

LEGAL DESCRIPTIONS

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

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

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

SUBJECT to exceptions and reservations set forth in prior deeds.

Being Parcel No. 14-01-052-06

The surface only of ALL THAT CERTAIN parcel of land, being a portion of the Locustdale Estate Lands, together with House No. 76, located thereon, situated in the Village of Locustdale, Conyngham Township, Columbia County, Pennsylvania bounded and described as follows:

BEGINNING at an iron pin, a common corner of Lot No. 52 (9) on the north line of T-503, Middle Street; thence along said street, S. 83 degrees, 05' 00" W.-24.99' to a point, a common corner of Lot No. 52(7); thence along Lot No. 52(7), N. 06 degrees, 58' 00" W.-43.80' to a point; thence further along said lot, N. 08 degrees 27' 00" W.-93.11' to an iron pin on the South line of T-505, Back Street; thence along said street, N. 85 degrees, 05' 00" E.-27.48' to an iron pin, a common corner of Lot No. 52(9); thence along Lot No. 52(9), S. 06 degrees, 56' 00" E.-136.87' to the place of beginning.

CONTAINING 3,538 square feet (0.081 acre) and being Lot No. 52(8) of Parcel No. 14-01-52 of the Locustdale Homes Subdivision, as shown on Drawing No. 8975-6, prepared by WJP Engineers, Inc.

Being Parcel No. 14-01-052-06

BEING KNOWN AS: 75 Middle Street Locustdale, PA 17945 and
76 Middle Street Locustdale, PA 17945

REAL DEBT: \$61,891.87

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTIES OF: Carl Hostetter, a/k/a Carl L. Hostetter and Tammy Hostetter, a/k/a Tammy D. Hostetter

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

LEGAL DESCRIPTIONS

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SUBJECT to exceptions and reservations set forth in prior deeds.

Being Parcel No. 14-01-052-06

The surface only of ALL THAT CERTAIN parcel of land, being a portion of the Locustdale Estate Lands, together with House No. 76, located thereon, situated in the Village of Locustdale, Conyngham Township, Columbia County, Pennsylvania bounded and described as follows:

BEGINNING at an iron pin, a common corner of Lot No. 52 (9) on the north line of T-503, Middle Street; thence along said street, S. 83 degrees, 05' 00" W.-24.99' to a point, a common corner of Lot No. 52(7); thence along Lot No. 52(7), N. 06 degrees, 58' 00" W.-43.80' to a point; thence further along said lot, N. 08 degrees 27' 00" W.-93.11' to an iron pin on the South line of T-505, Back Street; thence along said street, N. 85 degrees, 05' 00" E.-27.48' to an iron pin, a common corner of Lot No. 52(9); thence along Lot No. 52(9), S. 06 degrees, 56' 00"E.-136.87' to the place of beginning.

CONTAINING 3,538 square feet (0.081 acre) and being Lot No. 52(8) of Parcel No. 14-01-52 of the Locustdale Homes Subdivision, as shown on Drawing No. 8975-6, prepared by WJP Engineers, Inc.

Being Parcel No. 14-01-052-06

BEING KNOWN AS: 75 Middle Street Locustdale, PA 17945 and
76 Middle Street Locustdale, PA 17945

REAL DEBT: \$61,891.87

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTIES OF: Carl Hostetter, a/k/a Carl L. Hostetter and Tammy Hostetter, a/k/a Tammy D. Hostetter

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 Company Of Pennsylvania V. Carl Hostetter, a/k/a Carl L. Hostetter and Tammy Hostetter, a/k/a Tammy D. Hostetter	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-831
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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:

75 Middle Street Locustdale, PA 17945 and

76 Middle Street Locustdale, PA 17945

(more fully described as attached)

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

Carl Hostetter, a/k/a Carl L. Hostetter
76 Middle Street Locustdale, PA 17945

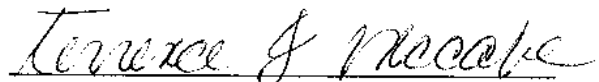
Tammy Hostetter, a/k/a Tammy D. Hostetter
76 Middle Street Locustdale, PA 17945

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.

November 12, 2004

DATE


TERRENCE J. McCABE, ESQUIRE

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

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

TERRENCE J. McCABE

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

November 16, 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 Company Of Pennsylvania v. Carl Hostetter, a/k/a Carl L. Hostetter and Tammy Hostetter, a/k/a Tammy D. Hostetter
Columbia County Court Of Common Pleas Number 2004-CV-831

Dear Sheriff,

Enclosed please find two copies of the notice of Sheriff's sale of real Property relative to the above captioned matter. I would appreciate your serving the notice upon the Defendant(s).

Carl Hostetter, a/k/a Carl L. Hostetter
76 Middle Street, Locustdale, PA 17945

Tammy Hostetter, a/k/a Tammy D. Hostetter
76 Middle Street, Locustdale, PA 17945

Please post hand bills on both properties, 75 Middle Street Locustdale, PA 17945 and 76 Middle Street Locustdale, PA 179450 for the 1/26/05 sale, please advertise for both properties. Finally 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.

TJM/tmw
Enclosures

Very Truly yours,

TERRENCE J. McCABE, Esquire

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 Company Of Pennsylvania V. Carl Hostetter, a/k/a Carl L. Hostetter and Tammy Hostetter, a/k/a Tammy D. Hostetter	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-831 <i>2004-ED-165</i>
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AMENDED NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO:	Carl Hostetter, a/k/a Carl L. Hostetter 76 Middle Street Locustdale, PA 17945	Tammy Hostetter, a/k/a Tammy D. Hostetter 76 Middle Street Locustdale, PA 17945
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Your house (real estate) at 75 Middle Street Locustdale, PA 17945 and 76 Middle Street Locustdale, PA 17945, (more fully described as attached) is scheduled to be sold at the Columbia County Sheriff's Sale on January 26, 2005 at 11:30 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$61,891.87 obtained by Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company 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 Company 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 DESCRIPTIONS

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

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SUBJECT to exceptions and reservations set forth in prior deeds.

Being Parcel No. 14-01-052-06

The surface only of ALL THAT CERTAIN parcel of land, being a portion of the Locustdale Estate Lands, together with House No. 76, located thereon, situated in the Village of Locustdale, Conyngham Township, Columbia County, Pennsylvania bounded and described as follows:

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Being Parcel No. 14-01-052-06

BEING KNOWN AS: 75 Middle Street Locustdale, PA 17945 and
76 Middle Street Locustdale, PA 17945

REAL DEBT: \$61,891.87

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTIES OF: Carl Hostetter, a/k/a Carl L. Hostetter and Tammy Hostetter, a/k/a Tammy D. Hostetter

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

facsimile
TRANSMITTAL

to: Sheriff Chamberlain/Columbia County Sheriff's Office
fax #: 570-784-0257
re: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage
Company Of Pennsylvania
v. Carl Hostetter, a/k/a Carl L. Hostetter and Tammy Hostetter, a/k/a Tammy D.
Hostetter
Columbia County Court of Common Pleas Number 2004-CV-831
Premises: 75 Middle Street Locustdale, PA 17945
Date of Sheriff's Sale: December 8, 2004
date November 12, 2004
pages: 2

Please see the attached letter requesting that you postpone the Sheriff's Sale scheduled in the above-captioned matter.

165

From the desk of...

NOVLETT A. SMITH
LEGAL ASSISTANT
McCABE, WEISBERG & CONWAY, P.C.
123 S. BROAD STREET, SUITE 2080
PHILADELPHIA, PA 19109

215-790-1010
Fax: 215-790-1274

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.
SUITE 2080

TERRENCE J. McCABE

123 SOUTH BROAD STREET
PHILADELPHIA, PENNSYLVANIA 19109
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FAX (856) 858-7020

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

November 12, 2004

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

Re: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage
Company Of Pennsylvania

v.

Carl Hostetter, a/k/a Carl L. Hostetter and Tammy Hostetter, a/k/a Tammy D. Hostetter
Columbia County Court of Common Pleas Number 2004-CV-831

Premises: 75 Middle Street Locustdale, PA 17945


Date of Sheriff's Sale: December 8, 2004

Dear Sheriff Chamberlain:

As you know, the above-captioned matter is currently scheduled for the **DECEMBER 8, 2004 Sheriff's Sale**. I am requesting at this time that you postpone this matter to the **JANUARY 26, 2005 Sheriff's Sale**.

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

Very truly yours,



Novlett A. Smith
Legal Assistant

/nas

SENT VIA FACSIMILE TRANSMITTAL—NUMBER
SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE



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.

CARL AND TAMMY HOSTETTER

WRIT OF EXECUTION #165 OF 2004 ED

POSTING OF PROPERTY

NOVEMBER 3, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF CARL AND TAMMY HOSTETTER AT 75 MIDDLE STREET LOCUSTDALE
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

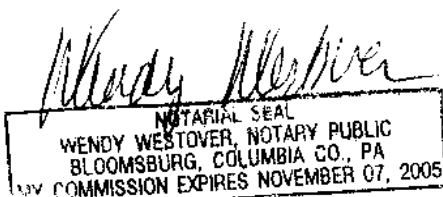
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 4TH DAY OF NOVEMBER 2004



TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-1622

24 HOUR PHONE
(570) 784-6300

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

VS

Docket # 165ED2004

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

CARL HOSTETTER, AKA CARL L.
HOSTETTER
TAMMY HOSTETTER, AKA TAMMY D.
HOSTETTER

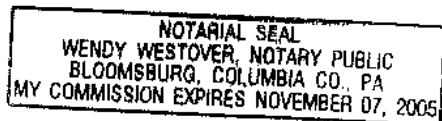
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, OCTOBER 12, 2004, AT 3:55 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON TAMMY HOSTETTER AT 76 MIDDLE
ST., LOCUSTDALE BY HANDING TO TAMMY HOSTETTER, , A TRUE AND ATTESTED COPY
OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

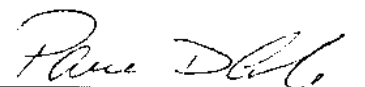
SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, OCTOBER 13, 2004


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



PHONE
(570) 389-5622

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

24 HOUR PHONE
(570) 784-6308

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

VS

Docket # 165ED2004

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

CARL HOSTETTER, AKA CARL L.
HOSTETTER
TAMMY HOSTETTER, AKA TAMMY D.
HOSTETTER

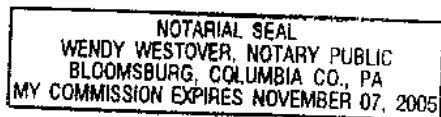
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, OCTOBER 12, 2004, AT 3:55 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON CARL HOSTETTER AT 76 MIDDLE
ST, LOCUSTDALE BY HANDING TO TAMMY HOSTETTER, 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 WEDNESDAY, OCTOBER 13, 2004


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

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

SUITE 2080
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PHILADELPHIA, PA 19109
(215) 790-1010
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SUITE 205
53 WEST 36TH STREET
NEW YORK, NY 10018
(917) 351-1188
FAX (917) 351-0363

JOSEPH F. RIGA*
Of Counsel

* Licensed in PA & NJ
** Licensed in PA & NY
*** Licensed in PA, NJ & NY
† Licensed in PA, NJ & NY
†† Licensed in NY & NJ
— Licensed in NY
† Managing Attorney for NJ
† Managing Attorney for NY

October 20, 2004

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

Re: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage
Company Of Pennsylvania
v. Carl Hostetter, a/k/a Carl L. Hostetter and Tammy Hostetter, a/k/a Tammy D.
Hostetter
Columbia County Court of Common Pleas Number 2004-CV-831
ACTION IN MORTGAGE FORECLOSURE
Premises: 75 Middle Street Locustdale, PA 17945

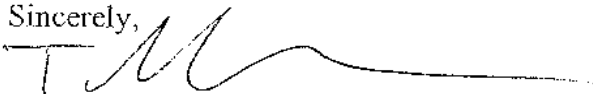
Dear Sir/Madame:

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/sy
Enclosure
cc: Office of the Sheriff/Real Estate Division

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 Company Of Pennsylvania V. Carl Hostetter, a/k/a Carl L. Hostetter and Tammy Hostetter, a/k/a Tammy D. Hostetter	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-831
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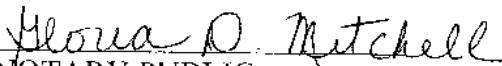
AFFIDAVIT OF SERVICE

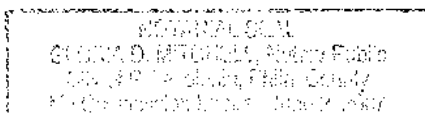
I, Terrence J. McCabe, Esquire, attorney for the Plaintiff in the within matter, hereby certify that on the 20th day of October, 2004, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in the Affidavit Pursuant to 3129 which 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 20th DAY
OF October, 2004.


NOTARY PUBLIC



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

Attorney for Plaintiff

Exhibit A

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company Of Pennsylvania V. Carl Hostetter, a/k/a Carl L. Hostetter and Tammy Hostetter, a/k/a Tammy D. Hostetter	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-831
--	--

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 75 Middle Street Locustdale, PA 17945 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):

Carl Hostetter, a/k/a Carl L. Hostetter
76 Middle Street Locustdale, PA 17945

Tammy Hostetter, a/k/a Tammy D. Hostetter
76 Middle Street Locustdale, PA 17945

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

Carl Hostetter, a/k/a Carl L. Hostetter
76 Middle Street Locustdale, PA 17945

Tammy Hostetter, a/k/a Tammy D. Hostetter
76 Middle Street Locustdale, PA 17945

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

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

Beneficial Consumer Discount Company
d/b/a Beneficial Mortgage Company Of Pennsylvania
38 South Main Street
Shenandoah, PA 17976

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:

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

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


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

Tenant(s)/Occupant(s)	75 Middle Street Locustdale, PA 17945
-----------------------	---------------------------------------

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 20, 2004

DATE



TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

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

Attorney for Plaintiff

Exhibit B

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company Of Pennsylvania V. Carl Hostetter, a/k/a Carl L. Hostetter and Tammy Hostetter, a/k/a Tammy D. Hostetter	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-831
--	--

DATE: October 20, 2004

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNER(S): Carl Hostetter, a/k/a Carl L. Hostetter and Tammy Hostetter, a/k/a Tammy D. Hostetter

PROPERTY: 75 Middle Street Locustdale, PA 17945

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on December 8, 2004 at 11:30 a.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.

Affix Stamp Here
(To be used as a
certificate of mailing,
or for additional
copies of this bill)
*Postmark and
Date of Receipt*

Complete by Typewriter, Ink, or Ball Point Pen

Name and Address of Sender
McCabe, Weisberg and Conway, P.C.
123 S. Broad St., Suite 2080
Philadelphia, PA 19109
ATTN: Samantha Young

Check type of mail or service
☐ Certified
☐ Registered
☐ Registered Delivery International
☐ Registered
☐ Delivery Confirmation
☐ Return Receipt for Merchandise
☐ Business Mail
☐ Signature Confirmation
☐ Insured

Adlin Stamp Here
(to be used as a
postmark or for additional
copies of this bill)
Postmark and
Date of Receipt

Line	Article Number	Address, Name, Street and P.O. Address	Package	Fee	Handling Charge	Actual Value of Registered	Insured Value	Postmaster's COD	SC Fee	SH Fee	RC Fee	R2 Fee
1	Beneficial v. Hostetter	Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company (f) Pennsylvania P.O. Box 8621 Elmhurst, IL 60126										
2		Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company (f) Pennsylvania 38 South Main Street Shenandoah, PA 17976										
3		Tenant(s)/Occupant(s) 75 Middle Street Locustdale, PA 17945										
4												
5												
6												
7												
8												
9												
10												
11												
12												
13												
14												
15												

Exhibit B

Number of Pieces Sent by Sender	Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)
5		

Form 3877, October 2004

Complete by Typewriter, Ink, or Ball Point Pen

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/4/2004

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 165ED2004

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

DEFENDANT CARL HOSTETTER, AKA CARL L. HOSTETTER
TAMMY HOSTETTER, AKA TAMMY D. HOSTETTER

PERSON/CORP TO SERVED
CARL HOSTETTER
76 MIDDLE ST
LOCUSTDALE

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Tammy Hostetter

RELATIONSHIP WIFE IDENTIFICATION _____

DATE 10.12.04 TIME 1555 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>10.05.04</u>	<u>1100</u>	<u>DANBERS</u>	<u>c/c</u>

DEPUTY

P. R. Hill DATE 10.12.04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/4/2004

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 165ED2004

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

DEFENDANT CARL HOSTETTER, AKA CARL L. HOSTETTER
TAMMY HOSTETTER, AKA TAMMY D. HOSTETTER

PERSON/CORP TO SERVED
TAMMY HOSTETTER
76 MIDDLE ST.
LOCUSTDALE

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Tammy Hostetter

RELATIONSHIP _____ IDENTIFICATION _____

DATE 10.12.04 TIME 1555 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

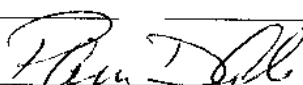
TIME

OFFICER

REMARKS

10.05.04 1100 D'ANGELO etc

DEPUTY

 DATE 10.12.04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/4/2004

SERVICE# 12 - OF - 13 SERVICES
DOCKET # 165ED2004

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

DEFENDANT CARL HOSTETTER, AKA CARL L. HOSTETTER
TAMMY HOSTETTER, AKA TAMMY D. HOSTETTER

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	WRIT OF EXECUTION - MORTGAGE
75 MIDDLE ST.	FORECLOSURE
LOCUSTDALE	

SERVED UPON TAMMY HOSTETTER - NO TENANTS

RELATIONSHIP OWNER - IDENTIFICATION _____

DATE 10.12.04 TIME 1555 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) SERVED AT
76 MIDDLE ST.

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
	<u>10.05.04</u>	<u>1100</u>	<u>D'ANGELO</u>	<u>APT. VACANT</u>

DEPUTY Paul Hill DATE 10.12.04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/4/2004

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 165ED2004

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

DEFENDANT CARL HOSTETTER, AKA CARL L. HOSTETTER
TAMMY HOSTETTER, AKA TAMMY D. HOSTETTER

PERSON/CORP TO SERVED
VIRGINIA MARLOW-TAX COLLECTOR
414 MAIN ST.
WILBURTON

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 10-05-04 TIME 1045 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 10-05-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/4/2004

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 165ED2004

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

DEFENDANT CARL HOSTETTER, AKA CARL L. HOSTETTER
TAMMY HOSTETTER, AKA TAMMY D. HOSTETTER

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON ROSE

RELATIONSHIP _____ IDENTIFICATION _____

DATE 10-5-4 TIME 1205 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. Calhoun

DATE 10-5-4

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:05-OCT-04

FEE:\$5.00

CERT. NO:116

HOSTETTER CARL L & TAMMY D
P O BOX 23
LOCUST DALE PA 17945

DISTRICT: CONYNGHAM TWP
DEED 0572-0673
LOCATION: 75 MIDDLE STREET
PARCEL: 14 -01 -052-06,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING COSTS	TOTAL AMOUNT DUE
2002	PRIM	0.00	0.00	0.00	0.00
2003	PRIM	227.90	2.15	0.00	230.05
TOTAL DUE :					\$230.05

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: December ,2004

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF
DECEMBER 31, 2003

REQUESTED BY:

Sheriff Timothy Chamberlain
J.B.

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 389-6425

PHONE
(717) 389-6422

24 HOUR PHONE
(717) 704-4310

Tuesday, October 05, 2004

VIRGINIA MARLOW-TAX COLLECTOR
414 MAIN ST.
WILBURTON, PA 17888-

ATT - Timothy T Chamberlain
Sheriff.

BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL
MORTGAGE COMPANY OF PENNSYLVANIA
VS
CARL HOSTETTER, AKA CARL L. HOSTETTER
TAMMY HOSTETTER, AKA TAMMY D. HOSTETTER

DOCKET # 165ED2004

JD # 831JD2004

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,

Timothy T. Chamberlain

Timothy T. Chamberlain
Sheriff of Columbia County

Tax Notice 2004 County & Municipality
CONYNGHAM TWP

MAKE CHECKS PAYABLE TO:
VIRGINIA MARLOW
414 MAIN STREET
WILBURTON PA 17888

HOURS: WED & THURSDAY: 5 PM - 8 PM
AFTER NOV 1 BY APPOINTMENT ONLY

PHONE: 570-339-1918

FOR: COLUMBIA COUNTY			DATE 03/01/2004	BILL NO. 16137	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	6,565	5.646	36.33	37.07	40.78
SINKING		.645	3.44	3.55	3.11
TWP RE		4.25	27.34	27.90	30.69
The discount & penalty have been calculated for your convenience			69.11	70.52	77.58
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

HOSTETTER CARL & TAMMY
P O BOX 23
LOCUST DALE PA 17945

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 14-01-052-05.000
76 MIDDLE AVE
.08 Acres Land 436
Buildings 6,129
Total Assessment 6,565

This tax returned to
courthouse on:
January 1, 2005

FILE COPY

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

Tax Notice 2004 County & Municipality
CONYNGHAM TWP

MAKE CHECKS PAYABLE TO:
VIRGINIA MARLOW
414 MAIN STREET
WILBURTON PA 17888

HOURS: WED & THURSDAY: 5 PM - 8 PM
AFTER NOV 1 BY APPOINTMENT ONLY

PHONE: 570-339-1918

FOR: COLUMBIA COUNTY			DATE 03/01/2004	BILL NO. 16138	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	4,208	5.646	23.28	23.76	26.14
SINKING		.645	3.49	3.56	3.92
TWP RE		4.25	17.52	17.88	19.67
The discount & penalty have been calculated for your convenience			44.29	45.20	49.73
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

HOSTETTER CARL L & TAMMY D
P O BOX 23
LOCUST DALE PA 17945

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 14-01-052-06.000
75 MIDDLE ST
.08 Acres Land 436
Buildings 5,772
Total Assessment 4,208

This tax returned to
courthouse on:
January 1, 2005

FILE COPY

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

Not Paid

TAX NOTICE 2004 SCHOOL REAL ESTATE
 CONNINGHAM TOWNSHIP
 MAKE CHECKS PAYABLE TO:
 VIRGINIA MARLOW
 414 MAIN STREET
 WILMINGTON #2, PA 17899

FOR NORTH SCHUYLKILL SCHOOL DIST				DATE 07/01/2004	BILL# 000247	
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT PAID	TAX	PENALTY
REAL ESTATE	6563	24.280	156.21	159.40		175.3
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	156.21 Sept 15 IF PAID ON OR BEFORE	159.40 Nov 15 IF PAID ON OR BEFORE
						175.3 Nov 16 IF PAID AFTER

HOURS WED & THURS 9PM TO 5PM
 AFTER NOV 1 BY APPT. ONLY
 PHONE 570-339-1918

M
 A ROSETTER CARL & TAMMY
 I P O BOX 25
 L LOCUSTDALE PA 17945

PROPERTY DESCRIPTION		ACCT.
PARCEL 14 01 05205000		30612
76 MIDDLE AVE	436.00	THIS TAX RETURNED TO COURT HOUSE: JANUARY 1, 2005.
0637-0108	6129.00	
0.08 ACRES		

Original

TAX NOTICE 2004 SCHOOL REAL ESTATE
 CONNINGHAM TOWNSHIP
 MAKE CHECKS PAYABLE TO:
 VIRGINIA MARLOW
 414 MAIN STREET
 WILMINGTON #2, PA 17888

FOR NORTH SCHUYLKILL SCHOOL DIST				DATE 07/01/2004	BILL# 000248	
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT PAID	TAX	PENALTY
REAL ESTATE	4208	24.280	100.13	102.17		112.39
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	100.13 Sept 15 IF PAID ON OR BEFORE	102.17 Nov 15 IF PAID ON OR BEFORE
						112.39 Nov 16 IF PAID AFTER

HOURS WED & THURS 9PM TO 5PM
 AFTER NOV 1 BY APPT. ONLY
 PHONE 570-339-1918

M
 A ROSETTER CARL L & TAMMY D
 I P O BOX 25
 L LOCUST DALE PA 17945

PROPERTY DESCRIPTION		ACCT.
PARCEL 14 01 05206000		30612
75 MIDDLE ST	436.00	THIS TAX RETURNED TO COURT HOUSE: JANUARY 1, 2005.
0703-0020	3772.00	
0.08 ACRES		

Original

NOT paid

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/4/2004

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 165ED2004

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

DEFENDANT CARL HOSTETTER, AKA CARL L. HOSTETTER
TAMMY HOSTETTER, AKA TAMMY D. HOSTETTER

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

SERVED UPON Leslie

RELATIONSHIP _____ IDENTIFICATION _____

DATE 10-5-4 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 10-5-4

REAL ESTATE OUTLINE

ED # 165-04

DATE RECEIVED 10-4-04
DOCKET AND INDEX 10-5-04
SET FILE FOLDER UP 10-5-04

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# 19433

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

SALE DATE Dec. 8, 2004 TIME 1130
POSTING DATE Nov. 3, 04
ADV. DATES FOR NEWSPAPER
1ST WEEK Nov. 17
2ND WEEK 24
3RD WEEK Dec. 1, 2004

SHERIFF'S SALE

WEDNESDAY DECEMBER 8, 2004 AT 11:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 165 OF 2004 ED AND CIVIL WRIT NO. 831 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 parcel of land, being a portion of the Locustdale Estate Lands, together with House No. 75, located thereon, situate in the Village of Locustdale, Conyngham Township, Columbia County, Pennsylvania, bounded and described as follows:

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

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

BEING KNOWN AS: 75 Middle Street Locustdale, PA 17945

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 Street, Suite 2080
Philadelphia, PA 19109

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

SHERIFF'S SALE

WEDNESDAY DECEMBER 8, 2004 AT 11:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 165 OF 2004 ED AND CIVIL WRIT NO. 831 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 parcel of land, being a portion of the Locustdale Estate Lands, together with House No. 75, located thereon, situate in the Village of Locustdale, Conyngham Township, Columbia County, Pennsylvania, bounded and described as follows:

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

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

SUBJECT to exceptions and reservations set forth in prior deeds.

BEING KNOWN AS: 75 Middle Street Locustdale, PA 17945

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 Street, Suite 2080
Philadelphia, PA 19109

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

SHERIFF'S SALE

WEDNESDAY DECEMBER 8, 2004 AT 11:30 AM

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Terrence J. McCabe
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Philadelphia, PA 19109

Sheriff of Columbia County
Timothy T. Chamberlain
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WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 TO 3183 and Rule 3257

Beneficial Consumer Discount Company
d/b/a Beneficial Mortgage Company Of
Pennsylvania
V.

Carl Hostetter, a/k/a Carl L. Hostetter and
Tammy Hostetter, a/k/a Tammy D. Hostetter

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

No. 165 Term 2004 E.D.

No. _____ Term _____ A.D.

No. 2004-CV-831 Term _____ J.D.

**WRIT OF EXECUTION
MORTGAGE FORECLOSURE**

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY PENNSYLVANIA

To satisfy the judgement, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

Being Known As: 75 Middle Street Locustdale, PA 17945

Amount due	\$61,891.87
Interest from 9/30/04 to sale date	\$ 10.17 per day
Total	\$ Plus Costs as endorsed.

Dated: October 4, 2004
(SEAL)

Tami B. Klein
Prothonotary, Common Pleas Court of
Columbia County Penna.
Prothon. & CLK. of Sec. Courts
My Com. Ex. 1st App. Jan 2006

LEGAL DESCRIPTION

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SUBJECT to exceptions and reservations set forth in prior deeds.

BEING KNOWN AS: 75 Middle Street Locustdale, PA 17945

REAL DEBT: \$61,891.87

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Carl Hostetter, a/k/a Carl L. Hostetter and Tammy Hostetter, a/k/a Tammy D. Hostetter

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

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

Beneficial Consumer Discount Company
d/b/a Beneficial Mortgage Company Of
Pennsylvania

V.

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380 Corn 179 403 Jan 2005

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123 South Broad Street, Suite 2080
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LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

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

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

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

JOSEPH F. RIGA*
Of Counsel

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^
BETH L. THOMAS
LAURENCE R. CHASHIN*
SVEN E. PFAHLERT*
JOSEPH VACCARO*
MICHELE DELILLE^

* 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

September 29, 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 Company Of Pennsylvania
v. Carl Hostetter, a/k/a Carl L. Hostetter and Tammy Hostetter, a/k/a Tammy D. Hostetter
Columbia County Court of Common Pleas Number 2004-CV-831

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):

Carl Hostetter, a/k/a Carl L. Hostetter
76 Middle Street Locustdale, PA 17945

Tammy Hostetter, a/k/a Tammy D. Hostetter
76 Middle Street Locustdale, PA 17945

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
TERRENCE J. McCABE, Esquire

TJM/tmw

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 Company Of Pennsylvania V. Carl Hostetter, a/k/a Carl L. Hostetter and Tammy Hostetter, a/k/a Tammy D. Hostetter	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-831
--	--

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 75 Middle Street Locustdale, PA 17945 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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76 Middle Street Locustdale, PA 17945

Tammy Hostetter, a/k/a Tammy D. Hostetter
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2. Name and address of Defendant(s) in the judgment:

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Tammy Hostetter, a/k/a Tammy D. Hostetter
76 Middle Street Locustdale, PA 17945

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

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

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

Beneficial Consumer Discount Company
d/b/a Beneficial Mortgage Company Of Pennsylvania
38 South Main Street
Shenandoah, PA 17976

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

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

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

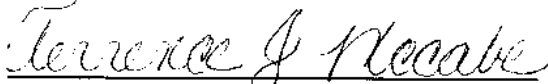
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Tenant(s)/Occupant(s)	75 Middle Street Locustdale, PA 17945
-----------------------	---------------------------------------

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.

September 29, 2004

DATE


TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

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McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

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123 South Broad Street, Suite 2080

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Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company Of Pennsylvania V. Carl Hostetter, a/k/a Carl L. Hostetter and Tammy Hostetter, a/k/a Tammy D. Hostetter	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-831
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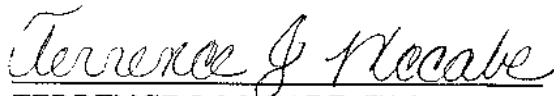
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(215) 790 1010

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

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Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company Of Pennsylvania V. Carl Hostetter, a/k/a Carl L. Hostetter and Tammy Hostetter, a/k/a Tammy D. Hostetter	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-831
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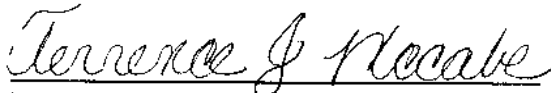
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BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

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Philadelphia, PA 19109

(215) 790-1010

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company Of Pennsylvania V. Carl Hostetter, a/k/a Carl L. Hostetter and Tammy Hostetter, a/k/a Tammy D. Hostetter	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-831
--	--

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: Carl Hostetter, a/k/a Carl L. Hostetter
76 Middle Street Locustdale, PA 17945

Tammy Hostetter, a/k/a Tammy D. Hostetter
76 Middle Street Locustdale, PA 17945

Terrence J. McCabe

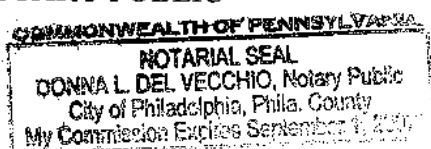
TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 29th DAY
OF September, 2004.

Donna L. Del Vecchio

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 Company Of Pennsylvania V. Carl Hostetter, a/k/a Carl L. Hostetter and Tammy Hostetter, a/k/a Tammy D. Hostetter	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-831
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as follows: Carl Hostetter, a/k/a Carl L. Hostetter
76 Middle Street Locustdale, PA 17945

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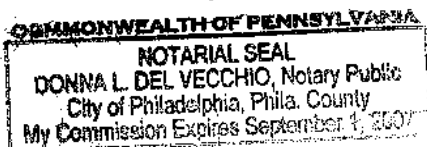
TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 29th DAY
OF September, 2004.

Donna L. Del Vecchio

NOTARY PUBLIC



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 Company Of Pennsylvania V. Carl Hostetter, a/k/a Carl L. Hostetter and Tammy Hostetter, a/k/a Tammy D. Hostetter	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-831
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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

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Terrence J. McCabe

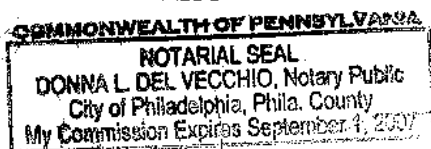
TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 29th DAY
OF September, 2004.

Donna L. Del Vecchio

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 Company Of Pennsylvania V. Carl Hostetter, a/k/a Carl L. Hostetter and Tammy Hostetter, a/k/a Tammy D. Hostetter	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-831
--	--

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:
75 Middle Street Locustdale, PA 17945
(more fully described as attached)

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

Carl Hostetter, a/k/a Carl L. Hostetter
76 Middle Street Locustdale, PA 17945

Tammy Hostetter, a/k/a Tammy D. Hostetter
76 Middle Street Locustdale, PA 17945

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.

September 29, 2004

DATE


TERRENCE J. McCABE, ESQUIRE

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 Company Of Pennsylvania V. Carl Hostetter, a/k/a Carl L. Hostetter and Tammy Hostetter, a/k/a Tammy D. Hostetter	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-831
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September 29, 2004

DATE


TERRENCE J. McCABE, ESQUIRE

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 Company Of Pennsylvania V. Carl Hostetter, a/k/a Carl L. Hostetter and Tammy Hostetter, a/k/a Tammy D. Hostetter	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-831
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September 29, 2004

DATE


TERRENCE J. McCABE, ESQUIRE

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 Company Of Pennsylvania V. Carl Hostetter, a/k/a Carl L. Hostetter and Tammy Hostetter, a/k/a Tammy D. Hostetter	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2004-CV-831
--	--

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Carl Hostetter, a/k/a Carl L. Hostetter
76 Middle Street Locustdale, PA 17945

Tammy Hostetter, a/k/a Tammy D. Hostetter
76 Middle Street Locustdale, PA 17945

Your house (real estate) at 75 Middle Street Locustdale, PA 17945, (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 \$61,891.87 obtained by Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company 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 Company 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

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

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

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

SUBJECT to exceptions and reservations set forth in prior deeds.

BEING KNOWN AS: 75 Middle Street Locustdale, PA 17945

REAL DEBT: \$61,891.87

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Carl Hostetter, a/k/a Carl L. Hostetter and Tammy Hostetter, a/k/a Tammy D. Hostetter

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

ORIGINAL DOCUMENT PRINTED ON SECURITY PAPER WITH MICROPRINTED BORDER. THE NUMBER 19433 IS ENGRAVED IN THE

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

19433

PAY: One Thousand Three Hundred Fifty *****

DATE Sep 29/2004 AMOUNT \$1,350.00 00/100

TO THE Sheriff of Columbia County
ORDER
OF

ESCROW TRUST
VOID AFTER 90 DAYS

Listing Property for Sheriff Sale

Thomas McCall

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE AND IMAGE DISAPPEARS WITHIN 10 SECONDS.

019433 031000503420000124300221

Carl Hostetter, a/k/a Carl L. Hostetter and
Tammy Hostetter, a/k/a Tammy D. Hostetter

No. _____ Term _____ E.D.
No. _____ Term _____ A.D.
No. 2004-CV-831 Term _____ J.D.

2004-ED-165
AMENDED 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: 75 Middle Street Locustdale, PA 17945 and
76 Middle Street Locustdale, PA 17945

Amount due	\$61,891.87
Interest from 9/30/04 to 1/26/05	\$ 1,200.06
Total	\$ Plus Costs as endorsed.

Dated: 11/22/04 (SEAL)

Tammy D. Hostetter
Prothonotary, Common Pleas Court of
Columbia County Penna.

By: Deputy

Carl Hostetter, a/k/a Carl L. Hostetter and
Tammy Hostetter, a/k/a Tammy D. Hostetter

No. _____ Term _____ E.D.
2004-ED-165
No. _____ Term _____ A.D.
No. 2004-CV-831 Term _____ J.D.

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MORTGAGE FORECLOSURE**

Commonwealth of Pennsylvania:

County of Columbia

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COLUMBIA

COUNTY PENNSYLVANIA

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\$ 1,200.06

Total

\$ Plus Costs as endorsed.

Dated: 11/23/04
(SEAL)

Tammy B. Hostetter
Prothonotary, Common Pleas Court of
Columbia County Penna.

By: Deputy