

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (717) 784-0257

24 HOUR PHONE

(717) 784-6300

PHONE

(717) 349-5622

SHERIFF'S REAL ESTATE FINAL COST SHEET

Ben, Consumer vs Barry L. - Gail E. Allen

NO. 92-2001 E.D. NO. 503-2001 J.D.

DATE OF SALE: 12-12-01 1000

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 \$ _____

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	:	

2001-ED-92


AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

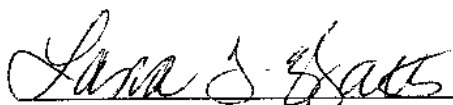
COUNTY OF COLUMBIA:

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, is/are over eighteen (18) years of age and resides at RR2 Box 2385, Nescopeck, PA 18635 a/k/a 589 Hetlerville Road, Nescopeck, PA 18635.

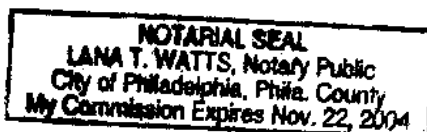


TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 29th DAY
OF AUGUST, 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	:	2001-ED-92

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF COLUMBIA:

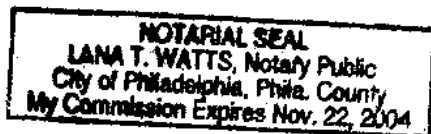
The undersigned, being duly sworn according to law, deposes and says that the Defendant(s) are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940 as amended; and that the Defendant(s), Barry L. Allen and Gail E. Allen, is/are over eighteen (18) years of age and resides at RR2 Box 2385, Nescopeck, PA 18635 a/k/a 589 Hetlerville Road, Nescopeck, PA 18635.



TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 29th DAY
OF AUGUST, 2001.


NOTARY PUBLIC



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

ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER

MCCABE, WEISBERG & CONWAY, P.C.

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



3-224/360

NUMBER

3060

PAY: One Thousand Two Hundred ***** 00/100

DATE
Aug 30/2001
AMOUNT
\$1,200.00

TO THE Sheriff of Columbia County
ORDER
OF

Listing property for Sheriff's Sale.


CLERK

ESCROW TRUST
VOID AFTER 90 DAYS

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

003060 0360022471 108 773 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

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

TERRENCE J. McCABE

FAX (215) 790-1274

NOVEMBER 8, 2001

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-CV-503
ACTION IN MORTGAGE FORECLOSURE
PREMISES: RR2 BOX 2385, NESCOPECK, PA 18635
A/K/A 589 HETLERVILLE ROAD, NESCOPECK, PA 18635

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.

CJM/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

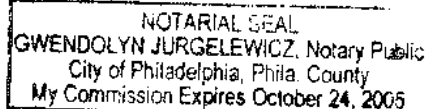
I, Terrence J. McCabe, Esquire, attorney for the Plaintiff in the within matter, hereby certify that on the 8th DAY OF NOVEMBER, 2001, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in the Affidavit Pursuant to 3129 which 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 8th DAY OF
NOVEMBER, 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 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	RR2 Box 2385 a/k/a
Gail E. Allen	589 Hetlerville Road
	Nescopeck, PA 18635

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

Barry L. Allen and	RR2 Box 2385 a/k/a
Gail E. Allen	589 Hetlerville Road
	Nescopeck, PA 18635

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

EXHIBIT "A"

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.

November 8, 2001

DATE



TERRENCE J. MCCABE, ESQUIRE

EXHIBIT "A"

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. M 'ABE, 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: November 8, 2001

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 DECEMBER 12, 2001 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

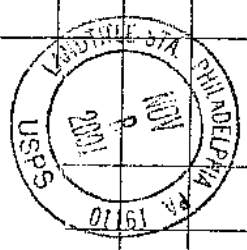
100 SOUTH SPRING STREET
PHILADELPHIA, PA 19106

Indicate type of mail:
☐ Registered
☐ Insured
☐ COD
☐ Certified
☐ Return Receipt for Merchandise
☐ Init/Recorded Del.
☐ Express Mail

Check appropriate block for:
☐ Registered Mail
☐ With Postal Insurance
☐ Without Postal Insurance

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Postmark and Date of Receipt



Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R. R. Fee	S. D. Fee	S. H. Fee	Reg. Del. Fee	Remarks
1	Bene	ITENANT (S) 1000 PANTAS Box 3385											
2	V	ALKA BSA HATFIELD RD											
3	Allen	DESCOPEX, Pa 18635											
4	Barry												
5	X	Domestic Relations Columbia County											
6	Mail	700 Sawmill Rd Bloomington, Pa 17815											
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)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail sent with optional postal insurance. See Domestic Mail Manual 900, 5913, and 5921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.								

PS Form 3877, February 1994

Form Must be Completed by Typewriter, Ink or Ball Point Pen

EX-113

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
COMPANY

VS.

BARRY L AND GAIL E. ALLEN

WRIT OF EXECUTION #92 OF 2001 ED

POSTING OF PROPERTY

THURSDAY NOVEMBER 8, 2001 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF BARRY L. AND GAIL E. ALLEN AT 589 HETLERVILLE ROAD NESCOPECK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
CHIEF DEPUTY SHERIFF TIMOTHY CHAMBERLAIN.

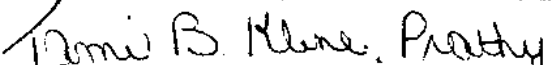
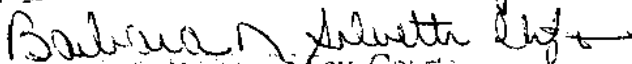
SO ANSWERS:


CHIEF DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

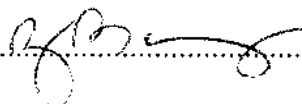
SWORN TO AND SUBSCRIBED BEFORE ME

THIS 14TH DAY OF NOVEMBER 2001



Tomi B. Kline, Prathy
Barbara N. Silvestri
J. of the C. of Gov. Courts
by Court Sec. Election. Jan 2004

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 November 21, 28; December 5, 2001 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.

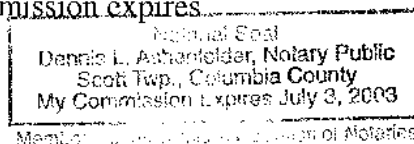
.....


Sworn and subscribed to before me this 6th day of December 2001.....

.....


(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.

.....

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

BENEFICIAL CONSUMER DISCOUNT
COMPANY

Docket # 92 OF 2001 ED

VS

BARRY L. AND GAIL E. ALLEN

WRIT OF EXECUTION
MORTGAGE FORECLOSURE

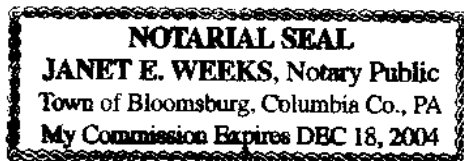
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, OCTOBER 9, 2001, AT 2:45 PM, SERVED THE WITHIN WRIT OF EXECUTION UPON BARRY L. ALLEN AT 607 LASALLE STREET BERWICK, BY HANDING TO BARRY L. 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, OCTOBER 25, 2001

Janet E. Weeks
NOTARY PUBLIC



X
SHERIFF HARRY A. ROADARMEL JR.

X D. Dewald
D. DEWALD
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

24 HOUR PHONE
(570) 784-6300

BENEFICIAL CONSUMER DISCOUNT
COMPANY

VS

BARRY L. AND GAIL E. ALLEN

Docket # 92 OF 2001 ED

WRIT OF EXECUTION
MORTGAGE FORECLOSURE

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, OCTOBER 9, 2001, AT 2:45 PM, SERVED THE WITHIN WRIT OF
EXECUTION UPON GAIL E. ALLEN AT 607 LASALLE STREET BERWICK, BY HANDING TO
GAIL E. ALLEN A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN
TO HER THE CONTENTS THEREOF.

SO ANSWERS,

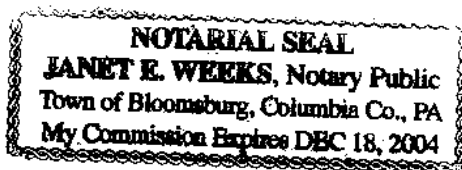
SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, OCTOBER 25, 2001

Janet E. Weeks

NOTARY PUBLIC

X
SHERIFF HARRY A. ROADARMEL JR.

X *D. Dewald*
D. DEWALD
DEPUTY SHERIFF



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0657

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-4300

CONTIMORTGAGE CORPORATION

Docket # 99 OF 2001 ED

VS

LAURA G. REMALY

WRIT OF EXECUTION
MORTGAGE FORECLOSURE

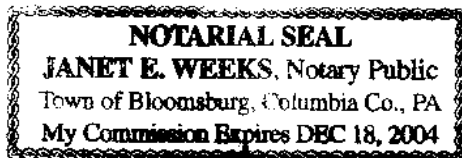
AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, OCTOBER 17, 2001, AT 11:46 AM, SERVED THE WITHIN WRIT OF EXECUTION UPON LAURA REMALY AT 435 WEST STREET BLOOMSBURG, BY HANDING TO JOE TITUS, BOYFRIEND, 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, OCTOBER 25, 2001

Janet E. Weeks
NOTARY PUBLIC



X
SHERIFF HARRY A. ROADARMEL JR.

Joe Titus
X
ARTER
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

24 HOUR PHONE
(570) 784-6300

92-01

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT

9-7-01

DOCKET AND INDEX

10-8-01

SET FILE FOLDER UP

10-8-01

CHECK FOR PROPER INFO

WRIT OF EXECUTION

4

COPY OF DESCRIPTION

✓

WHEREABOUTS OF LAST KNOWN ADDRESS

✓

NON-MILITARY AFFIDAVIT

✓

NOTICES OF SHERIFF'S SALE

3

WATCHMAN RELEASE FORM

✓

AFFIDAVIT OF LEINS LIST

✓

CHECK FOR \$1200.00

3060

* 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

Sale Dec. 12, 2001 \$ 1000

POST ALL DATES ON CALANDER

Post 11-9

Adm. 11-21, 28 12-5

* 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

SHERIFF'S SALE

WEDNESDAY DECEMBER 12, 2001 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 92 OF 2001 ED AND CIVIL WRIT NO. 503 OF 2001 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 BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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 ID#: 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.

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is 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 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.

Plaintiff's Attorney
Terrence J. McCabe, Esq.
123 South Broad St., Suite 2080
Philadelphia, PA 19109

Sheriff of Columbia County
Harry A. Roadarmel, Jr.

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	:	<i>2001-ED-92</i>
Gail E. Allen	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Barry L. Allen and Gail E. Allen
RR2 Box 2385
a/k/a
589 Hetlerville Road
Nescopeck, PA 18635

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 December 12, 2001 at 10:00 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

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 : *2001-ED-92*

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:

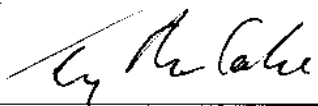
Barry L. Allen and Gail E. Allen,
RR2 Box 2385, Nescopeck, PA 18635 a/k/a
589 Hetlerville Road, Nescopeck, PA 18635.

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.

August 02, 2001

DATE


TERRENCE J. McCABE, ESQUIRE

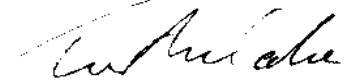
McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

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	:	<i>2001-ED-92</i>

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



TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 29th DAY
OF AUGUST, 2001.



NOTARY PUBLIC



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

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

December 11, 2001

Sheriff's Office
COLUMBIA COUNTY COURTHOUSE
MAIN STREET
P.O. BOX 380
ELCOMBSBURG, 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 KETTERVILLE ROAD, NESCOPECK, PA 18635
DATE OF SHERIFF'S SALE: DECEMBER 12, 2001 @ 10:00 A.M.

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **December 12, 2001** Sheriff's Sale. I am requesting at this time that you postpone this matter to **January 16, 2002 @ 10:00 a.m.**

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,

Terrence J. McCabe

TERRENCE J. McCABE

TJM/nas

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

Harry J. Barabine
SIGNATURE

COL COUNTY
DATE *Dec 11, 2001*
SHERIFF
2001 DEC 11 PM 3:13

Beneficial Consumer vs. Barry L. Bail E. Allen

92-2001 E.D. No. 503-2001 J.D. Date of Sale 10/1/01 Time of Sale

DOCKET & RETURN	\$	<u>15.-</u>	
SERVICE PER DEFENDANT OR GARNISHEE		<u>135.-</u>	
LEVY (PER PARCEL)		<u>15.-</u>	
MAILING COSTS		<u>17.50</u>	
ADVERTISING, SALE BILLS & COPIES		<u>17.50</u>	
ADVERTISING SALE (PLUS NEWSPAPER)		<u>15.-</u>	
MILEAGE		<u>20.-</u>	
POSTING HANDBILL			
CRYING/ADJOURN SALE (EACH SALE)			
SHERIFF'S DEED			
TRANSFER TAX FORM			
DISTRIBUTION FORM			
OTHER <u>NOTARY</u>		<u>16.00</u>	
<u>COPIES</u>		<u>4.25</u>	
TOTAL *****	\$	<u>255.25</u>	
<u>INTERNET</u>		<u>150.-</u>	
PRESS-ENTERPRISE INC	\$	<u>442.64</u>	
SOLICITOR'S SERVICES		<u>75.-</u>	
TOTAL *****	\$	<u>667.64</u>	
PROTHONOTARY (NOTARY)	\$		
RECORDER OF DEEDS			
OTHER			
TOTAL *****	\$	<u>-0-</u>	
REAL ESTATE TAXES:			
BOROUGH, TWP & COUNTY TAXES 20	\$		
SCHOOL DISTRICT TAXES 20			
DELINQUENT TAXES 20		<u>5.-</u>	
TOTAL *****	\$	<u>10.00</u>	
MUNICIPAL FEES DUE:			
SEWER- MUNICIPAL 20	\$		
WATER- MUNICIPAL 20			
TOTAL *****	\$	<u>-0-</u>	
SURCHARGE FEE: STATE TREASURER (TRAINING FEE)			
TOTAL *****	\$	<u>100.-</u>	
MISCELLANEOUS	\$		
	\$		
TOTAL *****	\$	<u>1200.00</u>	
<u>ADVANCE COSTS</u>			
TOTAL COSTS (OPEN BID) *****	\$	<u>1037.89</u>	
<u>REFUND</u>		<u>162.11</u>	

Ben. Consumer vs. Barry L. - Dale E. Allen
92-2001 E.D. No. 503-7001 J.D. Date of Sale 12-12-01 Time of Sale 10:00

BOOKET & RETURN

\$ 15. -

SERVICE PER DEFENDANT OR GARNISHEE

135. -

FEVY (PER PARCEL)

15. -

MAILING COSTS

17.50

ADVERTISING, SALE BILLS & COPIES

17.50

ADVERTISING SALE (PLUS NEWSPAPER)

15. -

MILEAGE

15. -

POSTING HANDBILL

15. -

CRYING/ADJOURN SALE (EACH SALE) (2)

20. -

SHERIFF'S DEED

35. -

TRANSFER TAX FORM

25. -

DISTRIBUTION FORM

25. -

OTHER

Notary
copies

16. -

FAR 10. -

TOTAL *****\$ 370.25

Inter not
PRESS-ENTERPRISE INC

150

\$ 4142.64

SOLICITOR'S SERVICES

75. -

TOTAL *****\$ 667.64

PROTHONOTARY (NOTARY)

\$ 10.00

RECORDER OF DEEDS

28.50

OTHER

TOTAL *****\$ 38.50

REAL ESTATE TAXES:

BOROUGH, TWP & COUNTY TAXES 2001

+ 15. -

\$ 194.51

SCHOOL DISTRICT TAXES 2001

691.30

DELINQUENT TAXES 1999 2000

2281.10

TOTAL *****\$ 3181.91

MUNICIPAL FEES DUE:

SEWER- MUNICIPAL 20

\$

WATER- MUNICIPAL 20

\$

TOTAL *****\$ -0-

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL *****\$ 100. -

MISCELLANEOUS

\$

\$

TOTAL *****\$

TOTAL COSTS (OPEN BID) *****\$ 4358.30

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

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
(609) 858-7080
FAX (609) 858-7020

SUITE 1503
52 VANDERBILT AVENUE
NEW YORK, NY 10017
(212) 697-0011
FAX (212) 953-0986

TERRENCE J. McCABE

January 15, 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 HETTLERVILLE ROAD, NESCOPECK, PA 18635
Date of Sheriff's Sale: January 16, 2002 at 10:00 a.m.

Dear Sheriff:

As you know, the above-captioned property is currently listed for the **January 16, 2002** Sheriff's Sale. I am writing to you at this time to request that you stay the Sale. Our client needs more time to obtain updated appraisal.

In addition, please return the Writ to the Prothonotary and forward any refund due my client.

As acknowledgment of this stay, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. If you have any questions, please contact me. Thank you for your cooperation.

Very truly yours,

Terrence J. McCabe
TERRENCE J. MCCABE

TJM/nas

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-784-0257

SHERIFF'S OFFICE-RECEIVED BY:

Shirley A. Donahue
SIGNATURE

Jan 16, 2002 0815
DATE

JAN-15-2002 17:42

P.02

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	:	<i>2001-ED-92</i>

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 Gail E. Allen	RR2 Box 2385 a/k/a 589 Hetlerville Road Nescopeck, PA 18635

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

Name	Address
Barry L. Allen and Gail E. Allen	RR2 Box 2385 a/k/a 589 Hetlerville Road Nescopeck, PA 18635

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
------	---------

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.

August 29, 2001

DATE



TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

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

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

Date: October 9, 2001

To: Tenant(s)
589 Hellerville Road
Nescopeck, PA 18635

Re: Beneficial Consumer Discount Company vs. Barry L. and Gail E. Allen

No: 92 of 2001 E.D. and No. 503 of 2001 J.D.

To Whom It May Concern:

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

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	:	<i>2001-ED-92</i>
Gail E. Allen	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Barry L. Allen and Gail E. Allen
RR2 Box 2385
a/k/a
589 Hetlerville Road
Nescopeck, PA 18635

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 December 12, 2001 at 10:00 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

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. 2001-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:

Amount due

\$153,329.47

Interest from 8/30/01

\$

Total

\$

Plus Costs

as endorsed.

Dated: 9/7/01

Fanni B. Kline/ESB