

SHERIFF'S SALE COST SHEET

Beneficial Cons. Dis. Co. vs. Charles & Frances East
 NO. 98-03 ED NO. 326-03 JD DATE/TIME OF SALE 10-22-03 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>740.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>42.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>8.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>491.00</u>	

WEB POSTING	321 \$150.00
PRESS ENTERPRISE INC.	27 \$ <u>600.16</u>
SOLICITOR'S SERVICES	23 \$75.00
TOTAL ***** \$ <u>825.16</u>	

PROTHONOTARY (NOTARY)	26 \$10.00
RECORDER OF DEEDS	25 \$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>323.09</u>
SCHOOL DIST. 20	\$ <u>713.28</u>
DELINQUENT 09/04 2002 21	\$ <u>4086.38</u>
TOTAL ***** \$ <u>5122.75</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>2498.00</u>
WATER 20	\$
TOTAL ***** \$ <u>2498.00</u>	

SURCHARGE FEE (DSTE)	\$ <u>170.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 9158.41

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

Beneficial Const. Bldg. Co. VS Charles & Frances East

NO. 98-03 ED NO. 326-03 JD

DATE/TIME OF SALE: 10-22-03 0930

BID PRICE (INCLUDES COST) \$ 9158,41

POUNDAGE - 2% OF BID \$ 183,17

TRANSFER TAX - 2% OF FAIR MKT \$ —

LIEN CERTIFICATE \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 9341.58

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Atty Flick

TOTAL DUE: \$ 9341.58

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ 2000.00

TOTAL DUE IN 8 DAYS \$ 7341.58

REIDENBACH, HENDERSON & PECHT

The Cipher Building
36 East King Street
Lancaster, PA 17602

Kenneth G. Reidenbach, II*
Herbert P. Henderson, II
Wayne M. Pecht**

Telephone 717-295-9159
Fax 717-295-1225
e-mail lawyer@law-for-you.com

* Member of California Bar
+ CPA/LLM in Taxation

November 3, 2003

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. Charles & Frances East
October 22, 2003 Sheriff's sale

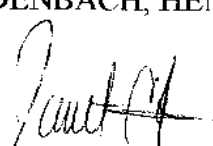
Dear Sir or Madam:

Enclosed please find a check in the amount of \$7,341.58 representing the balance due in connection with the above-referenced Sheriff's sale. I have enclosed 2 Realty Transfer Tax Statements of Value for your use. The Grantee is Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania, 961 Weigel Drive, Elmhurst, IL 60126.

Should you have any questions or need additional information, please contact me.

REIDENBACH, HENDERSON & PECHT

By:


Janet C. Christoffel
Paralegal

JCC
Enclosure

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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name **Herbert P. Henderson, II**

Telephone Number:

Reidenbach & Henderson

Street Address

City
Lancaster

Area Code (717) 295-9159

State
PA

Zip Code
17602

36 East King Street

B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)

Grantee(s)/Lessee(s)

Sheriff of Columbia County

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

Street Address

Street Address

P.O. Box 380

961 Weigel Drive

City

State

Zip Code

Bloomsburg

PA

17815

City

State

Zip Code

Elmhurst

IL

60126

C PROPERTY LOCATION

Street Address

City, Township, Borough

223 East Fourth Street

Berwick

County

School District

Columbia

Tax Parcel Number

04A-05-036

D VALUATION DATA

1. Actual Cash Consideration

2. Other Consideration

\$9,341.58

+ 0.00

3. Total Consideration

4. County Assessed Value

5. Common Level Ratio Factor

20,651.00

x 2.92

= \$9,341.58

6. Fair Market Value

= \$89,500.92

E EXEMPTION DATA

1a. Amount of Exemption Claimed

1b. Percentage of Interest Conveyed

100%

100%

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedent) _____ (Estate File Number) _____
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number **2001**, Page Number **12498**
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____

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

Signature of Correspondent or Responsible Party

Date

11-3-03

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

James T. Micklow, Treasurer, 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 October 3, 8, 15, 2003 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.

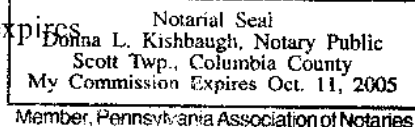
James T. Micklow, Treasurer

Sworn and subscribed to before me this 16th day of October 2003.

Donna L. Kishbaugh

(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 D/B/A BENEFICIAL MORTGAGE
CO. OF PENNSYLVANIA

Docket # 98ED2003

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

CHARLES E. EAST
FRANCES EAST

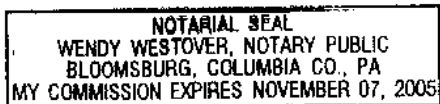
AFFIDAVIT OF SERVICE

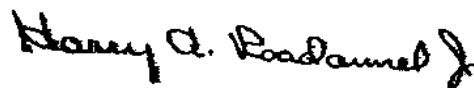
NOW, THIS FRIDAY, SEPTEMBER 19, 2003, AT 8:50 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON CHARLES EAST AT 223 E. 4TH
ST., BERWICK BY HANDING TO FRANCES EAST, WIFE, A TRUE AND ATTESTED COPY OF
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

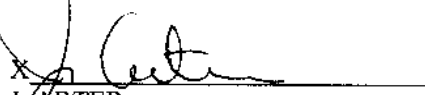
SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, SEPTEMBER 22, 2003


NOTARY PUBLIC





X
SHERIFF HARRY A. ROADARMEL JR.


J. CARTER
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 D/B/A BENEFICIAL MORTGAGE
CO. OF PENNSYLVANIA

VS

Docket # 98ED2003

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

CHARLES E. EAST
FRANCES EAST

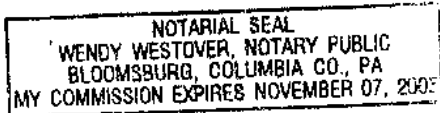
AFFIDAVIT OF SERVICE

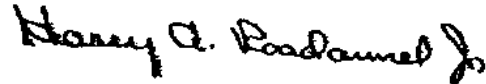
NOW, THIS MONDAY, SEPTEMBER 08, 2003, AT 12:00 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON FRANCES EAST AT COLUMBIA
COUNTY SHERIFF'S OFFICE BLOOMSBURG, PA BY HANDING TO FRANCES EAST, , A TRUE
AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE
CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, SEPTEMBER 15, 2003


NOTARY PUBLIC





X
SHERIFF HARRY A. ROADARMEL JR.

X
S. HARTZEL
DEPUTY SHERIFF



SHERIFF'S SALE

WEDNESDAY OCTOBER 22, 2003 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 98 OF 2003 ED AND CIVIL WRIT NO. 326 OF 2003 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' 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 piece or parcel of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of Fourth Street at the corner of Lot No. 6; thence along the same in a northerly direction 181 1/2 feet to Fifth Street; thence along Fifth Street in an easterly direction a distance of 49 1/2 feet to the corner of Lot No. 8; thence along said lot in a southerly direction a distance of 181 1/2 feet to Fourth Street; thence along Fourth Street in a westerly direction 49 1/2 feet to the place of BEGINNING. Being Lot No. 7 in M.W. Jackson's Addition to Berwick.

BEING THE SAME PREMISES WHICH Frank R. East, Surviving Executor of the Estate of Edward F. East, by Deed dated July 19, 1991 and recorded July 24, 1991 in the Recorder of Deeds Office of Columbia County, Pennsylvania, in Record Book 478, Page 615, granted and conveyed unto Charles E. East and Frances East, his wife.

TAX PARCEL NUMBER: 04A-O5-036

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
Herbert H. Henderson, II, Esq.
36 East King St.
Lancaster, PA 17602

Sheriff of Columbia County
Harry A. Roadarmel, Jr.
www.sheriffofcolumbiacounty.com

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.

CHARLES AND FRANCES EAST

WRIT OF EXECUTION #98 OF 2003 ED

POSTING OF PROPERTY

SEPTEMBER 18, 2003 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF CHARLES AND FRANCES EAST AT 223 E 4TH ST. BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
CHIEF DEPUTY SHERIFF T. CHAMBERLAIN.

SO ANSWERS:


DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 18TH DAY OF SEPTEMBER 2003



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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/29/2003

SERVICE# 1 - OF - 17 SERVICES
DOCKET # 98ED2003

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

DEFENDANT CHARLES E. EAST
FRANCES EAST

PERSON/CORP TO SERVED
CHARLES EAST
223 E. 4TH ST.
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON FRANCES

RELATIONSHIP Wife IDENTIFICATION _____

DATE 9-19-03 TIME 0850 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
<u>7-4-03</u>	<u>1535</u>	<u>Antik</u>	<u>Carol</u>

DEPUTY J. L. L. L. DATE 9-19-03

COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE

Date August 5, 2003, _____

OWNER OR REPUTED OWNER

Charles E & Frances East

DESCRIPTION OF PROPERTY

223 E 4th Street
.21 acre

PARCEL NUMBER 04A,05-036-00,000 IN Berwick Borough -- Township
Borough
City

YEAR	TOTAL
2000	1451.05
2001	1405.75
2001 Cost	85.00
2002	1139.58
Lien	5.00
TOTAL	\$ 4086.38

The above figures represent the amount(s) due during the month of
November 2003, _____.

This is to certify that, according to our records, there are tax liens on
the above mentioned property as of December 31, 2002.

Excluding: **Interim Tax Billings**

Requested by: Harry Roadarmel, Sheriff

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00
Per Parcel

RN

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *[Signature]* Date of Delivery *Aug 07 2003*
 C. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *[Signature]* Date of Delivery *Aug 06 2003*
 C. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *[Signature]* Date of Delivery *Aug 05 2003*
 C. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

Return Receipt 2ACPR1-03-Z-0985 Domestic Return Receipt 2ACPR1-03-Z-0985 International Return Receipt 2ACPR1-03-Z-0985

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *[Signature]* Date of Delivery *Aug 07 2003*
 C. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *[Signature]* Date of Delivery *Aug 07 2003*
 C. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *[Signature]* Date of Delivery *Aug 05 2003*
 C. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

Return Receipt 2ACPR1-03-Z-0985 Domestic Return Receipt 2ACPR1-03-Z-0985 International Return Receipt 2ACPR1-03-Z-0985

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *[Signature]* Date of Delivery *Aug 05 2003*
 C. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

COMPLETE THIS SECTION

Items 1, 2, and 3. Also complete Restricted Delivery is desired. Your name and address on the reverse we can return the card to you. This card to the back of the mailpiece, on the front if space permits.

Addressed to:

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/29/2003

SERVICE# 2 - OF - 17 SERVICES
DOCKET # 98ED2003

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

DEFENDANT CHARLES E. EAST
FRANCES EAST

PERSON/CORP TO SERVED
FRANCES EAST
223 E. 4TH ST.
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON FRANCES

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-8 TIME 1200 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) _____

at House

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
8-4-3	1535	ARTER	Card WORK AT 811 CINT
8-28-3	0800	ARTER	Ph Call
9-3-3	1330	ARTER	Ph Call

DEPUTY

[Signature]

DATE 8-8-07

BERWICK AREA JOINT SEWER AUTHORITY

7474 D COLUMBIA BOULEVARD
BERWICK, PENNSYLVANIA 18603
(570) 752-8477 FAX: (570) 752-8479

DATE: August 6, 2003

NUMBER OF PAGES
(Including cover page) 4

To: Harry Roadarmel, Jr.

Company: Sheriff of Columbia County

Facsimile: (570) 389-5625

Phone Number: (570) 389-5622

From: Kristy Romig, Authority Clerk

Company: BAJSA

Subject: Sheriff sale letter

If you do not receive all of the pages, or if any part of the transmittal is illegible, please call us at (570) 752-8477.

KR
Facsimile Operator

BERWICK AREA JOINT SEWER AUTHORITY

**7474D COLUMBIA BOULEVARD
BERWICK, PENNSYLVANIA 18603
(570) 752-8477 FAX# (570) 752-8479**

August 6, 2003

Harry A. Roadarmel, Jr.
Sheriff of Columbia County
Court House- P.O. Box 380
Bloomsburg, PA 17815

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

VS

**CHARLES EAST
FRANCES EAST**

DOCKET # 98ED2003

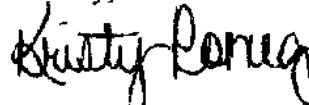
JD# 326JD2003

Dear Harry:

The outstanding balance on sewer account #105764 for the property located at 223 East Fourth Street, Berwick, Pennsylvania through October 2003 is \$2,498.00. The account balance through this timeframe is \$2,315.00, plus \$116.00 to satisfy an old Kepner lien (1373), and \$67.00 for judgment costs on Docket No.: CV-0000344-00 filed 8/18/00.

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

Sincerely,



Kristy Romig
Authority Clerk

Mag. Dist. No.: 26-3-02
D.I. Name: Hon. RICHARD P. CASHMAN
Address: 339 WEST FRONT STREET
BERWICK, PA
Telephone: (570) 759-0359 18603-0000



Rug 06 06 2003 9:43AM HP LASERJET 3330

150

BERWICK BOROUGH SEWER COLLECTIONS

2003 9:43AM HP LASERJET 3330

* = Link
** = Set
*** = Data

NAME	KEPNER CMPLT.	KEPNER LIEN #	TORSELLA LIEN #	SEWER ACCT	FILING COSTS	RENTAL	INTST	COMMS.	TOTAL
Shedden, Joseph	55/90	23/90	3240	907 W. Front	517.32	80.84	14.00		
Butler, Ralph/Doris	3/90	322/89	145	125 E. 6th	424.84	80.84	14.00	21.24	
Grepper, Joseph	3/90	329/89	4538	1517 W. Front	343.74	80.84		17.19	
Cherrington, James	1373		47105	1108 Arch St.	769.21	68.14	(12-13-90 balance \$499		
Civic Political Assoc.	71/90	47/90	31298	801 LaSalle	271.90	66.84	13.60	352.34	
(see Kashner)	1373		46162	1512-1528 3d Av	3,137.27	68.14			
Columbia Co. Indus. Dev.	3/90	332/89	1723904	1900 W. Front	1,088.78	80.84	54.44		
Butler, Donato	71/90	43/90	25133	720 LaSalle St.	303.15	80.84	15.16		
Butler, Phillip/Rita	71/90	40/90	35151	726 LaSalle St.	318.78	80.84	14.00	15.94	
Butler, Joyce	3/90	336/89	3142	611 Freas	216.09	80.84	10.80		
Butler, Starla			22/89	2423	**				
Butler, Otto	1373		12128	244 Summerhill	675.05	68.14			
Butler, Craig/Kay	55/90	16/90	13131	1311 Pine	418.79	80.84	14.00	20.94	
Butler, Thelma	55/90	17/90	12109	210 Duval	600.04	80.84	30.00		
Butler, Neil Trustee	5/90	340/89	1961	312-314 E. 7th	531.29	80.84	26.56		
Butler, Phyllis	5/90	341/89	3166	1126 5th Ave	304.41	66.84	15.22	**Bankrupt*	
Butler, Irene		172/88	45133		47.77				
Butler, Robert/Florence	5/90	311/89	1397705	132 W. Front	1,337.81	80.84	14.00	66.89	

47.77



August 6, 2003

Harry A. Roadarmel, Jr.
Sheriff of Columbia County
Court House - P. O. Box 380
Bloomsburg, PA 17815

Dear Sir:

Attached is your letter dated 8/4/03 concerning the upcoming Sheriff's Sale of Charles E. East and Frances East, Docket #98ED2003, JD# 326JD2003. Please be advised PG Energy has the following judgments on file at the Prothonotary's Office.

Name	Judgment #	Date Filed	Amount Filed
Frances East	789-99	6/17/99	\$2,198.08 **
Charles East			
**Payments totaling \$1,317 were paid after 6/17/99 filing date. Leaving Balance on judgment at \$881.08 plus filing cost of \$9.25.			
Frances East	2003CV132	2/3/03	\$2,621.21 Filing Cost \$19.25

If you have any questions, please call 387-0111.

Sincerely,

A handwritten signature in cursive script that reads "Patricia Sterner".

Patricia Sterner
PG Energy
A division of Southern Union Co.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 386
BLOOMSBURG, PA 17815
FAX: (717) 784-6237

PHONE
(717) 389-3422

24 HOUR PHONE
(717) 784-6300

Monday, August 04, 2003

PG ENERGY
1 WEST 7TH ST.
BLOOMSBURG, PA 17815-

BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL
MORTGAGE CO. OF PENNSYLVANIA
VS
CHARLES E. EAST
FRANCES EAST

DOCKET # 98ED2003

JD # 326JD2003

Dear Sir:

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

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

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/29/2003

SERVICE# 3 - OF - 17 SERVICES
DOCKET # 98ED2003

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

DEFENDANT CHARLES E. EAST
FRANCES EAST

PERSON/CORP TO SERVED
PG ENERGY
1 WEST 7TH ST.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Nancy Jo Bucher

RELATIONSHIP Operations Clerk IDENTIFICATION _____

DATE 8-5 TIME 0900 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

DATE

8-5-03

MAKE CHECKS PAYABLE TO:
BERWICK BORO

PHONE:570-752-7442

EAST CHARLES E & FRANCES
223 EAST FOURTH STREET
BERWICK PA 18603

	CNTY	TWP	
Discount	2 %	2 %	
Penalty	10 %	5 %	
PARCEL: 04A-05 -036-00,000			
223 E 4TH ST			
.2078 Acres			
	Land		3,620
	Buildings		17,031
Total Assessment			20,651

This tax returned to
courthouse on:
January 1, 2004

FILE COPY

FILE COPY

MAKE CHECKS PAYABLE TO:

CONNIE C. GINGHER
1615 LINCOLN AVENUE
BERWICK, PA 18603

BILL# 001101

DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT PAID	INC PENALTY
REAL ESTATE	20651	31.400	635.47	648.44	713.28
<p>The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.</p>					
		PAY THIS AMOUNT	AUG 31 IF PAID ON OR BEFORE	OCT 31 IF PAID ON OR BEFORE	OCT 31 IF PAID
			635.47	648.44	713.28

SCHOOL PENALTY AT 10%

ACCT, 4276

0478-0615	17031.00
0.21 ACRES	

THIS TAX RETURNED
TO COURT HOUSE:
JANUARY 1, 2004

Original

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/29/2003

SERVICE# 14 - OF - 17 SERVICES
DOCKET # 98ED2003

PLAINTIFF

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

DEFENDANT

CHARLES E. EAST
FRANCES EAST

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

Renae Neubart

RELATIONSHIP

IDENTIFICATION

DATE *8-4-03*

TIME *1420*

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

J. Carter

DATE

8-4-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/29/2003

SERVICE# 11 - OF - 17 SERVICES
DOCKET # 98ED2003

PLAINTIFF BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A
BENEFICIAL MORTGAGE CO. OF PENNSLYVANIA

DEFENDANT CHARLES E. EAST
FRANCES EAST

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

SERVED UPON

Charles E. East - Cust srs

RELATIONSHIP

IDENTIFICATION

DATE 8-4-3 TIME 1430 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

J. C. [Signature]

DATE

8-4-3

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 7/29/2003

SERVICE# 9 - OF - 17 SERVICES
 DOCKET # 98ED2003

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

DEFENDANT CHARLES E. EAST
 FRANCES EAST

PERSON/CORP TO SERVED
BERWICK SEWER AUTHORITY
7474D COLUMBIA BLVD
BERWICK

PAPERS TO SERVED
 WRIT OF EXECUTION - MORTGAGE
 FORECLOSURE

SERVED UPON Kristy Renig

RELATIONSHIP Authority Clerk IDENTIFICATION _____

DATE 8-4-03 TIME 1500 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

[Signature]

DATE 8-4-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/29/2003

SERVICE# 8 - OF - 17 SERVICES
DOCKET # 98ED2003

PLAINTIFF BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A
BENEFICIAL MORTGAGE CO. OF PENNSLYVANIA

DEFENDANT CHARLES E. EAST
FRANCES EAST

PERSON/CORP TO SERVED	PAPERS TO SERVED
CONNIE GINGHER - TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
1615 LINCOLN AVE.	FORECLOSURE
BERWICK	

SERVED UPON CONNIE

RELATIONSHIP _____ IDENTIFICATION _____

DATE 8-4-03 TIME 1515 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

J. Cate

DATE 8-4-03

REAL ESTATE OUTLINE

ED # 98-03

DATE RECEIVED 7-29-03
DOCKET AND INDEX 8-9-03
SET FILE FOLDER UP 8-4-03

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR 2000.00 ✓ CK# 685421776
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Oct 22, 2003 TIME 09:30
POSTING DATE 9-17-03
ADV. DATES FOR NEWSPAPER
1ST WEEK 10-1-03
2ND WEEK 8
3RD WEEK 15

223 E 4th St. Oak.

REIDENBACH & HENDERSON

36 East King Street
Lancaster, PA 17602

Kenneth G. Reidenbach, II*
Herbert P. Henderson, II
Mitchell A. Sommers+

Telephone 717-295-9159
Fax 717-295-1225
e-mail lawyer@law-for-you.com

* Member of California Bar
+ Of Counsel

July 24, 2003

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. East

Dear Sir or Madam:


Please serve the Defendants Charles E. East and Frances East with a copy of the Writ of Execution and Notice of Sale at 223 East Fourth Street, Berwick, PA 18603. Please also post the property at the same location.

Should you have any questions or need additional information, please let me know.

Very truly yours,

REIDENBACH & HENDERSON

By:


Janet C. Christoffel
Paralegal

JCC
Enclosure

REIDENBACH & HENDERSON

36 East King Street
Lancaster, PA 17602

Kenneth G. Reidenbach, II*
Herbert P. Henderson, II
Mitchell A. Sommers+

Telephone 717-295-9159
Fax 717-295-1225
e-mail lawyer@law-for-you.com

* Member of California Bar
+ Of Counsel

July 24, 2003

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

Re: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of
Pennsylvania vs. Charles E. and Frances East

Dear Sir or Madam:

Enclosed please find the following in connection with the above-referenced matter:

1. Original and one (1) copy of Praecipe for Writ of Execution;
2. Original and four (4) copies of Writ of Execution;
3. Original and four (4) Notice of Sheriff's sale;
4. Original and seven (7) legal descriptions;
5. Original and two (2) Affidavit of Last Known Mailing Address;
6. Original and two (2) Affidavit as to Military Service;
7. Original and two (2) Waiver of Watchman;
8. Original and two (2) Affidavit 3129.1;
9. Check in the amount of \$23.00 payable to the Columbia County Prothonotary for the Writ of Execution;
10. Check in the amount \$2,000.00 payable to Columbia County Sheriff's Office; and
11. Two (2) Self-addressed stamped envelopes

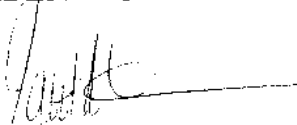
Kindly file the above documents and return one (1) time-stamped copy of each to me in the enclosed self-addressed stamped envelope. The remaining copies should be forwarded to the Sheriff's office for further processing.

Thank you .

Very truly yours,

REIDENBACH & HENDERSON

By:


Janet C. Christoffel
Paralegal

JCC
Enclosure

11 00 17 17 00 00

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

BENEFICIAL CONSUMER DISCOUNT :
COMPANY d/b/a BENEFICIAL :
MORTGAGE CO. OF PENNSYLVANIA, :
Plaintiff :

vs. :

CHARLES E. EAST and FRANCES EAST :
Defendants :

2003 ED 98
NO. 2003-CV-326

ACTION IN MORTGAGE
FORECLOSURE

WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the properties described below:

See attached legal description

HAVING erected thereon a dwelling known as 223 East Fourth Street, Berwick, PA

BEING designated as Parcel #04A-05-036

X Affidavit of Non-Military Service filed.
Dated: 6/2/03

Amount Due \$61,249.84
Interest \$ 9,714.55

Prothy. Costs \$ _____
Sheriff's Costs \$ _____

REIDENBACH & HENDERSON

By: Herbert P. Henderson, II
Herbert P. Henderson, II, Esquire
Attorney I.D. No. 56304
36 East King Street
Lancaster, PA 17602
(717) 295-9159

Prothonotary, Court of Common Pleas of
Columbia County, Pennsylvania

7/25/2003
(SEAL)

By: Terri B. Kene
Deputy Prothonotary

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

BENEFICIAL CONSUMER DISCOUNT	:	
COMPANY d/b/a BENEFICIAL	:	
MORTGAGE CO. OF PENNSYLVANIA,	:	2003 E. 298
Plaintiff	:	NO. 2003-CV-326
	:	
vs.	:	ACTION IN MORTGAGE
	:	FORECLOSURE
CHARLES E. EAST and FRANCES EAST	:	
Defendants	:	

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Charles E. East	Frances East
223 East Fourth Street	223 East Fourth Street
Berwick, PA 18603	Berwick, PA 18603

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

COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

On _____ at _____ a.m. E.S.T., of the following described real estate, of Defendant,

ALL THAT CERTAIN piece or parcel of ground situate in the Borough of Berwick, Columbia County, Pennsylvania, being more fully described in a Deed dated July 19, 1991 and recorded July 24, 1991, among the land records of the County and State set forth above. In Deed Volume 478 and Page 615 and Tax Map or Parcel Id No. 04A-05-036.

at Execution No. 2003-CV-326 in the amount of \$74,445.66 plus costs.

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

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

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

Exceptions to Distribution or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff not later than ten (10) days from the date when the Schedule of Distribution is filed in the Office of the Sheriff.

Attached hereto is a copy of the Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken away to pay the judgment. You have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **you must act promptly**.

YOU SHOULD TAKE THIS NOTICE AND THE WRIT OF EXECUTION TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.

**COURT ADMINISTRATOR
COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815
(570) 389-5616**

You may have legal rights to prevent the Sheriff's Sale and the loss of your property. In order to exercise those rights prompt action on your part is necessary. A lawyer may be able to help you.

You may have the right to prevent or delay the Sheriff's Sale by filing, before the sale occurs, a petition to open or strike the judgment or a petition to stay the execution.

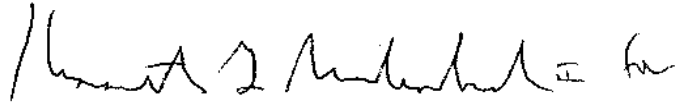
If the judgment was entered because you did not file with the Court a defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim to foreclose the mortgage or judgment.

You may also have the right to petition the Court to stay or delay the execution and the Sheriff's Sale if you can show a defect in the Writ of Execution or service or demonstrate any other legal or equitable right.

YOU MAY HAVE THE RIGHT TO HAVE THE SHERIFF'S SALE SET ASIDE IF THE PROPERTY IS SOLD FOR A GROSSLY INADEQUATE PRICE OR THERE ARE DEFECTS IN THE SHERIFF'S SALE. TO EXERCISE THIS RIGHT YOU SHOULD FILE A PETITION WITH THE COURT AFTER THE SALE AND BEFORE THE SHERIFF HAS DELIVERED HIS DEED TO THE PROPERTY. THE SHERIFF WILL DELIVER THE

DEED IF NO PETITION TO SET ASIDE THE SALE IS FILED WITHIN TEN (10) DAYS
FROM THE DATE WHEN THE SCHEDULE OF DISTRIBUTION IS FILED IN THE
OFFICE OF THE SHERIFF.

REIDENBACH & HENDERSON

By: 

Herbert P. Henderson, II, Esquire
36 East King Street
Lancaster, PA 17602
(717) 295-9159
Attorney ID #56304

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

BEGINNING at a point on the northerly side of Fourth Street at the corner of Lot No. 6; thence along the same in a northerly direction 181 ½ feet to Fifth Street; thence along Fifth Street in an easterly direction a distance of 49 ½ feet to the corner of Lot No. 8; thence along said lot in a southerly direction a distance of 181 ½ feet to Fourth Street; thence along Fourth Street in a westerly direction 49 ½ feet to the place of BEGINNING. Being Lot No. 7 in M.W. Jackson's Addition to Berwick.

BEING THE SAME PREMISES WHICH Frank R. East, Surviving Executor of the Estate of Edward F. East, by Deed dated July 19, 1991 and recorded July 24, 1991 in the Recorder of Deeds Office of Columbia County, Pennsylvania, in Record Book 478, Page 615, granted and conveyed unto Charles E. East and Frances East, his wife.

TAX PARCEL NUMBER: 04A-05-036

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

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TAX PARCEL NUMBER: 04A-05-036

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

BEGINNING at a point on the northerly side of Fourth Street at the corner of Lot No. 6; thence along the same in a northerly direction 181 ½ feet to Fifth Street; thence along Fifth Street in an easterly direction a distance of 49 ½ feet to the corner of Lot No. 8; thence along said lot in a southerly direction a distance of 181 ½ feet to Fourth Street; thence along Fourth Street in a westerly direction 49 ½ feet to the place of BEGINNING. Being Lot No. 7 in M.W. Jackson's Addition to Berwick.

BEING THE SAME PREMISES WHICH Frank R. East, Surviving Executor of the Estate of Edward F. East, by Deed dated July 19, 1991 and recorded July 24, 1991 in the Recorder of Deeds Office of Columbia County, Pennsylvania, in Record Book 478, Page 615, granted and conveyed unto Charles E. East and Frances East, his wife.

TAX PARCEL NUMBER: 04A-05-036

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

BENEFICIAL CONSUMER DISCOUNT :
COMPANY d/b/a BENEFICIAL :
MORTGAGE CO. OF PENNSYLVANIA, :
Plaintiff :

NO. 2003-CV-326

vs. :

ACTION IN MORTGAGE
FORECLOSURE

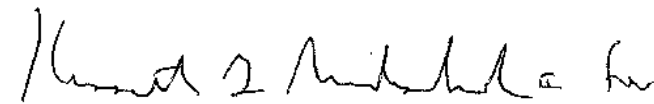
CHARLES E. EAST and FRANCES EAST :
Defendants :

AFFIDAVIT OF LAST KNOWN MAILING ADDRESS

I, Herbert P. Henderson, II, Esquire hereby affirm that the last known mailing address for
the above-captioned Defendants is as follows:

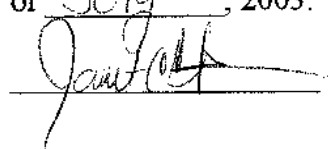
Charles E. East
223 East Fourth Street
Berwick, PA 18603

Frances East
223 East Fourth Street
Berwick, PA 18603



Herbert P. Henderson, II, Esquire
36 East King Street
Lancaster, PA 17602
(717) 295-9159
Attorney for Plaintiff
Attorney ID No. 56304

Dated: 7/24/03

Sworn and subscribed)
before me this 24th Day)
of July, 2003.)
)

Notarial Seal
Janet C. Christoffel, Notary Public
Lancaster, Lancaster County
My Commission Expires Apr. 12, 2004

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

BENEFICIAL CONSUMER DISCOUNT :
COMPANY d/b/a BENEFICIAL :
MORTGAGE CO. OF PENNSYLVANIA, :
Plaintiff :

NO. 2003-CV-326

vs. :

ACTION IN MORTGAGE
FORECLOSURE

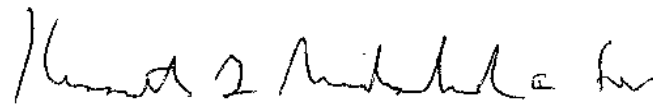
CHARLES E. EAST and FRANCES EAST :
Defendants :

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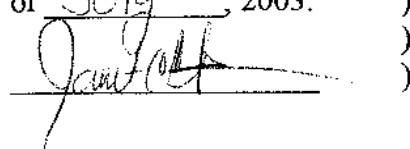
Charles E. East
223 East Fourth Street
Berwick, PA 18603

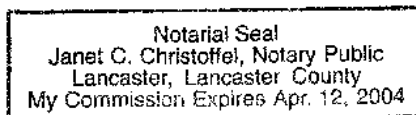
Frances East
223 East Fourth Street
Berwick, PA 18603



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36 East King Street
Lancaster, PA 17602
(717) 295-9159
Attorney for Plaintiff
Attorney ID No. 56304

Dated: 7/24/03

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of July, 2003.)
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IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

BENEFICIAL CONSUMER DISCOUNT :
COMPANY d/b/a BENEFICIAL :
MORTGAGE CO. OF PENNSYLVANIA, :
Plaintiff :

NO. 2003-CV-326

vs. :

ACTION IN MORTGAGE
FORECLOSURE

CHARLES E. EAST and FRANCES EAST :
Defendants :

AFFIDAVIT AS TO MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA :


SS

COUNTY OF LANCASTER :

HERBERT P. HENDERSON, II, ESQUIRE, attorney for Plaintiff in the above captioned matter hereby depose and state that he is unable to ascertain whether Defendants are in the military service pursuant to the Soldiers' and Sailors' Civil Relief Act of October 17, 1940, as amended.



Herbert P. Henderson, II, Esq.
Attorney for Plaintiff
Attorney ID #56304

Sworn to and subscribed)
before me this 24th Day)
of Dec, 2003.)

Notary Public)

Notarial Seal
Janet C. Christoffel, Notary Public
Lancaster, Lancaster County
My Commission Expires Apr. 12, 2004

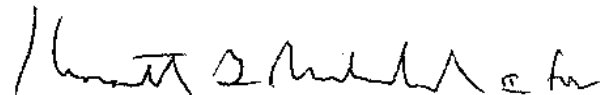
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CIVIL ACTION - LAW

BENEFICIAL CONSUMER DISCOUNT :
COMPANY d/b/a BENEFICIAL :
MORTGAGE CO. OF PENNSYLVANIA, : NO. 2003-CV-326
Plaintiff :
vs. : ACTION IN MORTGAGE
CHARLES E. EAST and FRANCES EAST : FORECLOSURE
Defendants :

AFFIDAVIT AS TO MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF LANCASTER : SS

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Herbert P. Henderson, II, Esq.
Attorney for Plaintiff
Attorney ID #56304

Sworn to and subscribed)
before me this 24th Day)
of July, 2003.)
Notary Public)

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Janet C. Christoffel, Notary Public
Lancaster, Lancaster County
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IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

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COMPANY d/b/a BENEFICIAL :
MORTGAGE CO. OF PENNSYLVANIA, :
Plaintiff :

NO. 2003-CV-326

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FORECLOSURE

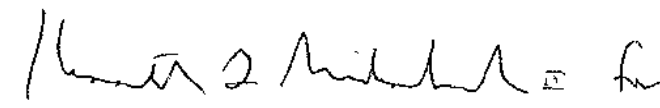
CHARLES E. EAST and FRANCES EAST :
Defendants :

WAIVER OF WATCHMAN

I, Herbert P. Henderson, II, do hereby state that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability of the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before the Sheriff's sale thereof.

REIDENBACH & HENDERSON

By:



Herbert P. Henderson, II, Esquire
Attorney for Plaintiff
36 East King Street
Lancaster, PA 17602
(717) 295-9159
Attorney I.D. No. 56304

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

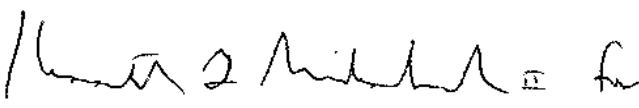
BENEFICIAL CONSUMER DISCOUNT	:	
COMPANY d/b/a BENEFICIAL	:	
MORTGAGE CO. OF PENNSYLVANIA,	:	NO. 2003-CV-326
Plaintiff	:	
	:	
vs.	:	ACTION IN MORTGAGE
	:	FORECLOSURE
CHARLES E. EAST and FRANCES EAST	:	
Defendants	:	

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REIDENBACH & HENDERSON

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Herbert P. Henderson, II, Esquire
Attorney for Plaintiff
36 East King Street
Lancaster, PA 17602
(717) 295-9159
Attorney I.D. No. 56304

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

BENEFICIAL CONSUMER DISCOUNT	:	
COMPANY d/b/a BENEFICIAL	:	
MORTGAGE CO. OF PENNSYLVANIA,	:	NO. 2003-CV-326
Plaintiff	:	
	:	
vs.	:	ACTION IN MORTGAGE
	:	FORECLOSURE
CHARLES E. EAST and FRANCES EAST	:	
Defendants	:	

AFFIDAVIT PURSUANT TO RULE 3129.1

Beneficial Consumer Discount Company, doing business as Beneficial Mortgage Co. of Pennsylvania, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed to the following information concerning the real property located at 223 East Fourth Street, Berwick, PA 18603.

1. Names and addresses of Owner or Reputed Owner:

Charles E. East	Frances East
223 East Fourth Street	223 East Fourth Street
Berwick, PA 18603	Berwick, PA 18603

2. Name and address of Defendant in the Judgment:

Charles E. East	Frances East
223 East Fourth Street	223 East Fourth Street
Berwick, PA 18603	Berwick, PA 18603

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

PG Energy	Berwick Area Joint Sewer Authority
1 West 7 th Street	344 Market Street
Bloomsburg, PA 17815	Berwick, PA 18603
Orthofix, Inc.	Pennsylvania Power & Light
985 Old Eagle School Road	Box 3500
STE 505	RTE 209 & 22
Wayne, PA 19087	Allentown, PA 18106
Beneficial Consumer Discount Co. d/b/a	David E. Ricker
Beneficial Mortgage Co. of Pennsylvania	PO Box 2013
961 Weigel Drive	Mechanicsburg, PA 17055
Elmhurst, IL 60126	

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

Beneficial Consumer Discount Co. d/b/a
Beneficial Mortgage Co. of Pennsylvania
961 Weigel Drive
Elmhurst, IL 60126

Frank R. East and Shirley J. East

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

Columbia County Tax Claim Bureau
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

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

None

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

None

I verify the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief and are based upon information received from Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania. 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.

BENEFICIAL CONSUMER DISCOUNT COMPANY,
d/b/a BENEFICIAL MORTGAGE CO. OF
PENNSYLVANIA

By: Herbert P. Henderson, II

Herbert P. Henderson, II,
Attorney for Plaintiff

Date: 7/24/03

Sworn and subscribed)
before me this 24th Day)
of July, 2003.)
Janet C. Christoffel)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

BENEFICIAL CONSUMER DISCOUNT	:	
COMPANY d/b/a BENEFICIAL	:	
MORTGAGE CO. OF PENNSYLVANIA,	:	NO. 2003-CV-326
Plaintiff	:	
	:	
vs.	:	ACTION IN MORTGAGE
	:	FORECLOSURE
CHARLES E. EAST and FRANCES EAST	:	
Defendants	:	

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STE 505	RTE 209 & 22
Wayne, PA 19087	Allentown, PA 18106
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Beneficial Mortgage Co. of Pennsylvania	PO Box 2013
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Beneficial Mortgage Co. of Pennsylvania
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Frank R. East and Shirley J. East

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35 West Main Street
Bloomsburg, PA 17815

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BENEFICIAL CONSUMER DISCOUNT COMPANY,
d/b/a BENEFICIAL MORTGAGE CO. OF
PENNSYLVANIA

By: Herbert P. Henderson, II
Herbert P. Henderson, II,
Attorney for Plaintiff

Date: 7/24/03

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of July, 2003.)
Janet C. Christoffel)

Notarial Seal
Janet C. Christoffel, Notary Public
Lancaster, Lancaster County
My Commission Expires Apr. 12, 2004

THE FACE OF THIS DOCUMENT HAS A BLUE GRADUATING TINT/BLUE-WHITE-BLUE BACKGROUND ON WHITE PAPER



ILLINOIS

OFFICIAL CHECK

685421776

23-87
1020

Remitter Household

Acct # 711709-00-524125

Date 06/10/2003

BANK ONE 2,000,000.00 DTS

*****2,000.00****

Pay To The
Order Of Columbia County Sheriff's Office

Drawer: BANK ONE N/A

Issued by Integrated Payment Systems Inc. Englewood, Colorado
Bank One, N/A, Denver, Colorado

THE BACK OF THIS DOCUMENT CONTAINS A REFLECTIVE SECURITY MARK - HOLD AT AN ANGLE TO VIEW

⑈131100⑈ ⑆102000979⑆ 68006854217768⑈