING THIS PAGE: 2

MESSAGE: Dear Sheriff: Please see the attached letter

requesting that you postpone the

Sheriff's Sale scheduled in the

above matter.

If you do not receive all the pages, or if this is received by
the wrong FAX receiver, please call us back at (215) 790-1010.
Thank you.

SENDER: Ruthanne M. Brown for Terrence J. McCabe, Esquire

FAX NO.: (215) 790-1274

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

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

BENEFICIAL CONSUMER DISCOUNT CO.

VS.

BARRY & GAIL ALLEN

WRIT OF EXECUTION #92 OF 2001 ED

POSTING OF PROPERTY

MARCH 22, 2002 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY BARRY & GAIL ALLEN AT 589 HETLERVILLE RD MIFFLIN TWP COLUMBIA
COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY CHIEF
DEPUTY SHERIFF TIMOTHY CHAMBERLAIN.


SO ANSWERS:


DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 22ND DAY OF MARCH 2002


NOTARIAL SEAL
WENDY WESTOVER, NOTARY PUBLIC
BLOOMSBURG, COLUMBIA CO., PA
MY COMMISSION EXPIRES NOVEMBER 07, 2005

LAW OFFICES
T. MCCABE, WEISBERG & CONWAY, P.C.

SUITE 2080
FIRST UNION BUILDING
123 SOUTH BROAD STREET
PHILADELPHIA, PENNSYLVANIA 19109
(215) 790-1010

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500 FIFTH AVENUE
NEW YORK, NY 10110
(212) 575-1010
FAX (212) 575-2537

TERRENCE J. MCCABE

MARCH 18, 2002

PROTHONOTARY'S OFFICE
COLUMBIA COUNTY COURTHOUSE
MAIN STREET
P.O. BOX 380
BLOOMSBURG, PA 17815

RE: BENEFICIAL CONSUMER DISCOUNT COMPANY, ET AL
V.
BARRY L. ALLEN AND GAIL E. ALLEN

COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2001
ACTION IN MORTGAGE FORECLOSURE
PREMISES: 112 MACBETH DRIVE, LOWER BURRELL, PA 15068


Dear Sir/Madame:

Enclosed please find the original and one copy of Affidavit of Service relative to the above-captioned matter. Kindly file the original of record with the Court and return to my attention the time-stamped copy in the stamped, self-addressed envelope which is provided.

Please advise promptly if there are any problems in this regard.

Thank you for your assistance in this matter.

Sincerely,


Terrence J. McCabe, Esquire
McCabe, Weisberg and Conway, P.C.

TJM/nh

Enclosure
cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. MCCABE, ESQUIRE
Identification Number 16496
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

Beneficial Consumer Discount	:	Columbia County
Company d/b/a Beneficial Mortgage	:	Court of Common Pleas
Co. of Pennsylvania	:	
v.	:	
Barry L. Allen	:	Number 2001-CV-503
and	:	
Gail E. Allen	:	


AFFIDAVIT OF SERVICE

I, Terrence J. McCabe, Esquire, attorney for the Plaintiff in the within matter, hereby certify that on the 18TH DAY OF MARCH, 2002, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in the Affidavit Pursuant to 3129 which is attached hereto as Exhibit "A".

Copies of the letter and certificate of mailing are also attached hereto, made a part hereof and marked as Exhibit "B."


TERRENCE J. MCCABE, ESQUIRE

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 18TH DAY OF
MARCH, 2002.


NOTARY PUBLIC

NOTARIAL SEAL
MICHELLE A. HOLACIK, Notary Public
City of Philadelphia, Phila. County
My Commission Expires March 28, 2005

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

Beneficial Consumer Discount	:	Columbia County
Company d/b/a Beneficial Mortgage	:	Court of Common Pleas
Co. of Pennsylvania	:	
v.	:	
Barry L. Allen	:	Number 2001-CV-503
and	:	
Gail E. Allen	:	

AMENDED AFFIDAVIT PURSUANT TO RULE 3129

I, Terrence J. McCabe, Esquire, attorney for Plaintiff in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at RR2 Box 2385 a/k/a 589 Hetlerville Road Nescopeck, PA 18635, a copy of the description of said property is attached hereto and marked Exhibit "A."

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

Barry L. Allen and	607 LaSalle Street
Gail E. Allen	Berwick, PA 18603

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

Barry L. Allen and	607 LaSalle Street
Gail E. Allen	Berwick, PA 18603

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

Plaintiff herein.

EXHIBIT "A"

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

Name	Address
------	---------

Plaintiff herein.

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

Name	Address
------	---------

NONE

6. 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:

Name	Address
------	---------

Tenant(s)/Occupant(s)	RR2 Box 2385 a/k/a 589 Hetlerville Road Nescopeck, PA 18635
-----------------------	---

Domestic Relations	Columbia County 700 Sawmill Road Bloomsburg, PA 17815
--------------------	---

Commonwealth of Pa	Department of Welfare P.O. Box 2675 Harrisburg, Pa 17105
--------------------	--

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

March 18, 2002

DATE



TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

EXHIBIT "A"

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. LAMBE, ESQUIRE
Identification Number 16496
123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Attorn for Plaintiff

Beneficial Consumer Discount : Columbia County
Company d/b/a Beneficial Mortgage : Court of Common Pleas
Co. of Pennsylvania :
v. :
Barry L. Allen : Number 2001-CV-503
and :
Gail E. Allen :

DATE: March 4, 2002

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNER(S): Barry L. Allen and Gail E. Allen

PROPERTY: RR2 Box 2385, Nescopeck, PA 18635 a/k/a
589 Hetlerville Road, Nescopeck, PA 18635.

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on APRIL 24, 2002 at 10:00a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold an interest in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

EXHIBIT "B"

Name and Address of Sender
MCCABE, WEISBERG AND CONWAY, P.C.
FIRST UNION BUILDING
123 SOUTH BROAD STREET
SUITE 2080
PHILADELPHIA, PA 19109

Check type of mail or service:
☐ Certified ☐ Recorded Delivery (International)
☐ COD ☐ Registered
☐ Delivery Confirmation ☐ Return Receipt for Merchandise
☐ Express Mail ☐ Signature Confirmation
☐ Insured

Attach Stamp Here
 (If issued as a certificate of mailing, or for additional copies of this bill)
 Postmark and Date of Receipt

Line	Article Number	Addressee Name, Street, and PO Address	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1	ben e	commonwealth of Pa dept of welfare											
2	v	P.O. Box 2675											
3	Allen	Harrisburg, Pa 17105											
4	bacry												
5	ky												
6	Gaul												
7													
8													
9													
10													
11													
12													
13													
14													
15													

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

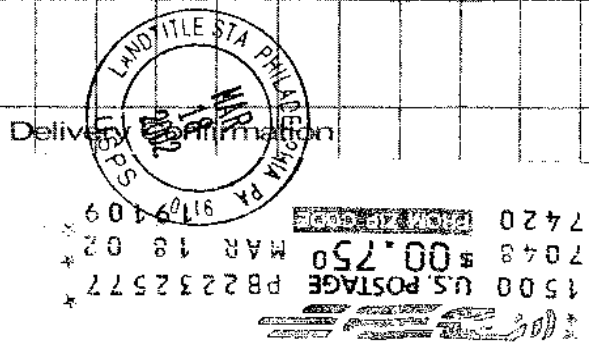


EXHIBIT "B"

LAW OFFICES
McCABE, WEISBERG & CONWAY P.C.

SUITE 2080
FIRST UNION BUILDING
123 SOUTH BROAD STREET
PHILADELPHIA, PENNSYLVANIA 19109
(215) 790-1010

SUITE 600
216 HADDON AVENUE
WESTMONT, NJ 08108
(609) 858-7080
FAX (609) 858-7020

TERRENCE J. McCABE

FAX (215) 790-1274

SUITE 5225
500 FIFTH AVENUE
NEW YORK, NY 10110
(212) 575-1010
FAX (212) 575-2537

MARCH 4, 2002

PROTHONOTARY'S OFFICE
COLUMBIA COUNTY COURTHOUSE
MAIN STREET
P.O. BOX 380
BLOOMSBURG, PA 17815

RE: BENEFICIAL CONSUMER DISCOUNT COMPANY, ET AL
V.
BARRY L. ALLEN AND GAIL E. ALLEN

COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2001
ACTION IN MORTGAGE FORECLOSURE
PREMISES: 112 MACBETH DRIVE, LOWER BURRELL, PA 15068

Dear Sir/Madame:

Enclosed please find the original and one copy of Affidavit of Service relative to the above-captioned matter. Kindly file the original of record with the Court and return to my attention the time-stamped copy in the stamped, self-addressed envelope which is provided.

Please advise promptly if there are any problems in this regard.

Thank you for your assistance in this matter.

Sincerely,



Terrence J. McCabe, Esquire
McCabe, Weisberg and Conway, P.C.

TJM/nh

Enclosure
cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

Beneficial Consumer Discount	:	Columbia County
Company d/b/a Beneficial Mortgage	:	Court of Common Pleas
Co. of Pennsylvania	:	
v.	:	
Barry L. Allen	:	Number 2001-CV-503
and	:	
Gail E. Allen	:	


AFFIDAVIT OF SERVICE

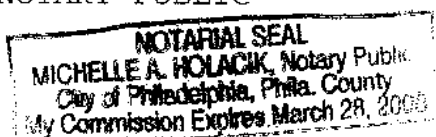
I, Terrence J. McCabe, Esquire, attorney for the Plaintiff in the within matter, hereby certify that on the 4th DAY OF MARCH, 2002, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in the Affidavit Pursuant to 3129 which is attached hereto as Exhibit "A".

Copies of the letter and certificate of mailing are also attached hereto, made a part hereof and marked as Exhibit "B."


TERRENCE J. McCABE, ESQUIRE

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 4TH DAY OF
MARCH, 2002.


NOTARY PUBLIC



McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

Beneficial Consumer Discount	:	Columbia County
Company d/b/a Beneficial Mortgage	:	Court of Common Pleas
Co. of Pennsylvania	:	
v.	:	
Barry L. Allen	:	Number 2001-CV-503
and	:	
Gail E. Allen	:	

AFFIDAVIT PURSUANT TO RULE 3129

I, Terrence J. McCabe, Esquire, attorney for Plaintiff in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at RR2 Box 2385 a/k/a 589 Hetlerville Road Nescopeck, PA 18635, a copy of the description of said property is attached hereto and marked Exhibit "A."

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

Barry L. Allen and	607 LaSalle Street
Gail E. Allen	Berwick, PA 18603

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

Barry L. Allen and	607 LaSalle Street
Gail E. Allen	Berwick, PA 18603

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

Plaintiff herein.

EXHIBIT "A"

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

Name

Address

Plaintiff herein.

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

Name

Address

NONE

6. 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:

Name

Address

Tenant(s)/Occupant(s)

RR2 Box 2385 a/k/a
589 Hetlerville Road
Nescopeck, PA 18635

Domestic Relations

Columbia County
700 Sawmill Road
Bloomsburg, PA 17815

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

March 4, 2002

DATE



TERRENCE J. MCCABE, ESQUIRE
Attorney for Plaintiff

EXHIBIT A

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Attorney for Plaintiff

Beneficial Consumer Discount	:	Columbia County
Company d/b/a Beneficial Mortgage	:	Court of Common Pleas
Co. of Pennsylvania	:	
v.	:	
Barry L. Allen	:	Number 2001-CV-503
and	:	
Gail E. Allen	:	

DATE: March 4, 2002

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNER(S): Barry L. Allen and Gail E. Allen

PROPERTY: RR2 Box 2385, Nescopeck, PA 18635 a/k/a
589 Hetlerville Road, Nescopeck, PA 18635.

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on APRIL 24, 2002 at 10:00a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold an interest in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

EXHIBIT "B"

Name and Address of Recipient

McCabe, Weissberg and Conway, P.C.
FIRST UNION BUILDING
123 SOUTH BROAD STREET
SUITE 2080
PHILADELPHIA, PA 19109

Check type of mail or service:

<input type="checkbox"/> Certified	<input type="checkbox"/> Registered Delivery (International)
<input type="checkbox"/> COD	<input type="checkbox"/> Registered
<input type="checkbox"/> Delivery Confirmation	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Express Mail	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Insured	

Affix Stamp Here
 (If issued as a certificate of mailing, or for additional copies of this bill)
Postmark and Date of Receipt

Line	Article Number	Addressee Name, Street, and PO Address	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1		Bené											
2		V.											
3		Allen											
4		Barry											
5		Garle											
6		Domestic Relations											
7		Domestic Relations											
8		Domestic Relations											
9		Domestic Relations											
10		Domestic Relations											
11		Domestic Relations											
12		Domestic Relations											
13		Domestic Relations											
14		Domestic Relations											
15		Domestic Relations											

PS Form 3877, August 2000

Complete by Typewriter, Ink, or Ball Point Pen

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for loss or damage to contents of registered mail is \$500, but optional Express Mail Service merchandise insurance is available for up to \$5,000 to some, but not all countries. The maximum indemnity payable is \$25,000 for registered mail. See Domestic Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.

PHILADELPHIA PA 19109
 MAR 4 2002
 USPS
 FROM ZIP CODE
 \$01.500
 U.S. POSTAGE
 PB2232577
 MAR 04 02
 19109

EXHIBIT "B"

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5612

24 HOUR PHONE
(570) 784-6300

BENEFICIAL CONSUMER DISCOUNT
COMPANY DBA
BENEFICIAL MORTGAGE COMPANY OF
PENNSYLVANIA

Docket # 92ED2001

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

BARRY L AND GAIL E ALLEN

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, FEBRUARY 12, 2002, AT 2:30 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON GAIL E ALLEN AT 607 LASALLE ST.,
BERWICK BY HANDING TO GAIL ALLEN, A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT AND MADE KNOWN TO HER THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, FEBRUARY 14, 2002

Wendy Westover
NOTARY PUBLIC

NOTARIAL SEAL
WENDY WESTOVER, NOTARY PUBLIC
BLOOMSBURG, COLUMBIA CO., PA
COMMISSION EXPIRES NOVEMBER 07, 2005

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

Pae D'Angelo
X
P. D'ANGELO
DEPUTY SHERIFF

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

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BENEFICIAL CONSUMER DISCOUNT
COMPANY DBA
BENEFICIAL MORTGAGE COMPANY OF
PENNSYLVANIA

Docket # 92ED2001

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

BARRY L AND GAIL E ALLEN

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, FEBRUARY 12, 2002, AT 2:30 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON BARRY L ALLEN AT 607
LASALLE ST., BERWICK BY HANDING TO BARRY ALLEN, A TRUE AND ATTESTED COPY
OF THE ORIGINAL WRIT AND MADE KNOWN TO HIM THE CONTENTS THEREOF.

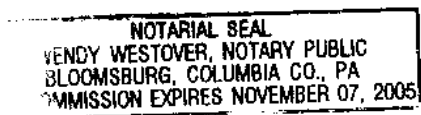
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, FEBRUARY 14, 2002

Wendy Westover
NOTARY PUBLIC

Harry A. Roadarmel Jr.

X
SHERIFF HARRY A. ROADARMEL JR.



X P. D'Angelo
P. D'ANGELO
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:

SERVICE# 7 - OF - 9 SERVICES
DOCKET # 92ED2001

PLAINTIFF

BENEFICIAL CONSUMER DISCOUNT COMPANY DBA
BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA

DEFENDANT

BARRY L AND GAIL E ALLEN

PERSON/CORP TO SERVED
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

L-03 Dunn

RELATIONSHIP

C/O

IDENTIFICATION

DATE 2-11-02

TIME 1550

MILEAGE

OTHER

Race

Sex

Height

Weight

Eyes

Hair

Age

Military

TYPE OF SERVICE:

- A. PERSONAL SERVICE AT POA ___ POB ___ POE ___ CCSO ___
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY)

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

TC

DATE

RETURN ADDRESS completed on the reverse side

Thank you for using Return Receipt Service

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:

SERVICE# 4 - OF - 9 SERVICES
DOCKET # 92ED2001

PLAINTIFF

BENEFICIAL CONSUMER DISCOUNT COMPANY DBA
BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA

DEFENDANT

BARRY L AND GAIL E ALLEN

PERSON/CORP TO SERVED	PAPERS TO SERVED
DOMESTIC RELATIONS	WRIT OF EXECUTION - MORTGAGE
15 PERRY AVE.	FORECLOSURE
BLOOMSBURG	

SERVED UPON LESLIE LEVAN - CUSTOMER SERVICE

RELATIONSHIP _____ IDENTIFICATION _____

DATE 02-12-02 TIME 0840 MILEAGE 3 OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB ☒ POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY PAUL DIANGELO DATE 02-12-02

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

92 ED 2001

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT

DOCKET AND INDEX

SET FILE FOLDER UP

CHECK FOR PROPER INFO

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LAST KNOWN ADDRESS

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF'S SALE

WATCHMAN RELEASE FORM

AFFIDAVIT OF LEINS LIST

CHECK FOR \$1200.00

* 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

POST ALL DATES ON CALANDER

* 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

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

Beneficial Consumer Discount
 Company d/b/a Beneficial
 Mortgage Co. of Pennsylvania

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

Plaintiff(s)

No. 2001-CV-503 Term _____ E.D.

vs

Barry L. Allen and
 Gail B. Allen

No. 201-ED-92 Term _____ A.D.

Defendant(s)

No. _____ Term _____ 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 costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

Being Known As:

THE WITHIN WRIT IS HEREBY

REISSUED THIS 6th DAY OF Feb

A. D. 2002

TAMI B. KLINE, PROTHONOTARY

Per [Signature]

Proth. & Clk. Of Sev. Courts
My Com. Ex. 1st Mon. Jan 2004

Amount due

\$153,329.47

Interest from 8/30/01

\$

Total

\$

Plus Costs

as endorsed.

Dated: 9/9/01
 (SEAL)

Tami B. Kline
 Prothonotary, Common Pleas Court of
 Columbia County Penna.
 Proth. & Clk. Of Sev. Courts
 My Com. Ex. 1st Mon. Jan 2004

By:

Deputy

LEGAL DESCRIPTION

ALL THAT CERTAIN MISSUAGE, TENEMENT AND TRACE OF LAND SITUATE IN THE TOWNSHIP OF MIFFLIN, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE IN THE ROAD LEADING FROM MIFFLINVILLE TO CONYNNGHAM; THENCE ALONG SAID ROAD BY LANDS OF CLYDE KARCHNER SOUTH 13-1/4 DEGREES EAST ABOUT 600 FEET TO THE NORTH SIDE OF ROUTE 19023; THENCE ALONG THE NORTH SIDE OF SAID ROUTE 19023 TO A POINT IN THE EAST LINE OF RAYMOND MOWERY; THENCE ALONG THE SAID EAST LINE OF RAYMOND MOWERY NORTH 13-1/2 DEGREES WEST ABOUT 150 FEET TO A POINT; THENCE NORTH 78-1/4 DEGREES EAST ALONG THE SOUTH SIDE OF CLYDE KERCHNER 660 FEET TO A POINT; THE PLACE OF BEGINNING, UPON WHICH PREMISES IS LOCATED A HOUSE.

BEING KNOWN AS RR2 Box 2385, Nescopeck, PA 18635 a/k/a
589 Hetlerville Road, Nescopeck, PA 18635.

TAX I.D. #: 23-08-12

THE IMPROVEMENTS THEREON ARE: Dwelling House

BEING THE SAME PREMISES WHICH Benjamin L. Allen and Joan J. Allen, by Deed dated 8-30-95 and recorded in the Office of the Recorder in and for Columbia County in Deed Book 605, page 315, granted and conveyed unto Barry L. Allen and Gail E. Allen.

REAL DEBT: \$153,329.47

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Barry L. Allen and Gail E. Allen

TERRENCE J. McCABE, ESQUIRE
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

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

Beneficial Consumer Discount
 Company d/b/a Beneficial
 Mortgage Co. of Pennsylvania

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

Plaintiff(s)

No. 2001-CV-503 Term _____ E.D.

vs

Barry L. Allen and
 Gail E. Allen

No. 201-ED-92 Term _____ A.D.

Defendant(s)

No. _____ Term _____ J.D.

WRIT OF EXECUTION
MORTGAGE FORECLOSURE

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY PENNSYLVANIA

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Being Known As:

THE WITHIN WRIT IS HEREBY

REISSUED THIS 6th DAY OF FebA. D. 2002

TAMI B. KLINE, PROTHONOTARY

Per Molly A. Dushkeski**Proth. & Clk. Of Sev. Courts****My Com. Ex. 1st Mon. Jan 2004**

Amount due

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Interest from 8/30/01

\$

Total

\$

Plus Costs

as endorsed.

Dated: 9/9/01

(SEAL)

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

Proth. & Clk. Of Sev. Courts
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By:

Deputy

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First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

Beneficial Consumer Discount	:	Columbia County
Company d/b/a Beneficial Mortgage	:	Court of Common Pleas
Co. of Pennsylvania	:	
v.	:	
Barry L. Allen	:	Number 2001-CV-503
and	:	
Gail E. Allen	:	

AFFIDAVIT PURSUANT TO RULE 3129

I, Terrence J. McCabe, Esquire, attorney for Plaintiff in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at RR2 Box 2385 a/k/a 589 Hetlerville Road Nescopeck, PA 18635, a copy of the description of said property is attached hereto and marked Exhibit "A."

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

Barry L. Allen and	607 LaSalle Street
Gail E. Allen	Berwick, PA 18603

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

Barry L. Allen and	607 LaSalle Street
Gail E. Allen	Berwick, PA 18603

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

Plaintiff herein.

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

Name

Address

Plaintiff herein.

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

Name

Address

NONE

6. 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:

Name

Address

Tenant(s)/Occupant(s)

RR2 Box 2385 a/k/a
589 Hetlerville Road
Nescopeck, PA 18635

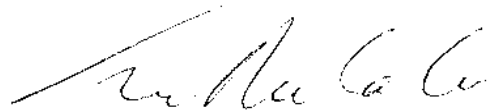
Domestic Relations

Columbia County
700 Sawmill Road
Bloomsburg, PA 17815

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

January 22, 2002

DATE



TERRENCE J. MCCABE, ESQUIRE
Attorney for Plaintiff

EXHIBIT "A"

LEGAL DESCRIPTION

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REAL DEBT: \$153,329.47

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Barry L. Allen
and Gail E. Allen

TERRENCE J. McCABE, ESQUIRE
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

Beneficial Consumer Discount	:	Columbia County
Company d/b/a Beneficial Mortgage	:	Court of Common Pleas
Co. of Pennsylvania	:	
v.	:	
Barry L. Allen	:	Number 2001-CV-503
and	:	
Gail E. Allen	:	

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Barry L. Allen and	607 LaSalle Street
Gail E. Allen	Berwick, PA 18603

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Name Address

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Gail E. Allen	Berwick, PA 18603

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Name Address

Plaintiff herein.

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

Name

Address

Plaintiff herein.

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

Name

Address

NONE

6. 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:

Name

Address

Tenant(s)/Occupant(s)

RR2 Box 2385 a/k/a
589 Hetlerville Road
Nescopeck, PA 18635

Domestic Relations

Columbia County
700 Sawmill Road
Bloomsburg, PA 17815

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

January 22, 2002

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TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

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TERRENCE J. McCABE, ESQUIRE
First Union Building
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McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
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Attorney for Plaintiff

Beneficial Consumer Discount	:	Columbia County
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Barry L. Allen	:	Number 2001-CV-503
and	:	
Gail E. Allen	:	

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EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT CERTAIN MISSUAGE, TENEMENT AND TRACE OF LAND SITUATE IN THE TOWNSHIP OF MIFFLIN, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE IN THE ROAD LEADING FROM MIFFLINVILLE TO CONYNGHAM; THENCE ALONG SAID ROAD BY LANDS OF CLYDE KARCHNER SOUTH 13-1/4 DEGREES EAST ABOUT 600 FEET TO THE NORTH SIDE OF ROUTE 19023; THENCE ALONG THE NORTH SIDE OF SAID ROUTE 19023 TO A POINT IN THE EAST LINE OF RAYMOND MOWERY; THENCE ALONG THE SAID EAST LINE OF RAYMOND MOWERY NORTH 13-1/2 DEGREES WEST ABOUT 150 FEET TO A POINT; THENCE NORTH 78-1/4 DEGREES EAST ALONG THE SOUTH SIDE OF CLYDE KERCHNER 660 FEET TO A POINT; THE PLACE OF BEGINNING, UPON WHICH PREMISES IS LOCATED A HOUSE.

BEING KNOWN AS RR2 Box 2385, Nescopeck, PA 18635 a/k/a
589 Hetlerville Road, Nescopeck, PA 18635.

TAX I.D. #: 23-08-12

THE IMPROVEMENTS THEREON ARE: Dwelling House

BEING THE SAME PREMISES WHICH Benjamin L. Allen and Joan J. Allen, by Deed dated 8-30-95 and recorded in the Office of the Recorder in and for Columbia County in Deed Book 605, page 315, granted and conveyed unto Barry L. Allen and Gail E. Allen.

REAL DEBT: \$153,329.47

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Barry L. Allen
and Gail E. Allen

TERRENCE J. McCABE, ESQUIRE
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

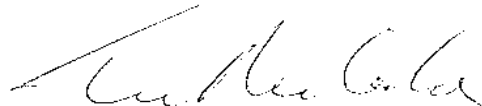
McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

Beneficial Consumer Discount	:	Columbia County
Company d/b/a Beneficial Mortgage	:	Court of Common Pleas
Co. of Pennsylvania	:	
v.	:	
Barry L. Allen	:	Number 2001-CV-503
and	:	
Gail E. Allen	:	

AFFIDAVIT OF DEFENDANTS' WHEREABOUTS

I, Terrence J. McCabe, Esquire, attorney for the Plaintiff
in the within matter, being duly sworn according to law, hereby
depose and say that the last-known address of the Defendant(s),
Barry L. Allen and Gail E. Allen, is 607 LaSalle Street, Berwick,
PA 18603.

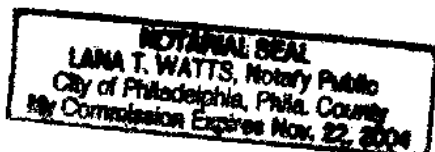


TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED

BEFORE ME THIS 23rd DAY

OF January, 2002.


NOTARY PUBLIC

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

Beneficial Consumer Discount	:	Columbia County
Company d/b/a Beneficial Mortgage	:	Court of Common Pleas
Co. of Pennsylvania	:	
v.	:	
Barry L. Allen	:	Number 2001-CV-503
and	:	
Gail E. Allen	:	

AFFIDAVIT OF DEFENDANTS' WHEREABOUTS

I, Terrence J. McCabe, Esquire, attorney for the Plaintiff
in the within matter, being duly sworn according to law, hereby
depose and say that the last-known address of the Defendant(s),
Barry L. Allen and Gail E. Allen, is 607 LaSalle Street, Berwick,
PA 18603.



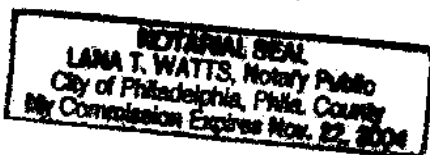
TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED

BEFORE ME THIS 25th DAY

OF January, 2002.


NOTARY PUBLIC



McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

Beneficial Consumer Discount	:	Columbia County
Company d/b/a Beneficial Mortgage	:	Court of Common Pleas
Co. of Pennsylvania	:	
v.	:	
Barry L. Allen	:	Number 2001-CV-503
and	:	
Gail E. Allen	:	

AFFIDAVIT OF DEFENDANTS' WHEREABOUTS

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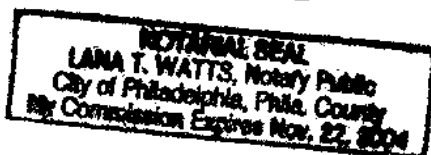
TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED

BEFORE ME THIS *23rd* DAY

OF *January*, 2002.


NOTARY PUBLIC



McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

Beneficial Consumer Discount	:	Columbia County
Company d/b/a Beneficial Mortgage	:	Court of Common Pleas
Co. of Pennsylvania	:	
v.	:	
Barry L. Allen	:	Number 2001-CV-503
and	:	
Gail E. Allen	:	

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

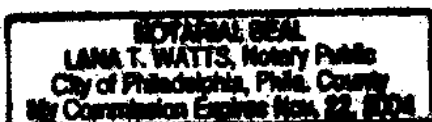
COUNTY OF COLUMBIA:

The undersigned, being duly sworn according to law, deposes and says that the Defendant(s) are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940 as amended; and that the Defendant(s), Barry L. Allen and Gail E. Allen, are over eighteen (18) years of age and resides at 607 LaSalle Street, Berwick, PA 18603.



TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 24th DAY
OF January, 2001.


NOTARY PUBLIC

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

Beneficial Consumer Discount	:	Columbia County
Company d/b/a Beneficial Mortgage	:	Court of Common Pleas
Co. of Pennsylvania	:	
v.	:	
Barry L. Allen	:	Number 2001-CV-503
and	:	
Gail E. Allen	:	

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

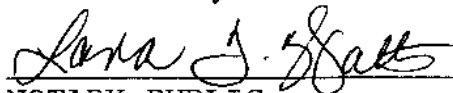
COUNTY OF COLUMBIA:

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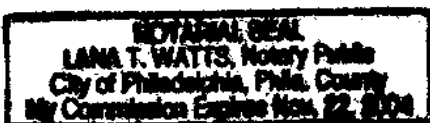


TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 24th DAY
OF January, 2001.



NOTARY PUBLIC



McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

Beneficial Consumer Discount	:	Columbia County
Company d/b/a Beneficial Mortgage	:	Court of Common Pleas
Co. of Pennsylvania	:	
v.	:	
Barry L. Allen	:	Number 2001-CV-503
and	:	
Gail E. Allen	:	

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.


COUNTY OF COLUMBIA:

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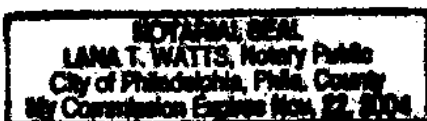


TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 24th DAY
OF January, 2001.



NOTARY PUBLIC



McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

Beneficial Consumer Discount	:	Columbia County
Company d/b/a Beneficial Mortgage	:	Court of Common Pleas
Co. of Pennsylvania	:	
v.	:	
Barry L. Allen	:	Number 2001-CV-503
and	:	
Gail E. Allen	:	

TO: Sheriff of Columbia County
Courthouse, Main Street
P.O. Box 380
Bloomsburg, PA 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ
(Order) of Execution in the above-captioned matter.

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the
property described as follows:

RR2 Box 2385, Nescopeck, PA 18635 a/k/a 589
Hetlerville Road, Nescopeck, PA 18635
(more fully described as attached)

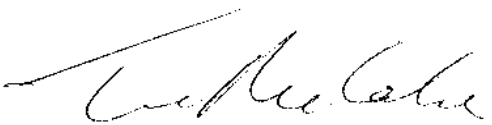
The parties to be served and their proper addresses are as
follows: Barry L. Allen and Gail E. Allen,
607 LaSalle Street,
Berwick, PA 18603

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property
under within Writ may leave same without a watchman, in custody
of whomever is found in possession, after notifying 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.

January 22, 2002

DATE


TERRENCE J. McCABE, ESQUIRE

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY
MARGARET GAIRO
RITA C. BUSCHER*†
LISA L. WALLACE*†
MATTHEW B. WEISBERG*
BETH L. THOMAS
FRANK DUBIN
BRENDA L. BROGDON*
NICOLE M. CARDIELLO^

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 2080
FIRST UNION BUILDING
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 600
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 503
53 WEST 36TH STREET
NEW YORK, NY 10018
(917) 351-1188
FAX (917) 351-0363

* Licensed in PA & NJ
** Licensed in PA & NY
*** Licensed in PA, NJ & NY
† Licensed in NY & CT
^ Licensed in NY Only
- Managing Attorney for NJ
- Managing Attorney for NY

Of Counsel:
M. SUSAN SHEPPARD*

January 22, 2002

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

Re: Beneficial Consumer Discount Company d/b/a Beneficial
Mortgage Co. of Pennsylvania v. Barry L. Allen and Gail E. Allen
Columbia County Court of Common Pleas Number 2001-CV-503

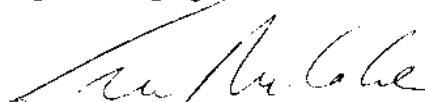
Dear Sheriff:

Enclosed please find two copies of Notice of Sheriff's Sale of Real Property relative to the above matter. I would appreciate your serving the Notice upon the Defendant(s), Barry L. Allen and Gail E. Allen, at RR2 Box 2385, Nescopeck, PA 18635 a/k/a 589 Hetlerville Road, Nescopeck, PA 18635.

After service has been effectuated, I would appreciate your forwarding to me the pertinent affidavit indicating the same.

Thank you for your cooperation in this matter.

Very truly yours,



TERRENCE J. McCABE, Esquire

TJM/kcl
Enclosures

LEGAL DESCRIPTION

ALL THAT CERTAIN MISSUAGE, TENEMENT AND TRACE OF LAND SITUATE IN THE TOWNSHIP OF MIFFLIN, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE IN THE ROAD LEADING FROM MIFFLINVILLE TO CONYNGHAM; THENCE ALONG SAID ROAD BY LANDS OF CLYDE KARCHNER SOUTH 13-1/4 DEGREES EAST ABOUT 600 FEET TO THE NORTH SIDE OF ROUTE 19023; THENCE ALONG THE NORTH SIDE OF SAID ROUTE 19023 TO A POINT IN THE EAST LINE OF RAYMOND MOWERY; THENCE ALONG THE SAID EAST LINE OF RAYMOND MOWERY NORTH 13-1/2 DEGREES WEST ABOUT 150 FEET TO A POINT; THENCE NORTH 78-1/4 DEGREES EAST ALONG THE SOUTH SIDE OF CLYDE KERCHNER 660 FEET TO A POINT; THE PLACE OF BEGINNING, UPON WHICH PREMISES IS LOCATED A HOUSE.

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TAX I.D. #: 23-08-12

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REAL DEBT: \$153,329.47

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Barry L. Allen and Gail E. Allen

TERRENCE J. McCABE, ESQUIRE
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

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123 South Broad Street, Suite 2080
Philadelphia, PA 19109

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

Beneficial Consumer Discount	:	Columbia County
Company d/b/a Beneficial Mortgage	:	Court of Common Pleas
Co. of Pennsylvania	:	
v.	:	
Barry L. Allen	:	Number 2001-CV-503
and	:	
Gail E. Allen	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Barry L. Allen and Gail E. Allen
607 LaSalle Street,
Berwick, PA 18603

Your house (real estate) at RR2 Box 2385, Nescopeck, PA 18635 a/k/a 589 Hetlerville Road, Nescopeck, PA 18635, (more fully described as attached) is scheduled to be sold at the Columbia County Sheriff's Sale on April 24, 2002 at 1000 A.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$153,329.47 obtained by Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call Terrence J. McCabe, Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY
AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Terrence J. McCabe, Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call Terrence J. McCabe, Esquire at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.
IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE,
GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND
OUT WHERE YOU CAN GET LEGAL HELP.

SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760

PA LAWYER REFERRAL SERVICE
PA BAR ASSOCIATION
P.O. BOX 186
HARRISBURG, PA 17108
(800) 692-7375

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MCCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW
FIRST UNION BUILDING
123 S. BROAD STREET SUITE 2080
PHILADELPHIA, PA 19109



3-224/360

05534

NUMBER

*** One Thousand Two Hundred ***

00/100

DATE Jan 23, 2002
AMOUNT \$1,200.00

PAY:

Sheriff of Columbia County

TO THE
ORDER
OF

ESCROW TRUST
VOID AFTER 90 DAYS



Terrance J. McCabe

Listing Property for Sheriff Sale

B THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT. B

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