

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

WACHOVIA

3-50/310

NUMBER

Y:One Thousand

***** 72/100

DATE

AMOUNT

Jan 31/2005

\$1,000.72

THE Sheriff of Columbia County

DER

ESCROW TRUST
VOID AFTER 90 DAYS

Tennine McCabe

Balance Due Sheriff

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE AND MESSAGE DISAPPEARS WITH HEAT.

⑈021326⑈ ⑈03100050⑈ 2000012430022⑈

Phone:

Pages: 2

Re: Hostetter foreclosure

CC:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

•Comments: I have received the stay of execution however due to additional notification for the 2nd parcel costs due are \$1,000.72. I have attached a cost sheet.

Phone: 570-389-5622
Fax: 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

5-261519

Fax

To: Terrence J. McCabe, Esq.

From: Sheriff Timothy T. Chamberlain

Fax:

Date: January 29, 2005

Phone:

Pages: 2

Re: Hostetter foreclosure

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

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SHERIFF'S SALE COST SHEET

Beneficial vs. Hostetter
 NO. 165-04 FD NO. 831-04 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>360.00</u>	
LEVY (PER PARCEL	\$15.00 <u>30.00</u>	
MAILING COSTS	\$ <u>32.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50 <u>35.00</u>	
ADVERTISING SALE (NEWSPAPER)	\$15.00 <u>30.00</u>	
MILEAGE	\$ <u>40.00</u>	
POSTING HANDBILL	\$15.00 <u>30.00</u>	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>12.00</u>	
NOTARY	\$ <u>16.00</u>	
TOTAL *****		\$ <u>610.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1245.22</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1470.22</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ _____	
TOTAL *****		\$ <u>-0-</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ _____	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>10.00</u>	
TOTAL *****		\$ <u>10.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>260.00</u>	
MISC. _____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID)	\$ <u>2350.72</u>	
	<u>1350.00</u>	Dep.
	\$ <u>1000.72</u>	Due

SHERIFF'S SALE COST SHEET

Beneficial Const. Div. vs. Carl & Tammy Hostetter
 NO. 165-04 ED NO. 831-04 JD DATE/TIME OF SALE 1-26-05 1130

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>360.00</u>
LEVY (PER PARCEL	\$15.00 30.00
MAILING COSTS	\$ <u>32.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50 35.00
ADVERTISING SALE (NEWSPAPER)	\$15.00 30.00
MILEAGE	\$ <u>40.00</u>
POSTING HANDBILL	\$15.00 30.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>12.00</u>
NOTARY	\$ <u>16.00</u>
TOTAL ***** \$ <u>695.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1245.22</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1470.22</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>42.50</u>
TOTAL ***** \$ <u>52.50</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>448.16</u> 10
TOTAL ***** \$ <u>458.16</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$
WATER 20	\$
TOTAL ***** \$ <u>-0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>260.00</u>
MISC.	\$
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2936.38

TERRENCE J. McCABE

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

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

SUITE 600
215 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

January 25, 2005

Sheriff's Office
Columbia County
Main Street
Bloomsburg, PA 17815
Attn: Timothy 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: January 26, 2005

Dear Sheriff Chamberlain:

As you know, the above-captioned property is currently listed for the **JANUARY 26, 2005** Sheriff's Sale. I am writing to you at this time to request that you stay the Sale. Defendants filed a Chapter 13 BK on January 25, 2005 in the Middle District of PA; BK#05-50295.

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

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

Very truly yours,


Novlett A. Smith
Legal Assistant

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-784-0257
SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

Open New Bankruptcy Case**U.S. Bankruptcy Court****Middle District of Pennsylvania****Notice of Bankruptcy Case Filing**

The following transaction was received from Noonan, Thomas K entered on 1/25/2005 at 1:00 PM EST and filed on 1/25/2005

Case Name: Carl L Hostetter and Tammy D. Hostetter

Case Number: 5:05-bk-50295

Document Number: 1

Docket Text:

Chapter 13 Voluntary Petition *Missing all Schedules, Statements, Matrix and Plan*. Filing fee due in the amount of \$ 194.00 Filed by Thomas K Noonan on behalf of Carl L Hostetter, Tammy D. Hostetter. (Noonan, Thomas)

The following document(s) are associated with this transaction:

Document description: Main Document

Original filename: S:\All Files\3989 Hostetter Chapter 13 Petition Only.pdf

Electronic document Stamp:

[STAMP bkecfStamp_ID=1009835235 [Date=1/25/2005] [FileNumber=1595261-0]
][5ea7e1c90e740e1f4dd5574311a9b7c46b66910a93da9da2d96d6aaa3905872f139
6b7bb65c61787a2f3f539e662adea896215cdb222823e88fefcb5de124f1a]]

5:05-bk-50295 Notice will be electronically mailed to:

Thomas K Noonan tknesq@ptd.net, tknesqam@ptd.net;tknesqmn@ptd.net

5:05-bk-50295 Notice will not be electronically mailed to:

(Official Form 1) (12/03) West Group, Rochester, NY

FORM B1		United States Bankruptcy Court MIDDLE District of <u>PENNSYLVANIA</u>		Voluntary Petition																									
Name of Debtor (Individual, owner Last, First, Middle): Hostetter, Carl L.		Name of Joint Debtor (Spouse)(Last, First, Middle): Hostetter, Tammy D.																											
All Other Names used by the Debtor in the last 6 years (include married, maiden, and trade names): NONE		All Other Names used by the Joint Debtor in the last 6 years (include married, maiden, and trade names): NONE																											
Last four digits of Soc. Sec. No./Complete EIN or other Tax I.D. No. (If more than one, state all) 4471		Last four digits of Soc. Sec. No./Complete EIN or other Tax I.D. No. (If more than one, state all) 3329																											
Street Address of Debtor (No. & Street, City, State & Zip Code): 76 Middle Street Locustdale PA 17945		Street Address of Joint Debtor (No. & Street, City, State & Zip Code): 76 Middle Street Locustdale PA 17945																											
County of Residence or of the Principal Place of Business: Columbia		County of Residence or of the Principal Place of Business: Columbia																											
Mailing Address of Debtor (If different from street address): SAME		Mailing Address of Joint Debtor (If different from street address): SAME																											
Location of Principal Assets of Business Debtor (If different from street address above): NOT APPLICABLE																													
Information Regarding the Debtor (Check the Applicable Boxes)																													
Venue (Check any applicable box) <input checked="" type="checkbox"/> Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District. <input type="checkbox"/> There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.																													
Type of Debtor (Check all boxes that apply) <input checked="" type="checkbox"/> Individual(s) <input type="checkbox"/> Railroad <input type="checkbox"/> Corporation <input type="checkbox"/> Stockbroker <input type="checkbox"/> Partnership <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Other _____ <input type="checkbox"/> Clearing Bank			Chapter or Section of Bankruptcy Code Under Which the Petition is Filed (Check one box) <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 11 <input checked="" type="checkbox"/> Chapter 13 <input type="checkbox"/> Chapter 9 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Sec. 304 - Case ancillary to foreign proceeding																										
Nature of Debts (Check one box) <input checked="" type="checkbox"/> Consumer/Non-Business <input type="checkbox"/> Business			Filing Fee (Check one box) <input checked="" type="checkbox"/> Full Filing Fee attached <input type="checkbox"/> Filing Fee to be paid in installments (Applicable to individuals only) Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form No. 3.																										
Chapter 11 Small Business (Check all boxes that apply) <input type="checkbox"/> Debtor is a small business as defined in 11 U.S.C. § 101 <input type="checkbox"/> Debtor is and elects to be considered a small business under 11 U.S.C. § 1121(e) (Optional)																													
Statistical/Administrative Information (Estimates only) <input type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input checked="" type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.																													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Estimated Number of Creditors</th> <th>1-15</th> <th>16-49</th> <th>50-99</th> <th>100-199</th> <th>200-999</th> <th>1000-over</th> </tr> <tr> <td></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>						Estimated Number of Creditors	1-15	16-49	50-99	100-199	200-999	1000-over		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																							
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																						
THIS SPACE IS FOR COURT USE ONLY																													

(Official Form 1) (12/03) West Group, Rochester, NY

Voluntary Petition <small>(This page must be completed and filed in every case)</small>		FORM B1, Page 2	
Name of Debtor(s): Carl J. Hostetter and Tammy D. Hostetter		Case Number: 5/01 Dismissed '03	
Location Where Filed: Middle District PA		Date Filed: 5/01 Dismissed '03	
Name of Debtor: NONE		Case Number: Relationship:	
District:		Judge:	
Signatures			
Signature(s) of Debtor(s) (Individual/Joint) I declare under penalty of perjury that the information provided in this petition is true and correct. (If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7, I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7. I request relief in accordance with the chapter of title 11, United States Code, specified in this petition. X <u>Carl J. Hostetter</u> <small>Signature of Debtor</small> X <u>Tammy D. Hostetter</u> <small>Signature of Joint Debtor</small> Telephone Number (if not represented by attorney) _____ Date _____		Exhibit A (To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under Chapter 11) <input type="checkbox"/> Exhibit A is attached and made a part of this petition.	
Signature of Attorney X <u>Thomas K. Noonan</u> <small>Signature of Attorney for Debtor(s)</small> <u>Thomas K. Noonan 21617</u> <small>Printed Name of Attorney for Debtor(s)</small> <u>Thomas K. Noonan</u> <small>Firm Name</small> <u>100 East Centre Street</u> <small>Address</small> <u>P.O. Box 210</u> <u>Mahanoy City PA 17948</u> <u>570 773-3870</u> <small>Telephone Number</small>		Exhibit B (To be completed if debtor is an individual whose debts are primarily consumer debts) I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that (he or she) may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. X <u>Thomas K. Noonan</u> <small>Signature of Attorney for Debtor(s)</small>	
Signature of Debtor (Corporation/Partnership) I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor. The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition. X _____ <small>Signature of Authorized Individual</small> _____ <small>Printed Name of Authorized Individual</small> _____ <small>Title of Authorized Individual</small> _____ <small>Date</small>		Exhibit C Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health and safety? <input type="checkbox"/> Yes, and exhibit C is attached and made a part of this petition. <input checked="" type="checkbox"/> No	
Signature of Non-Attorney Petition Preparer I certify that I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110, that I prepared this document for compensation, and that I have provided the debtor with a copy of this document. _____ <small>Printed Name of Bankruptcy Petition Preparer</small> _____ <small>Social Security Number</small> _____ <small>Address</small> _____ <small>Date</small>		Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document: If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person. X _____ <small>Signature of Bankruptcy Petition Preparer</small> _____ <small>Date</small>	
A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both 11 U.S.C. § 110; 18 U.S.C. § 156.			

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Beneficial Cons Dis. VS Carl & Tammy Hasketter

NO. 165-04 ED NO. 831-04 JD

DATE/TIME OF SALE: 1-26-05 1:30

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

CURRENT SHERIFF SALES

(www.sheriffcolumbiacounty.com)

JANUARY 26, 2005

9:00 AM THOR & PAMELA FLOREEN-63-65 E. 5TH ST. BLOOMSBURG-PARCEL #05E-03-131 no taxes due
9:00 AM DAVID & EMILY QUINN-385 HILLSIDE DRIVE BLOOMSBURG-PARCEL #22-01B-15
9:30 AM DOROTHY KREISCHER-202 E. 13TH ST. BERWICK-PARCEL #04A-03-097
9:30 AM RANDY & LYNDA LONG-168 DRINKER ST. BLOOMSBURG-PARCEL #18-01A-017
9:30 AM FRANK & JOY BEDOSKY-47 VILLAGE LN BERWICK-PARCEL #06-01-26-2 no taxes due
9:30 AM JOHN & MICHELLE DENNIS-3 OLD MILL ROAD BEWICK-PARCEL #07-03B-031-02 no taxes due
9:30 AM CHRISTOPHER WELSH & MICHELE HEIMBACH-318 MARTZ ST. BERWICK-PARCEL #04A-03-082
10:00 AM VALERIE MOYLE-416 WEST FIRST ST. BLOOMSBURG-PARCEL #05W-04-021 no taxes due
10:00 AM ROBERT ALTERI-422 LASALLE ST. BERWICK-PARCEL #04C-05-177
10:30 AM DOROTHY WALTER-97 DRINKER ST. BLOOMSBURG-PARCEL #18-01A-062
10:30 AM ROBERT & ALLISON COOK-215 CRANBERRY RUN ROAD BLOOMSBURG-PARCEL #01-16-00203 no taxes due
11:00 AM ANGELO & KAREN DEMARCO-335 MARY ST. BERWICK-PARCEL #04A-01-067
11:00 AM BRIAN & TAMMY HUNSINGER-74 ENGLISH HILL RD BLOOMSBURG-PARCEL #26-06-00615 no taxes due
11:30 AM DAVE & GAIL DEATIER-157 PICNIC GROVE RD CATAWISSA-PARCEL #20-03-026-03
11:30 AM CARL & TAMMY HOSTETTER-75-76 MIDDLE ST. LOCUSTDALE-PARCEL #14-01-52-5 no taxes due

14-01-53-6 no taxes due

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paul R. Eyerly, 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 that day and on the attached notice January 5, 12, 19, 2005, 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.

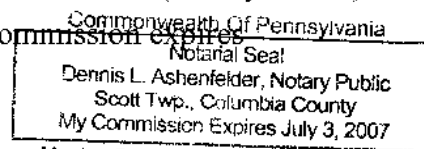
Paul R. Eyerly

Sworn and subscribed to before me this 20th day of JANUARY 2005.

[Signature]

(Notary Public)

My commission expires



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

.....

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*
BONNIE DAHL*
BETH L. THOMAS
SVEN E. PEALLERT*
JOSEPH VACCARO*
MICHELLE DELILLE*
CATANIA TRIGO*

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PHILADELPHIA, PA 19109
(215) 790-1010
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SUITE 600
216 HADDON AVENUE
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(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 L. RIGA*
Of Counsel

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

December 23, 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 and
76 Middle Street Locustdale, PA 17945


Dear Sir/Madame:

Enclosed please find the original and one copy of the Amended 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
--	--

AFFIDAVIT OF SERVICE

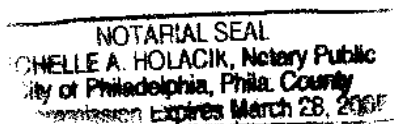
I, Terrence J. McCabe, Esquire, attorney for the Plaintiff in the within matter,
hereby certify that on the 23rd day of December, 2004, a true and correct copy of the Notice of
Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in the Affidavit
Pursuant to 3129 which 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 23rd DAY
OF December, 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

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
--	--

AMENDED AFFIDAVIT PURSUANT TO RULE 3129

I, Terrence J. McCabe, Esquire, attorney for Plaintiff in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 75 Middle Street Locustdale, PA 17945 and 76 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:
Plaintiff Herein.

Exhibit A

Columbia County Redevelopment Authority
348 Main Street
Aristes, PA 17920

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
Attn: AL Spears

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

Beneficial Consumer Discount Company
d/b/a Beneficial Mortgage Company Of Pennsylvania
636 Grand Regency Boulevard
Brandon, FL 33510
Attn: Rebecca Gast

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

Name	Address
NONE	

6. Name and address of every other person of whom the Plaintiff has knowledge

Exhibit A

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

Tenant(s)/Occupant(s)

76 Middle Street
Locustdale, PA 17945

Tax Claim Bureau
Columbia County Courthouse

35 West Main Street
Basement Level
Bloomsburg, PA 17815

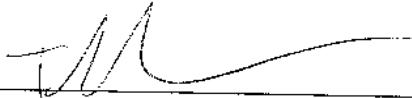
Commonwealth Of Pennsylvania
Department of Welfare

P.O. Box 2675
Harrisburg, PA 17105

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

December 23, 2004

DATE


TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

INDEPENDENT: 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.

Article Addressed to:

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

Article Number

<p>SENDER: COMPLETE THIS SECTION</p> <ul style="list-style-type: none"> ■ 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. <hr/> <p>1. Article Addressed to:</p> <p style="text-align: center; padding: 10px;"> INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 600 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106 </p> <hr/> <p>2. Article Number (Transfer from service label)</p>	<p>COMPLETE THIS SECTION ON DELIVERY</p> <p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address</p> <p>X <i>Robert Ross</i></p> <hr/> <p>B. Received by (Printed Name) C. Date of Delivery</p> <hr/> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="text-align: center; padding: 10px;"> <i>Robert Ross</i> </p> <hr/> <p>Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <hr/> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
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7004 0550 0000 7003 5693

<p>SENDER: COMPLETE THIS SECTION</p> <ul style="list-style-type: none"> ■ 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. <p>1. Article Addressed to:</p> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">U. S. SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE ROBERT N.C. NIX FEDERAL BUILDING 400 MARKET STREET- 5TH FLOOR PHILADELPHIA, PA 19107</p>	<p>COMPLETE THIS SECTION ON DELIVERY</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none; vertical-align: top;"> <p>A. Signature</p> <p>X <i>[Signature]</i></p> </td> <td style="width: 50%; border: none; vertical-align: top;"> <p><input type="checkbox"/> Agent</p> <p><input checked="" type="checkbox"/> Address</p> </td> </tr> <tr> <td style="border: none; vertical-align: top;"> <p>B. Received by (Printed Name)</p> <p><i>[Signature]</i></p> </td> <td style="border: none; vertical-align: top;"> <p>C. Date of Delivery</p> <p><i>[Signature]</i> 7</p> </td> </tr> </table> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes if YES, enter delivery address below: <input type="checkbox"/> No</p>	<p>A. Signature</p> <p>X <i>[Signature]</i></p>	<p><input type="checkbox"/> Agent</p> <p><input checked="" type="checkbox"/> Address</p>	<p>B. Received by (Printed Name)</p> <p><i>[Signature]</i></p>	<p>C. Date of Delivery</p> <p><i>[Signature]</i> 7</p>
<p>A. Signature</p> <p>X <i>[Signature]</i></p>	<p><input type="checkbox"/> Agent</p> <p><input checked="" type="checkbox"/> Address</p>				
<p>B. Received by (Printed Name)</p> <p><i>[Signature]</i></p>	<p>C. Date of Delivery</p> <p><i>[Signature]</i> 7</p>				

102595-02-M-1540

<p>Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
<p>4. Restricted Delivery? (Extra Fee)</p>	<p><input type="checkbox"/> Yes</p>

Article Number

Answer from service label)

Form 3811, February 2004

7004 0550 0000 7003 5686

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p> <input checked="" type="checkbox"/> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. <input checked="" type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input checked="" type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits. </p>		<p> Signature: KEN L. WHITE FOR HFC/BRL <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Address </p>	
<p>1. Article Addressed to:</p> <p>Beneficial Consumer Dis. Co. PO Box 8621 Elmhurst, IL 60126</p>		<p> B. Received by (Printed Name) _____ C. Date of Delivery _____ D. Is delivery address different from item _____ If YES, enter delivery address below: _____ </p>	
<p>2. Article Number</p> <p>(Transfer from service label)</p>		<p>3. Service Type</p> <p> <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. </p>	
<p>7004 0550 0000 7003 5648</p>		<p>4. Restricted Delivery? (Extra Fee) _____ <input type="checkbox"/> Yes</p>	
<p>PS Form 3811, February 2004</p>		<p>Domestic Return Receipt</p>	

1. Agent ☒ Address ☒ Date of Delivery ☒
B. Received By (Printed Name) J Moore
C. Date of Delivery DEC 02 2004
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

U. S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
ROBERT N. C. NIX FEDERAL BUILDING
900 MARKET STREET- 5TH FLOOR
PHILADELPHIA, PA 19107

Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

7004 1160 0005 9399 0200

Domestic Return Receipt

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:
Beneficial Cons. Dis. Co.
PO Box 8621
Elmhurst, IL 60126

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☒ Address ☒
B. Received by (Printed Name) [Signature] C. Date of Delivery DEC 02 2004
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7004 1160 0005 9399 0170
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-16

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:

2. Article Number (Transfer from service label)

PS Form 3811, February 2004

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:
INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☒ Address ☒
B. Received by (Printed Name) FAITH ALSTON C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7004 1160 0005 9399 0217
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-16

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:
Beneficial Cons. Diso. Co.
38 South Main St.
Shenandoah, PA 17976

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☒ Address ☒
B. Received by (Printed Name) MARY E MOORE C. Date of Delivery 11-20-04
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7004 1160 0005 9399 0125
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-16

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

COMPLETE THIS SECTION ON DELIVERY

Received by (Printed Name) Anthony... 1/6/05
☒ Agent ☒ Address

B. Received by (Printed Name) NEW 30200

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

2. Article Number

(Transfer from service label)

7004 1160 0005 9399 0187

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☒ Agent

B. Received by (Printed Name) ARTV 30200 ☒ Address

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

2. Article Number

(Transfer from service label)

7004 1160 0005 9399 0194

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

McCABE, WEISBERG AND 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

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: December 23, 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 and
76 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 January 26, 2005 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.

ATTN: Samantha Young

- ☐ CVD
- ☐ Registered
- ☐ Delivery Confirmation
- ☐ Return Receipt for Merchandise
- ☐ Express Mail
- ☐ Signature Confirmation
- ☐ Insured

certificate of marriage
 or for additional
 copies of the birth
 document and
 date of return

Article Number		Address, Name, Street and P.O. Address	Postage	Post	Handling Charge	Actual Value of Registered	Insured Value	Due Date of Payment	PS Fee	SH Fee	SD Fee	RE Fee
1	Beneficial v. Hostetler	Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania 636 Grand Regency Boulevard Brandon, FL 33519 Attn: Rebecca Glast										
2		Tenant(s) Occupant(s) 76 Middle Street Locustdale, PA 17945										
3		Tax Claim Bureau Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815										
4		Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105										
5		Columbia County Redevelopment Authority 348 Main Street Aristes, PA 17929										
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100												
Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)										
5												

Exhibit B

The fee schedule is subject to change without notice. The maximum amount payable for the restoration of missing and destroyed postage stamps is \$5.00 per piece. The maximum amount payable for multiple pieces is \$10.00. The maximum amount payable for multiple pieces is \$1

Item 3877, December 2004

Complete by Typewriter, Ink, or Ball Point Pen

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**
BONNIE DAHL*
BETH L. THOMAS
SVEN E. PRAHLERT*
JOSEPH VACCARO*
MICHELLE DELILLE*
CATANIA TRIGO*

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) 358-7080
FAX (856) 858-7020

SUITE 205
51 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 & MD
**** Licensed in PA, NJ & NY
***** Licensed in NY & CT
* Licensed in NY
* Managing Attorney for NJ
* Managing Attorney for NY

FACSIMILE COVER LETTER

DATE: 12-29-04.
TO: Sheriff OF Columbia County
RE: Hostetter, Carl & Tammy # 2004-CV-831
FAX NO. (570) 389-5625
TOTAL NUMBER OF PAGES INCLUDING THIS PAGE: _____
ATTENTION: Sheriff OF Columbia County
MESSAGE: Please Use Attached legal Only
When Preparing Deed. Please
Contact me if you have any questions.

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

SENDER: Lina White

FAX NO.: (215) 790-1274

CONFIDENTIAL: ✓ YES NO

LEGAL DESCRIPTIONS

The surface only of 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 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" E.-24.37' 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 expectations and reservations set forth in prior deeds.

Being Parcel No. 14-01-052-06

The Surface only 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 Lot. No. 52 (9) on the north line of T-503, Middle Street; thence along said street, S. 83 degrees, 05' 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.

SUBJECT to expectations and reservations set forth in prior deeds.
Being Parcel No. 14-01-052-05

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

LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY
MARGARET QAIRO
RITA C. BUSCHER*†
MONICA G. CHRISTIE ††
FRANK DUBIN
BRENDA L. BROGDON*
SEAN GARRETT*-
BONNIE DAHL*
BETH L. THOMAS
SVEN E. PFAHLERT*
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(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 & NY
** 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

December 9, 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 and
76 Middle Street Locustdale, PA 17945

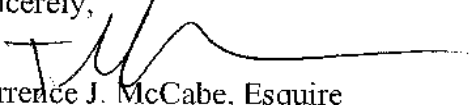
Dear Sir/Madame:

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
--	--

AFFIDAVIT OF SERVICE

I, Terrence J. McCabe, Esquire, attorney for the Plaintiff in the within matter, hereby certify that on the 9th day of December, 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".

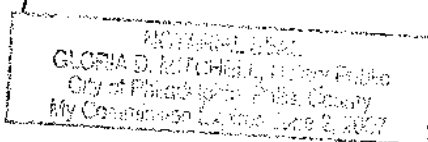
Copies of the letter and certificate of mailing are also attached hereto, made a part hereof and marked as Exhibit "B."



TERRENCE J. McCABE, ESQUIRE

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 9th DAY
OF December, 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
--	--

AMENDED AFFIDAVIT PURSUANT TO RULE 3129

I, Terrence J. McCabe, Esquire, attorney for Plaintiff in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 75 Middle Street Locustdale, PA 17945 and 76 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

Exhibit A

record lien on the real property to be sold:
Plaintiff Herein.

Columbia County Redevelopment Authority
348 Main Street
Aristes, PA 17920

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
Attn: AL Spears

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

Beneficial Consumer Discount Company
d/b/a Beneficial Mortgage Company Of Pennsylvania
636 Grand Regency Boulevard
Brandon, FL 33510
Attn: Rebecca Gast

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

Name	Address
NONE	

6. Name and address of every other person of whom the Plaintiff has knowledge

who has any interest in the property which may be affected by the sale:
Name Address

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

Tenant(s)/Occupant(s) 76 Middle Street
Locustdale, PA 17945

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

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

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

December 9, 2004

DATE

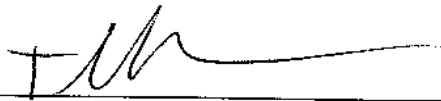

TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

Exhibit A

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

Attorney for Plaintiff

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: December 9, 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 and
76 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 January 26, 2005 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.

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 ☐ 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	Article Number	Addressee Name, Street and PO Address	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1	Beneficial v. Hostetter	Columbia County Redevelopment Authority 348 Main Street Aristes, PA 17920											
2		Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania 636 Grand Regency Boulevard Brandon, FL 33510 Attn: Rebecca Gast											
3		Tenant(s)/Occupant(s) 76 Middle St. Locustdale, PA 17945											
4		Tax Claim Bureau Columbia County Courthouse 35 West Main St. Basement Level Bloomsburg, PA 17815											
5		Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105											
6													
7													
8													
9													
10													
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$500 per piece subject to additional limitations for multiple pieces lost or damaged in a single catastrophic occurrence. The maximum indemnity payable on Express Mail registered insurance is \$500, but optional Express Mail Service insurance is available for up to \$5,000 to cover, but not all countries. The maximum indemnity payable is \$25,000 for registered mail. See Domestic Mail Manual 3900, 3913, and 3921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.									
5		3		Postmaster, Per (Name of receiving employee) <i>Fat Reed</i>									

Exhibit B

1043 US POSTAGE P82232577
 7044 \$01.500 DEC 09 04
 8661 FROM ZIP CODE 19109

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.

CARL AND TAMMY HOSTETTER

WRIT OF EXECUTION #165 OF 2004 ED

POSTING OF PROPERTY

DECEMBER 10, 2004

POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF CARL AND TAMMY HOSTETTER AT 75-76 MIDDLE STREET LOCUSTDALE
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY SHERIFF TIMOTHY T. CHAMBERLAIN.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 13TH DAY OF DECEMBER 2004

NOTARIAL SEAL
WENDY WESTOVER, NOTARY PUBLIC
BLOOMSBURG, COLUMBIA CO., PA
MY COMMISSION EXPIRES NOVEMBER 07, 2006

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

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

VS

Docket # 165ED2004

AMENDED WRIT OF EXECUTION -
MORTGAGE FORECLOSURE

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

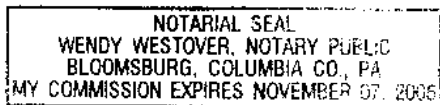
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, NOVEMBER 30, 2004, AT 11:40 AM, SERVED THE WITHIN AMENDED
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, DECEMBER 01, 2004

NOTARY PUBLIC



X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X

P. D'ANGELO
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 388
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

VS

Docket # 165ED2004

AMENDED WRIT OF EXECUTION -
MORTGAGE FORECLOSURE

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

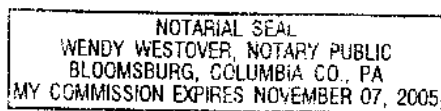
AFFIDAVIT OF SERVICE


NOW, THIS TUESDAY, NOVEMBER 30, 2004, AT 11:40 AM, SERVED THE WITHIN AMENDED 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, DECEMBER 01, 2004


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

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 November 17, 24, 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.

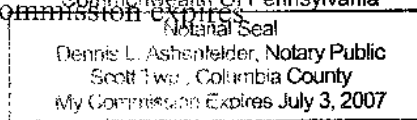
Paul R. Eyerly IV

Sworn and subscribed to before me this 30 day of December, 2004.

Dennis L. Ashenfelter

(Notary Public)

My commission expires



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

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*
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BONNIE DAHL*
BETH L. THOMAS
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* 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

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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

November 17, 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 and 76 Middle Street Locustdale, PA
17945

Dear Sir/Madame:

Enclosed please find the original and one copy of the Amended 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

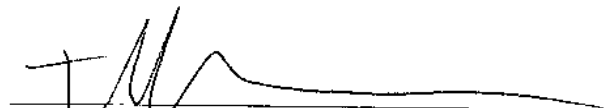
(215) 790-1010

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
--	--

AMENDED AFFIDAVIT OF SERVICE

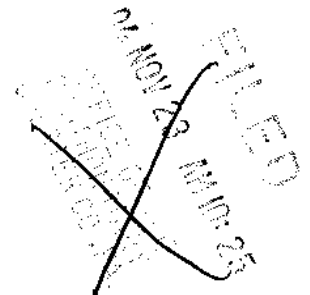
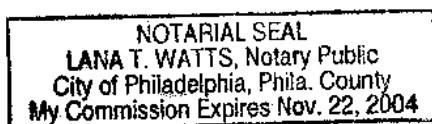
I, Terrence J. McCabe, Esquire, attorney for the Plaintiff in the within matter, hereby certify that on the 17th day of November, 2004, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in the Affidavit Pursuant to 3129 which 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 17th DAY
OF November, 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
--	--

AMENDED AFFIDAVIT PURSUANT TO RULE 3129

I, Terrence J. McCabe, Esquire, attorney for Plaintiff in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 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

Exhibit A

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:

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.

November 17, 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: November 17, 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 MiddleStreet Locustdale, PA 17945 and 76 MiddleStreet Locustdale, PA 17945

IMPROVEMENTS: Residential Dwelling

The above-captioned property 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. 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.

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: November 17, 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 and 76 Middle Street Locustdale, PA 17945

IMPROVEMENTS: Residential Dwelling

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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
(if issued as a
certificate of mailing,
or for additional
copies of this bill)
*Postmark and
Date of Receipt*

PS Form 3877, November 17, 2004

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

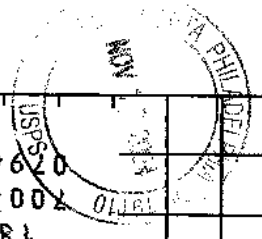
Check type of mail or service:
☐ Certified ☐ Recorded Delivery (International)
☐ COD ☐ Registered
☐ Delivery Confirmation ☐ Return Receipt for Merchandise
☐ Express Mail ☐ Signature Confirmation
☐ Insured

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

Line	Article Number	Address Name, Street and PO Address	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender's COP	DC Fee	SC Fee	SE Fee	RD Fee	RK Fee
1	Beneficial v. Hostetter	Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company Of Pennsylvania P.O. Box 8621 Elmhurst, IL 60126											
2		Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company Of 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													
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office											
3													

Exhibit B

1883 U.S. POSTAGE P82232572
 7004 \$00.900
 NOV 17 04
 FROM ZIP CODE 19109



The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonregistrable documents under Express Mail document reconstruction insurance is \$500 per piece subject to additional limitations for multiple pieces lost or damaged in a single extraordinary occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500, but optional Express Mail Service merchandise insurance is available for up to \$5,000 to some, but not all, countries. The maximum indemnity payable on Registered Mail is \$5,000 for registered mail and \$250,000 for registered mail insured for more than \$500. Commercial quantities of registered mail are subject to special provisions. Insurance charges apply only to Standard Mail (A) and Standard Mail (B) parcels.

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

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
--	--

AMENDED AFFIDAVIT PURSUANT TO RULE 3129

I, Terrence J. McCabe, Esquire, attorney for Plaintiff in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 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

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.

November 17, 2004

DATE

TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

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

SERVICE# 1 - 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
CARL HOSTETTER	WRIT OF EXECUTION - MORTGAGE
76 MIDDLE ST	FORECLOSURE
LOCUSTDALE	

SERVED UPON Tammy Hostetter

RELATIONSHIP wife IDENTIFICATION _____

DATE 11.30.04 TIME 1145 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 Pha Delt DATE 11.30.04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 2 - 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
TAMMY HOSTETTER	WRIT OF EXECUTION - MORTGAGE
76 MIDDLE ST.	FORECLOSURE
LOCUSTDALE	

SERVED UPON TAMMY HOSTETTER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 10.20.04 TIME 11:40 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

R. D. B.

DATE 10.20.04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 5 - 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
VIRGINIA MARLOW-TAX COLLECTOR
414 MAIN ST.
WILBURTON

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON VIRGINIA MARLOW

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-30-04 TIME 1120 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 11-30-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/4/2004

SERVICE# 6 - 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
DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Carl L. Hostetter

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-29-4 TIME 0905 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 11-29-4

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
TENANT(S)
75 MIDDLE ST.
LOCUSTDALE

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON HOSTETTER - VACANT

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11/30/04 TIME 1135 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

Pace DLB

DATE 11/30/04

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 29-NOV-04

FEE: \$5.00

CERT. NO: 299

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	228.97	3.22		0.00	232.19
TOTAL DUE :						\$232.19 *

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: February , 2005

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

REQUESTED BY: Columbia County Sheriff
(RN)

* Does NOT INCLUDE the
2004 TAXES

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/4/2004

SERVICE# 9 - 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
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Dir Miller

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 11-29-04 TIME 6:45 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 11-29-04

165

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 29-NOV-04

FEE: \$5.00

CERT. NO: 298

HOSTETTER CARL & TAMMY
P O BOX 23
LOCUSTDALE PA 17945

DISTRICT: CONYNGHAM TWP
DEED: 0572-0787
LOCATION: 76 MIDDLE AVENUE
PARCEL: 14 -01 -052-05,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2002	PRIM	0.00	0.00	0.00	0.00
2003	PRIM	315.33	5.04	0.00	320.37
TOTAL DUE :					\$320.37 *

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: February ,2005

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

REQUESTED BY:

Columbia County Sheriff

(RN)

* Does NOT Include the
2004 TAXES.

SHERIFF'S SALE

WEDNESDAY JANUARY 26, 2005 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' 09" 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

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 JANUARY 26, 2005 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 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

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 JANUARY 26, 2005 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 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

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 JANUARY 26, 2005 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 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.

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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

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
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LEGAL DESCRIPTIONS

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SUBJECT to exceptions and reservations set forth in prior deeds.

Being Parcel No. 14-01-052-06

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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

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SUBJECT to exceptions and reservations set forth in prior deeds.

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(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 <i>2004-ED-165</i>
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AMENDED AFFIDAVIT PURSUANT TO RULE 3129

I, Terrence J. McCabe, Esquire, attorney for Plaintiff in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 75 Middle Street Locustdale, PA 17945 and 76 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:
Plaintiff Herein.

Columbia County Redevelopment Authority
348 Main Street
Aristes, PA 17920

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
Attn: AL Spears

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

Beneficial Consumer Discount Company
d/b/a Beneficial Mortgage Company Of Pennsylvania
636 Grand Regency Boulevard
Brandon, FL 33510
Attn: Rebecca Gast

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

Name	Address
NONE	

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

Name

Address

Tenant(s)/Occupant(s)

75 Middle Street
Locustdale, PA 17945

Tenant(s)/Occupant(s)

76 Middle Street
Locustdale, PA 17945

Tax Claim Bureau
Columbia County Courthouse

35 West Main Street
Basement Level
Bloomsburg, PA 17815

Commonwealth Of Pennsylvania
Department of Welfare

P.O. Box 2675
Harrisburg, PA 17105

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

November 12, 2004

DATE

Terrence J. McCabe
TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

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TERRENCE J. McCABE, ESQUIRE
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McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

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(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-1165</i>
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Attn: AL Spears

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

Beneficial Consumer Discount Company
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636 Grand Regency Boulevard
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Attn: Rebecca Gast

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Name	Address
NONE	

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

Name

Address

Tenant(s)/Occupant(s)

75 Middle Street
Locustdale, PA 17945

Tenant(s)/Occupant(s)

76 Middle Street
Locustdale, PA 17945

Tax Claim Bureau
Columbia County Courthouse

35 West Main Street
Basement Level
Bloomsburg, PA 17815

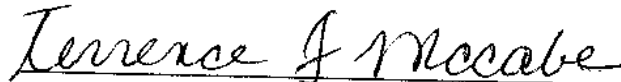
Commonwealth Of Pennsylvania
Department of Welfare

P.O. Box 2675
Harrisburg, PA 17105

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

November 12, 2004

DATE


TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

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

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 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 and 76 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:
Plaintiff Herein.

Columbia County Redevelopment Authority
348 Main Street
Aristes, PA 17920

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
Attn: AL Spears

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

Beneficial Consumer Discount Company
d/b/a Beneficial Mortgage Company Of Pennsylvania
636 Grand Regency Boulevard
Brandon, FL 33510
Attn: Rebecca Gast

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

Name	Address
NONE	

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SUBJECT to exceptions and reservations set forth in prior deeds.

Being Parcel No. 14-01-052-06

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