

SHERIFF'S SALE COST SHEET

Beneficial Consumer L's Co. vs. Leroy & Roy Holter
 NO. 144-04 ED NO. 280-04 JD DATE/TIME OF SALE 11-10-04 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</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>7.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>460.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>623.96</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>848.96</u>	

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20		\$ <u>388.75</u>
SCHOOL DIST. 20		\$ <u>1076.91</u>
DELINQUENT 20		\$ <u>6637.89</u>
TOTAL ***** \$ <u>8103.55</u>		

MUNICIPAL FEES DUE:		
SEWER 20		\$ <u>579.69</u>
WATER 20		\$ _____
TOTAL ***** \$ <u>579.69</u>		

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 10193.70

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

Beneficial Cons, Dis. Co. vs Leroy + Kay Holter

NO. 144-04 ED NO. 280-04 JD

DATE/TIME OF SALE: 11-10-04 1000

BID PRICE (INCLUDES COST) \$ 10193.70

POUNDAGE - 2% OF BID \$ 203.87

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 10397.57

PURCHASER(S): Robert L. Holter + Kay Holter

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 10397.57

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 9047.57

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

TERRENCE J. McCABE

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

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

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

November 10, 2004

Sheriff's Office
Columbia County
P.O. Box 380
Bloomsburg, PA 17815
Attn: Sheriff Timothy Chamberlain

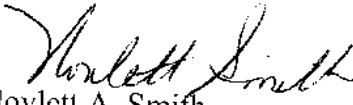
Re: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of
Pennsylvania
v.
Leroy M. Holter a/k/a Leroy M. Holter Sr., and Roy C. Holter
Columbia County Court of Common Pleas Number 2004-CV-280
Date of Sheriff's Sale: November 10, 2004 at 10:00 a.m

Dear Sheriff Chamberlain:

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

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

Very truly yours,


Novlett A. Smith
Legal Assistant

/nas

ORIGINAL DOCUMENT
McCABE, WEISBERG & CONWAY, P.C.
ATTORNEYS AT LAW

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



WACHOVIA
3-50/310

NUMBER

20141

PAY Nine Thousand Forty Seven

DATE Nov 10/2004 AMOUNT 57/100
\$9,047.57

TO THE Sheriff of Columbia County
ORDER OF

ESCROW TRUST
VOID AFTER 90 DAYS

Balance Due Sheriff

Thomas J. McCabe

11020141110310005030200001243002211

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

Beneficial Cons. Dis. Co. vs Leroy + Roy Holter

NO. 144-04 ED NO. 280-04 JD

DATE/TIME OF SALE: 11-10-04 1000

BID PRICE (INCLUDES COST) \$ 10193,70

POUNDAGE - 2% OF BID \$ 203,87

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 10397.57

PURCHASER(S): Robert J. Mankin on behalf of JT

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 10397.57

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 9047.57

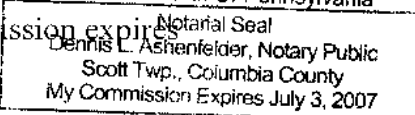
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paul R. Eyerly IV, President, 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 October 20, 27; November 3, 2004 exactly as printed and published; that the affiant is one of the officers or publisher 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 8th day of November, 2004.



(Notary Public)
Commonwealth of Pennsylvania
My commission expires

Dennis L. Ashenfelter, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2007
Member, Pennsylvania Association Of Notaries

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.

M^{CC} CABB, WEISBERG & CONWAY, P.C.

TERRENCE J. McCABE***
 MARC S. WEISBERG**
 EDWARD D. CONWAY
 MARGARET GAIRO
 RITA C. BUSCHER*†
 MONICA G. CHRISTIE +†
 FRANK DUBIN
 BRENDA L. BROGDON*
 SEAN GARRETT*+
 BONNIE DAHL*
 BETH L. THOMAS
 SVEN E. PFAHLERT*
 JOSEPH VACCARO*
 MICHELE DELILLE^
 CATANIA TRIGO^

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

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 216 HADDON AVENUE
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 FAX (856) 858-7020

SUITE 205
 53 WEST 36TH STREET
 NEW YORK, NY 10018
 (917) 351-1188
 FAX (917) 351-0363

JOSEPH F. RIGA*
Of Counsel

144

* Licensed in PA & NJ
 ** Licensed in PA & NY
 *** Licensed in PA & NM
 **** Licensed in PA, NJ & NY
 † Licensed in NY & CT
 ^ Licensed in NY
 ‡ Managing Attorney for NJ
 • Managing Attorney for NY

OCTOBER 1, 2004

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

RE: BENEFICIAL CONSUMER DISCOUNT COMPANY, ET AL
 V.

LEROY M. HOLTER A/K/A LEROY M. HOLTER SR., AND ROY C. HOLTER

COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-280
 ACTION IN MORTGAGE FORECLOSURE
 PREMISES: 429 SOUTH ARCH STREET, BERWICK, PA 18603

Dear Sir/Madame:

Enclosed please find the original and one copy of Affidavit of Service relative to the above-captioned matter. Kindly file the original of record with the Court and return to my attention the time-stamped copy in the stamped, self-addressed envelope which is provided. Please advise promptly if there are any problems in this regard.

Thank you for your assistance in this matter.

Sincerely,



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

TJM/nh

Enclosure

cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG D CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

Beneficial Consumer discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania V. Leroy M. Holter a/k/a Leroy M. Holter Sr., and Roy C. Holter	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-280
--	--

AFFIDAVIT OF SERVICE

I, Terrence J. McCabe, Esquire, attorney for the Plaintiff in the within matter, hereby certify that on the **4th** DAY OF OCTOBER, 2004, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in the Affidavit Pursuant to 3129 which is attached hereto as Exhibit "A".

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


TERRENCE J. McCABE, ESQUIRE

SWORN TO AND SUBSCRIBED
BEFORE ME THIS **4th** DAY OF
OCTOBER, 2004.


NOTARY PUBLIC

NOTARIAL SEAL
LANA T. WATTS, Notary Public
City of Philadelphia, Phila. County
My Commission Expires Nov. 22, 2004

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. Mc CABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

Beneficial Consumer discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania V. Leroy M. Holter a/k/a Leroy M. Holter Sr., and Roy C. Holter	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-280
--	--

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 429 South Arch Street, Berwick, PA 18603 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):

Leroy M. Holter a/k/a Leroy M. Holter, Sr.,
427 South Arch Street, Berwick, PA 18603,
and 429 South Arch Street, Berwick, PA 18603

Roy C. Holter
427 South Arch Street, Berwick, PA 18603,
and 429 South Arch Street, Berwick, PA 18603

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

Leroy M. Holter a/k/a Leroy M. Holter, Sr.,
427 South Arch Street, Berwick, PA 18603,
and 429 South Arch Street, Berwick, PA 18603

Roy C. Holter
427 South Arch Street, Berwick, PA 18603,
and 429 South Arch Street, Berwick, PA 18603

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

Commonwealth of PA Dept. of Labor and Industry,
1400 Spring Garden Street, Philadelphia, PA 19103

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

Beneficial Consumer discount Company d/b/a Beneficial Mortgage Co. of
Pennsylvania, P.O. Box 8621, Elmhurst, IL 60126

Champion Mortgage Co., Inc.,
20 Waterview Blvd, Paterson, New Jersey, 07054

Plaintiff Herein.

EXHIBIT "A"

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:

Commonwealth of PA
Department of Revenue

Bureau of Compliance
Clearance Support
Department 281230
Harrisburg, PA 17128-1230
Attn: Sheriff's Sales

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)

429 South Arch Street
Berwick, PA 18603

Domestic Relations

Columbia County
700 Sawmill Road
Bloomsburg, PA 17815

Commonwealth of Pennsylvania,

Department of Welfare
P.O. Box 2675
Harrisburg, PA 17105

Internal Revenue Service

Technical Support Group,
William Green Federal Bldg.
Room 3259, 600 Arch Street
Philadelphia, PA 19106

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.

October 1, 2004

DATE



TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

EXHIBIT "A"

McCABE, WEISBERG & CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

Beneficial Consumer discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania V. Leroy M. Holter a/k/a Leroy M. Holter Sr., and Roy C. Holter	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-280
--	--

DATE: October 1, 2004

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNER(S): Leroy M. Holter a/k/a Leroy M. Holter Sr., and Roy C. Holter

PROPERTY: 429 South Arch Street, Berwick, PA 18603

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on **NOVEMBER 10, 2004** 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 a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

EXHIBIT "B"

Name and Address of Sender

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

Check type of mail or service:

☐ Certified ☐ Recorded Delivery (International)
☐ COD ☐ Registered
☐ Delivery Confirmation ☐ Return Receipt for Merchandise
☐ Express Mail ☐ Signature Confirmation
☐ Insured

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

Line

Addressee Name, Street, and PO Address

Postage

Fee

Handling
Charge

Actual Value
if Registered

Insured
Value

Due Sender
if COD

DC
Fee

SC
Fee

SH
Fee

RD
Fee

RR
Fee

Bene V.
Holter, L

Leroy M. Holter a/k/a Leroy M. Holter, Sr.
427 South Arch Street
Berwick, PA 18603

Leroy M. Holter a/k/a Leroy M. Holter, Sr.
429 South Arch Street
Berwick, PA 18603

Roy C. Holter
427 South Arch Street
Berwick, PA 18603

Roy C. Holter
429 South Arch Street
Berwick, PA 18603

Commonwealth of PA
Dept. of Labor and Industry
1400 Spring Garden Street
Philadelphia, PA 19103

Beneficial Consumer Discount Company
d/b/a Beneficial Mortgage Co. of Pennsylvania
P.O. Box 8621
Elmhurst, IL 60126

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 for all items registered for mail. If
reconstruction of nonnegotiable documents under Express Mail document reconstruction
additional limitations for multiple pieces lost or damages in a single catastrophic occurs
on Express Mail merchandise insurance is \$500, but optional Express Mail Service merit
\$5,000 to some, but not all countries. The maximum indemnity payable is \$25,000 for reg
R900, S913, and S921 for limitations of coverage on insured and COD mail. See Internal
coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.

EXHIBIT "B"

Delivery
Receipt

TIMOTHY T. CHAMBERLAIN



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.

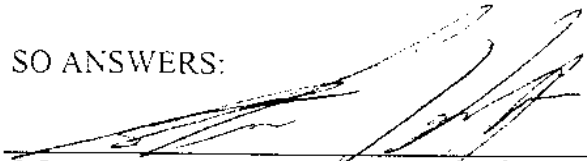
LEROY & ROY HOLTER


WRIT OF EXECUTION #144 OF 2004 ED

POSTING OF PROPERTY

OCTOBER 6, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF LEROY & ROY HOLTER AT 429 S. ARCH ST. BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF STEVEN HARTZEL.

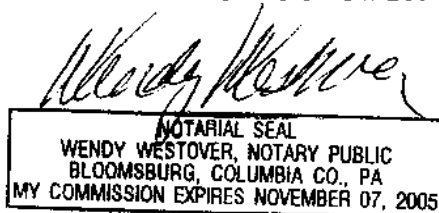
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 7TH DAY OF OCTOBER 2004



TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 789-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

Docket # 144ED2004

VS

**WRIT OF EXECUTION - MORTGAGE
FORECLOSURE**

**LEROY M. HOLTER A/K/A LEROY M.
HOLTER, SR.
ROY C. HOLTER**

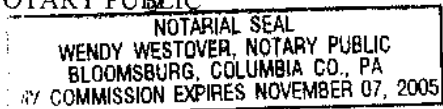
AFFIDAVIT OF SERVICE

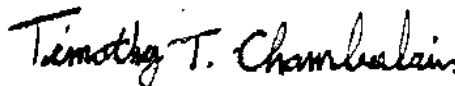
NOW, THIS WEDNESDAY, AUGUST 25, 2004, AT 6:45 PM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON ROY HOLTER AT 427 SOUTH ARCH ST., BERWICK BY HANDING TO LEROY HOLTER SR., Father, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,


SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, AUGUST 27, 2004


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE

Date AUGUST 20, 2004 , _____

OWNER OR REPUTED OWNER

LEROY M. HOLTER
ROY C. HOLTER

DESCRIPTION OF PROPERTY

427 S. ARCH STREET
.15 ACRE

PARCEL NUMBER 04D,09-115-00,000 IN BERWICK BORO. Township
Borough
City

YEAR		TOTAL
2000		1,668.04
2001		1,852.24
2002		1,642.11
2003		1,385.50
TAX SALE	MAILING	20.00
TAX SALE	COST	65.00
TOTAL	LIEN	5.00
TOTAL		\$6,637.89

The above figures represent the amount(s) due during the month of
NOVEMBER 2004

This is to certify that, according to our records, there are tax liens on
the above mentioned property as of December 31, 2003

Excluding: Interim Tax Billings

Requested by: TIMOTHY T. CHAMBERLAIN, SHERIFF

FEE - \$5.00
Per Parcel

dm

COLUMBIA COUNTY TAX CLAIM BUREAU

TIMOTHY T. CHAMBERLAIN



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) 794-6300

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

Docket # 144ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

LEROY M. HOLTER A/K/A LEROY M.
HOLTER, SR.
ROY C. HOLTER

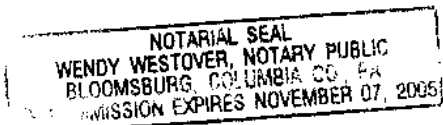
AFFIDAVIT OF SERVICE

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EXECUTION - MORTGAGE FORECLOSURE UPON LEROY HOLTER, SR. AT 427 SOUTH
ARCH ST., BERWICK BY HANDING TO LEROY HOLTER SR., , 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 FRIDAY, AUGUST 27, 2004


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF



September 30, 2004

Timothy T. Chamberlain
Sheriff of Columbia County
Court House- P.O. Box 380
Bloomsburg, PA 17815

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

VS

**LEROY M. HOLTER A/K/A LEROY M. HOLTER, SR.
ROY C. HOLTER**

DOCKET # 144ED2004

JD # 280JD2004

Dear Timothy:

The outstanding balance on sewer account #138071 for the property located at 429 S. Arch Street, Berwick, Pa through November 2004 is \$579.69. The amount owed for the sewer account through November is \$463.69, plus \$116.00 to satisfy Lien M.L.D #240-2004. Please be advised that this amount has been revised from August 25, 2004.

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

Sincerely,


Kelly Greer
Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479



August 25, 2004

Timothy T. Chamberlain
Sheriff of Columbia County
Court House- P.O. Box 380
Bloomsburg, PA 17815

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

VS

**LEROY M. HOLTER A/K/A LEROY M. HOLTER, SR.
ROY C. HOLTER**

DOCKET # 144ED2004

JD # 280JD2004

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

Sincerely,

Kelly Greer
Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/18/2004

SERVICE# 2 - OF - 15 SERVICES
DOCKET # 144ED2004

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

DEFENDANT LEROY M. HOLTER A/K/A LEROY M. HOLTER, SR.
ROY C. HOLTER

PERSON/CORP TO SERVED	PAPERS TO SERVED
ROY HOLTER	WRIT OF EXECUTION - MORTGAGE
427 SOUTH ARCH ST.	FORECLOSURE
BERWICK	

SERVED UPON LEROY HOLTER SR.

RELATIONSHIP FATHER IDENTIFICATION _____

DATE 08-25-04 TIME 1845 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA X 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

08-19-04 1135 D'AVOLTO L/C

DEPUTY

Paul Dell

DATE 08-25-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/18/2004

SERVICE# 1 - OF - 15 SERVICES
DOCKET # 144ED2004

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

DEFENDANT LEROY M. HOLTER A/K/A LEROY M. HOLTER, SR.
ROY C. HOLTER

PERSON/CORP TO SERVED	PAPERS TO SERVED
<i>Leroy</i> LEROY HOLTER, SR.	WRIT OF EXECUTION - MORTGAGE
427 SOUTH ARCH ST.	FORECLOSURE
BERWICK	

SERVED UPON LEROY HOLTER SR.

RELATIONSHIP _____ IDENTIFICATION _____

DATE 08/25/04 TIME 1845 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) ~~427~~ ~~S. ARCH~~

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
	<u>08-19-04</u>	<u>1135</u>	<u>D. ANGLER</u>	<u>4/c</u>

DEPUTY

Pat J. Delb DATE 08.25.04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/18/2004

SERVICE# 7 - OF - 15 SERVICES
DOCKET # 144ED2004

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

DEFENDANT LEROY M. HOLTER A/K/A LEROY M. HOLTER, SR.
ROY C. HOLTER

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

SERVED UPON CONNIE GINGHER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 08.19.04 TIME 1040 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB X 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

T. Chamberlain

DATE 08.19.04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/18/2004

SERVICE# 8 - OF - 15 SERVICES
DOCKET # 144ED2004

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

DEFENDANT LEROY M. HOLTER A/K/A LEROY M. HOLTER, SR.
ROY C. HOLTER

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE.
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON KELLY GREEN

RELATIONSHIP _____ IDENTIFICATION _____

DATE 08-19-04 TIME 1030 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

Ron D. H.

DATE 08-19-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/18/2004

SERVICE# 9 - OF - 15 SERVICES
DOCKET # 144ED2004

PLAINTIFF

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

DEFENDANT

LEROY M. HOLTER A/K/A LEROY M. HOLTER, SR.
ROY C. HOLTER

PERSON/CORP TO SERVED
DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

Asst. H. Holter - Cust Srs.

RELATIONSHIP

IDENTIFICATION

DATE *8-19-04* TIME *1445* MILEAGE OTHER

Race Sex Height Weight Eyes Hair Age Military

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA POB ☒ POE CCSCSO
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 *8-19-04*

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/18/2004

SERVICE# 12 - OF - 15 SERVICES
DOCKET # 144ED2004

PLAINTIFF

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

DEFENDANT

LEROY M. HOLTER A/K/A LEROY M. HOLTER, SR.
ROY C. HOLTER

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Rene Newhart

RELATIONSHIP _____ IDENTIFICATION _____

DATE 8-19-4 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

DEPUTY

J. Carter

DATE 8-19-4

Tax Notice 2004 County & Municipality
BERWICK BORO
MAKE CHECKS PAYABLE TO:
Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR & FRI 9:30AM - 4PM
CLOSED WEDNESDAY & HOLIDAYS
CLOSED FRIDAY AFTER DISCOUNT
PHONE: 570-752-7442

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

HOLTER LEROY M
ROY C HOLTER
427 SOUTH ARCH STREET
BERWICK PA 18603

**If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**

FOR: COLUMBIA COUNTY				DATE	BILL NO
				03/01/2004	4071
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	24,848	5.646	137.48	140.29	154.32
SINKING		845	20.58	21.00	23.10
LIGHT		75	18.27	18.64	19.57
FIRE		125	30.44	31.06	32.61
BORO RE		6.1	148.54	151.57	159.15
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT			355.31	362.56	388.75
			April 30	June 30	June 30
			If paid on or before	If paid on or before	If paid after

This tax returned to
courthouse on:
January 1, 2005

FILE COPY

CNTY TWP	
Discount 2 %	2 %
Penalty 10 %	5 %
PARCEL: 04D-09 -115-00.000	
PTL 429 S ARCH ST L-184	
1498 Acres	Land
	2,610
	Buildings
	22,238
Total Assessment	24,848

TAX NOTICE 2004 SCHOOL REAL ESTATE
BERWICK BOROUGH
MAKE CHECKS PAYABLE TO:
CONNIE C. GINGHER
1615 LINCOLN AVENUE
BERWICK, PA 18603

HOURS MON, TUES, THURS, FRI 9:30am
-4pm DURING DISCT. CLOSED WED
FRI AND HOLIDAY AFTER DISCT.
PHONE 570-752-7442

M HOLTER LEROY M
A ROY C HOLTER
I 427 SOUTH ARCH STREET
L BERWICK PA 18603

M
A
I
L
M
O

FOR BERWICK AREA SCHOOL DISTRICT				DATE 08/01/2004	BILL# 001844
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC. PENALTY
REAL ESTATE	24848	39.400	959.43	979.01	1076.91
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.					
PAY THIS AMOUNT					
			Sept 30	Nov 30	Dec 1-15
			IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER

SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION		ACCT.
PARCEL 04000 000000		8029
LAND		
0711-0392	2610.00	
0.15 ACRES	22238.00	
THIS TAX RETURNED TO COURT HOUSE:		December 15, 2004

Original

REAL ESTATE OUTLINE

ED # 144-04

DATE RECEIVED 8-18-04
DOCKET AND INDEX 8-18-04
SET FILE FOLDER UP 8-18-04

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 ✓ CK# 18334

****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Nov. 10, 04 TIME 1600
POSTING DATE Oct. 6, 04
ADV. DATES FOR NEWSPAPER
1ST WEEK Oct. 20
2ND WEEK 27
3RD WEEK Nov. 3, 04

SHERIFF'S SALE

WEDNESDAY NOVEMBER 10, 2004 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 144 OF 2004 ED AND CIVIL WRIT NO. 280 OF 2004 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 lot piece or parcel of land, together with the two-story frame single dwelling and frame barn and outbuildings thereon erected, lying and being situated on the westerly side of South Arch Street in D. A. Michael's Addition to the Borough of Berwick (formerly West Berwick) in the County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the Northeast corner of Lot No. One Hundred Eighty-five (185); THENCE by Arch Street North Nine (9) degrees East Forty-five (45) Feet to the Southeasterly corner of Lot Number One Hundred Eighty-three (183); THENCE the same North Eighty-one (81) Degrees West One Hundred Forty-six Feet to Cleveland Alley; THENCE by the said Alley South Nine (9) Degrees West Forty-five (45) Feet to the Northwesterly corner of Lot Number One Hundred Eighty-five (185); THENCE South Eighty-one (81) Degrees East One Hundred Forty-six (146) Feet to the place of beginning.

BEING known and designated as Lot Number One Hundred Eighty-four (184) of D. A. Michael's Susquehanna Addition to West Berwick.

BEING KNOWN AS: 429 South Arch Street, Berwick, PA 18603

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
123 South Broad St.
Philadelphia, PA 19109

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacountypa.com

SHERIFF'S SALE

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Sheriff of Columbia County
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Plaintiff's Attorney
Terrence J. McCabe
123 South Broad St.
Philadelphia, PA 19109

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

Article Number (Transfer from service label)		7004 0550 0000 7003 4740
PS Form 3811, February 2004		Domestic Return Receipt
Article Addressed to: INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 500 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106		1. Article Addressed to: Beneficial CDC PO Box 8621 Elmhurst, IL 60126
2. Article Number (Transfer from service label)		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.
4. Restricted Delivery? (Extra Fee)		<input type="checkbox"/> Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

2. Article Number

(Transfer from service label)

7004 0550 0000 7003 4764

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Samuel J. Kline* ¹⁴⁴
☐ Agent
☒ Address

B. Received by (Printed Name)

C. Date of Delivery
AUG 20

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

2. Article Number

(Transfer from service label)

7004 0550 0000 7003 4771

PS Form 3811, February 2004

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]* ¹⁴⁴
☐ Agent
☒ Address

B. Received by (Printed Name)

C. Date of Delivery
AUG 20 2004

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

2. Article Number

(Transfer from service label)

7004 0550 0000 7003 4726

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]* ¹⁴⁴
☐ Agent
☒ Address

B. Received by (Printed Name)

C. Date of Delivery
AUG 20 2004

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

LEGAL DESCRIPTION

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BEING known and designated as Lot Number One Hundred Eighty-four (184) of D. A. Michael's Susquehanna Addition to West Berwick.

BEING KNOWN AS: 429 South Arch Street, Berwick, PA 18603

REAL DEBT: \$108,635.09

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Leroy M. Holter a/k/a Leroy M. Holter Sr., and Roy C. Holter

TERRENCE J. McCABE, ESQUIRE
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790 1010

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TERRENCE J. McCABE, ESQUIRE
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790 1010

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

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY
MARGARET GAIRO
RITA C. BUSCHER*†
MONICA G. CHRISTIE ++
FRANK DUBIN
BRENDA L. BROGDON*
SEAN GARRETT*+
JULIE M. FIORELLO^
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SUITE 2080
123 SOUTH BROAD STREET
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(215) 790-1010
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(856) 858-7080
FAX (856) 858-7020

SUITE 205
53 WEST 36TH STREET
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(917) 351-1188
FAX (917) 351-0363

JOSEPH F. RIGA*
Of Counsel

* Licensed in PA & NJ
** Licensed in PA & NY
*** Licensed in PA & NM
++ Licensed in PA, NJ & NY
† Licensed in NY & CT
^ Licensed in NY
‡ Managing Attorney for NJ
+ Managing Attorney for NY

August 10, 2004

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

Re: Beneficial Consumer discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania
v. Leroy M. Holter a/k/a Leroy M. Holter Sr., and Roy C. Holter
Columbia County Court of Common Pleas Number 2004-CV-280

Dear Sheriff:

Enclosed please find two copies of Notice of Sheriff's Sale of Real Property relative to the above matter. I would appreciate your serving the Notice upon the Defendant(s):

Leroy M. Holter a/k/a Leroy M. Holter, Sr.,
427 South Arch Street, Berwick, PA 18603, Or **429 South Arch Street, Berwick, PA 18603**

Roy C. Holter
427 South Arch Street, Berwick, PA 18603, Or **429 South Arch Street, Berwick, PA 18603**

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

Thank you for your cooperation in this matter.

Very truly yours,

TERRENCE J. McCABE, Esquire

TJM/kcl

Enclosures

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

Beneficial Consumer discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania V. Leroy M. Holter a/k/a Leroy M. Holter Sr., and Roy C. Holter	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-280 <i>2004-ED 144</i>
--	--

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:

429 South Arch Street, Berwick, PA 18603

(more fully described as attached)

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

Leroy M. Holter a/k/a Leroy M. Holter, Sr.,

427 South Arch Street, Berwick, PA 18603,

Or 429 South Arch Street, Berwick, PA 18603

Roy C. Holter

427 South Arch Street, Berwick, PA 18603,

Or 429 South Arch Street, Berwick, PA 18603

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the Sheriff to any Plaintiff herein for any loss, destruction, or removal of any such property before sheriff's sale thereof.

August 10, 2004

DATE



TERRENCE J. McCABE, ESQUIRE

LEGAL DESCRIPTION

ALL THAT CERTAIN lot piece or parcel of land, together with the two-story frame single dwelling and frame barn and outbuildings thereon erected, lying and being situated on the westerly side of South Arch Street in D. A. Michael's Addition to the **Borough of Berwick** (formerly West Berwick) in the **County of Columbia**, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the Northeast corner of Lot No. One Hundred Eighty-five (185); THENCE by Arch Street North Nine (9) degrees East Forty-five (45) Feet to the Southeasterly corner of Lot Number One Hundred Eighty-three (183); THENCE the same North Eighty-one (81) Degrees West One Hundred Forty-six Feet to Cleveland Alley; THENCE by the said Alley South Nine (9) Degrees West Forty-five (45) Feet to the Northwesterly corner of Lot Number One Hundred Eighty-five (185); THENCE South Eighty-one (81) Degrees East One Hundred Forty-six (146) Feet to the place of beginning.

BEING known and designated as Lot Number One Hundred Eighty-four (184) of D. A. Michael's Susquehanna Addition to West Berwick.

BEING KNOWN AS: 429 South Arch Street, Berwick, PA 18603

REAL DEBT: \$108,635.09

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Leroy M. Holter a/k/a Leroy M. Holter Sr., and Roy C. Holter

TERRENCE J. McCABE, ESQUIRE
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790 1010

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Philadelphia, PA 19109
(215) 790 1010

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010


Beneficial Consumer discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania V. Leroy M. Holter a/k/a Leroy M. Holter Sr., and Roy C. Holter	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-280 <i>2004-ED-144</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) are as follows:

Leroy M. Holter a/k/a Leroy M. Holter, Sr.,
427 South Arch Street, Berwick, PA 18603,
and 429 South Arch Street, Berwick, PA 18603

Roy C. Holter
427 South Arch Street, Berwick, PA 18603,
and 429 South Arch Street, Berwick, PA 18603

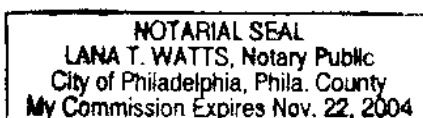


TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 10th DAY
OF August, 2004.



NOTARY PUBLIC



McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

Beneficial Consumer discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania V. Leroy M. Holter a/k/a Leroy M. Holter Sr., and Roy C. Holter	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-280 <i>2004-ED-144</i>
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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 429 South Arch Street, Berwick, PA 18603 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):

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and 429 South Arch Street, Berwick, PA 18603

Roy C. Holter
427 South Arch Street, Berwick, PA 18603,
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and 429 South Arch Street, Berwick, PA 18603

Roy C. Holter
427 South Arch Street, Berwick, PA 18603,
and 429 South Arch Street, Berwick, PA 18603

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

Commonwealth of PA Dept. of Labor and Industry,
1400 Spring Garden Street, Philadelphia, PA 19103

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

Beneficial Consumer discount Company d/b/a Beneficial Mortgage Co. of
Pennsylvania, P.O. Box 8621, Elmhurst, IL 60126

Champion Mortgage Co., Inc.,
20 Waterview Blvd, Parisppany, New Jersey, 07054

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:

Commonwealth of PA
Department of Revenue

Bureau of Compliance
Clearance Support
Department 281230
Harrisburg, PA 17128-1230
Attn: Sheriff's Sales

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)

429 South Arch Street,
Berwick, PA 18603

Domestic Relations

Columbia County
700 Sawmill Road
Bloomsburg, PA 17815

Commonwealth of Pennsylvania,

Department of Welfare,
P.O. Box 2675,
Harrisburg, PA 17105.

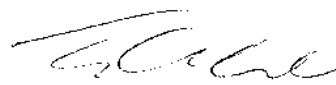
Internal Revenue Service

Technical Support Group,
William Green Federal Bldg.
Room 3259, 600 Arch Street
Philadelphia, PA 19106

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 10, 2004

DATE



TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

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REAL DEBT: \$108,635.09

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Leroy M. Holter a/k/a Leroy M. Holter Sr., and Roy C. Holter

TERRENCE J. McCABE, ESQUIRE
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790 1010

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

Beneficial Consumer discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania V. Leroy M. Holter a/k/a Leroy M. Holter Sr., and Roy C. Holter	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-280 <i>2004-ED-144</i>
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AFFIDAVIT PURSUANT TO RULE 3129

I, Terrence J. McCabe, Esquire, attorney for Plaintiff in the above action, set forth as of the date the Praeipce for the Writ of Execution was filed the following information concerning the real property located at 429 South Arch Street, Berwick, PA 18603 a copy of the description of said property is attached hereto and marked Exhibit "A."

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Roy C. Holter
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Plaintiff Herein.

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Department of Revenue

Bureau of Compliance
Clearance Support
Department 281230
Harrisburg, PA 17128-1230
Attn: Sheriff's Sales

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)

429 South Arch Street,
Berwick, PA 18603

Domestic Relations

Columbia County
700 Sawmill Road
Bloomsburg, PA 17815

Commonwealth of Pennsylvania,

Department of Welfare,
P.O. Box 2675,
Harrisburg, PA 17105.

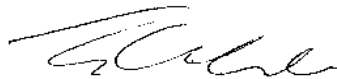
Internal Revenue Service

Technical Support Group,
William Green Federal Bldg.
Room 3259, 600 Arch Street
Philadelphia, PA 19106

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 10, 2004

DATE



TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

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Philadelphia, PA 19109
(215) 790 1010

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

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Philadelphia, PA 19109

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Beneficial Consumer discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania V. Leroy M. Holter a/k/a Leroy M. Holter Sr., and Roy C. Holter	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-280
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AFFIDAVIT PURSUANT TO RULE 3129

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Name	Address
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Domestic Relations	Columbia County 700 Sawmill Road Bloomsburg, PA 17815
Commonwealth of Pennsylvania,	Department of Welfare, P.O. Box 2675, Harrisburg, PA 17105.
Internal Revenue Service	Technical Support Group, William Green Federal Bldg. Room 3259, 600 Arch Street Philadelphia, PA 19106

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(215) 790 1010

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

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Philadelphia, PA 19109

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Beneficial Consumer discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania V. Leroy M. Holter a/k/a Leroy M. Holter Sr., and Roy C. Holter	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-280 <i>2004-ED-144</i>
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2. Name and address of Defendant(s) in the judgment:

Leroy M. Holter a/k/a Leroy M. Holter, Sr.,
427 South Arch Street, Berwick, PA 18603,
and 429 South Arch Street, Berwick, PA 18603

Roy C. Holter
427 South Arch Street, Berwick, PA 18603,
and 429 South Arch Street, Berwick, PA 18603

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

Commonwealth of PA Dept. of Labor and Industry,
1400 Spring Garden Street, Philadelphia, PA 19103

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

Beneficial Consumer discount Company d/b/a Beneficial Mortgage Co. of
Pennsylvania, P.O. Box 8621, Elmhurst, IL 60126

Champion Mortgage Co., Inc.,
20 Waterview Blvd, Parisppany, New Jersey, 07054

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:

Commonwealth of PA
Department of Revenue

Bureau of Compliance
Clearance Support
Department 281230
Harrisburg, PA 17128-1230
Attn: Sheriff's Sales

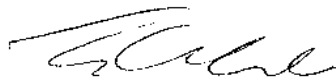
6. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name	Address
Tenant(s)/Occupant(s)	429 South Arch Street, Berwick, PA 18603
Domestic Relations	Columbia County 700 Sawmill Road Bloomsburg, PA 17815
Commonwealth of Pennsylvania,	Department of Welfare, P.O. Box 2675, Harrisburg, PA 17105.
Internal Revenue Service	Technical Support Group, William Green Federal Bldg. Room 3259, 600 Arch Street Philadelphia, PA 19106

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 10, 2004

DATE



TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT CERTAIN lot piece or parcel of land, together with the two-story frame single dwelling and frame barn and outbuildings thereon erected, lying and being situated on the westerly side of South Arch Street in D. A. Michael's Addition to the **Borough of Berwick** (formerly West Berwick) in the **County of Columbia**, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the Northeast corner of Lot No. One Hundred Eighty-five (185); THENCE by Arch Street North Nine (9) degrees East Forty-five (45) Feet to the Southeasterly corner of Lot Number One Hundred Eighty-three (183); THENCE the same North Eighty-one (81) Degrees West One Hundred Forty-six Feet to Cleveland Alley; THENCE by the said Alley South Nine (9) Degrees West Forty-five (45) Feet to the Northwesterly corner of Lot Number One Hundred Eighty-five (185); THENCE South Eighty-one (81) Degrees East One Hundred Forty-six (146) Feet to the place of beginning.

BEING known and designated as Lot Number One Hundred Eighty-four (184) of D. A. Michael's Susquehanna Addition to West Berwick.

BEING KNOWN AS: 429 South Arch Street, Berwick, PA 18603

REAL DEBT: \$108,635.09

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Leroy M. Holter a/k/a Leroy M. Holter Sr., and Roy C. Holter

TERRENCE J. McCABE, ESQUIRE
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790 1010

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

Beneficial Consumer discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania V. Leroy M. Holter a/k/a Leroy M. Holter Sr., and Roy C. Holter	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-280 <i>2004-ED-144</i>
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NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Leroy M. Holter a/k/a Leroy M. Holter, Sr.,
427 South Arch Street, Berwick, PA 18603,
and 429 South Arch Street, Berwick, PA 18603

Roy C. Holter
427 South Arch Street, Berwick, PA 18603,
and 429 South Arch Street, Berwick, PA 18603

Your house (real estate) at 429 South Arch Street, Berwick, PA 18603, (more fully described as attached) is scheduled to be sold at the Columbia County Sheriff's Sale on _____ at _____.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$108,635.09 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS
OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY
BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT
AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE
PERSONS AT A REDUCED FEE OR NO FEE.**

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

LEGAL DESCRIPTION

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SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Leroy M. Holter a/k/a Leroy M. Holter Sr., and Roy C. Holter

TERRENCE J. McCABE, ESQUIRE
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790 1010

ORIGINAL DOCUMENT PRINTED ON CHEMICAL RESISTANT PAPER WITH MICROPRINTED BORDER. ONE REVERSE SIDE FOR COMPLETION OF SECURITY FEATURES.

McCABE, WEISBERG & CONWAY, P.C.
ATTORNEYS AT LAW
FIRST UNION BUILDING
123 S. BROAD STREET SUITE 2080
PHILADELPHIA, PA 19109

18334



WACHOVIA
3-50/310
NUMBER

PAY: One Thousand Three Hundred Fifty ***** 00/100
DATE Aug 10/2004 AMOUNT \$1,350.00

TO THE Sheriff of Columbia County
ORDER
OF

ESCROW TRUST
VOID AFTER 90 DAYS

Tenney McCall

Listing Property for Sheriff Sale

⑈018334⑈ ⑈031000503⑈ 200001243002⑈

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
V.

Leroy M. Holter a/k/a Leroy M. Holter Sr.,
and Roy C. Holter

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

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2004-CV-280 Term _____ J.D.

2004-ED-144
**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: 429 South Arch Street, Berwick, PA 18603

Amount due	\$108,635.09	
Interest from 8/11/04-sale date @ 17.85	\$	
Total	\$	Plus Costs as endorsed.

Dated: Aug. 18, 2004
(SEAL)

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

By:

Deputy

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
V.

Leroy M. Holter a/k/a Leroy M. Holter Sr.,
and Roy C. Holter

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

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2004-CV-280 Term _____ J.D.

2004-ED 144
**WRIT OF EXECUTION
MORTGAGE FORECLOSURE**

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA **COUNTY PENNSYLVANIA**

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Dated: Aug. 18, 2004
(SEAL)

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

By: _____ Deputy