

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in **Orange Township, County of Columbia, Commonwealth of Pennsylvania**, bounded and described as follows, to-wit:

BEGINNING at a point in the centerline of Pennsylvania State Route No. 487;

THENCE leaving the centerline of State Route No. 487 and running along land of Keith W. Kocher and Joan D. McCarty, passing through two rebars found on line offset 74.21 feet and 333.50 feet, respectively, from the beginning of this course, South 80 degrees 30 minutes 00 seconds West, 431.52 feet to a point in Fishing Creek, said point in creek being in line of land now or formerly of John F. and Dawn B. Johnson;

THENCE running along land of John F. and Dawn B. Johnson, North 1 degrees 20 minutes 00 seconds East, 361.35 feet to a point;

THENCE continuing along the same, North 1 degrees 13 minutes 50 seconds East, 129.70 feet to a point;

THENCE continuing along the same, North 43 degrees 12 minutes 10 seconds East, 169.12 feet to a point;

THENCE continuing along the same, North 82 degrees 33 minutes 05 seconds East, 127.62 feet to a point in the centerline of Pennsylvania State Route No. 487;

THENCE running along the centerline of Pennsylvania State Route No. 487, South 17 degrees 19 minutes 48 seconds East, 59.60 feet to a point;

THENCE continuing along the same, South 17 degrees 42 minutes 35 seconds East, 314.09 feet to a point;

THENCE continuing along the same, following a curve to the right, said curve having a radius of 3819.72 feet a central angle of 3 degrees 10 minutes 36 seconds, an arc length of 211.75 feet to the place of beginning.

CONTAINING 4.405 acres of land and being more fully shown as Parcel No. 1 on survey draft prepared by Ted L. Oman and Associates, Inc. dated July 14, 1998, and filed in Columbia County Map Book 7, Page 1457.

UNDER AND SUBJECT to all matters as shown on the
aforementioned survey draft.

ALSO, UNDER AND SUBJECT to an Agreement to Establish
Property Lines by and between the Estate of Hazel P. Lee and John F.
Johnson and Dawn B. Johnson dated July 24, 1998, and recorded in Columbia
County Record Book 695, Page 530.

BEING KNOWN AS: 1537 State Route 487, Orangeville, PA 17859

TAX I.D. #: 27-04-17-01

THE IMPROVEMENTS THEREON ARE: Dwelling House

BEING THE SAME PREMISES WHICH Paul D. Lee and Sheldon J. Lee, Co-
Executors of the Estate of Hazel P. Lee, Deceased, by Deed dated
8/28/1998 and recorded 8/31/1998 in the Office of the Recorder in
and for Columbia County in Book/Volume 698, Page 835 granted and
conveyed unto Ronald E. Aikey Jr., and Diann M. Aikey.

REAL DEBT: \$148,850.05

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Ronald E. Aikey Jr., and Diann M. Aikey

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

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 of June 2, 9, 16, 2004 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

PdRE/

Sworn and subscribed to before me this 17th day of June, 2004.

[Signature]

(Notary Public)
Commonwealth of Pennsylvania
My commission expires Notary Seal
Dennis L. Ashenfelter Notary Public
Scott Township, Columbia County
My Commission Expires July 3, 2007
Member, Pennsylvania Association Of Notaries

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

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER. SEE REVERSE FOR MICROPRINTED SECURITY INFORMATION.

MCCABE, WEISBERG & CONWAY, P.C.

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



WACHOVIA

3-50/310

NUMBER

17573

PAY: Two Thousand Nine Hundred Eighty Two ***** 32/100

DATE

Jun 28/2004

AMOUNT

\$2,982.32

TO THE Sheriff of Columbia County
ORDER OF

Balance Due Sheriff

ESCROW TRUST
VOID AFTER 90 DAYS

Thomas McVila



THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

017573 03100050302000012430022

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

TERRENCE J. McCABE

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

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

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

June 28, 2004

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

Re: BENEFICIAL CONSUMER DISCOUNT COMPANY
V.
RONALD E. AIKEY JR., AND DIANN M. AIKEY
COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2003-CV-1315
PREMISES: 1537 STATE ROUTE 487, ORANGEVILLE, PA 17859
DATE OF SHERIFF'S SALE: JUNE 23, 2004 AT 10:30 a.m.

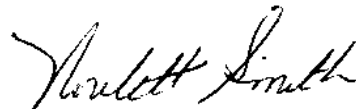
Dear Sheriff:

Enclosed please find check in the amount of \$2,982.32 which represents the amount necessary to complete settlement with regard to the above referenced matter.

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

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

Very truly yours,



Novlett A. Smith
Legal Assistant

/nas
Enclosures

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

Beneficial Cons. D's Co. vs Ronald + D'Ann A. Key

NO. 58-af ED NO. 1315-03 JD

DATE/TIME OF SALE: 6-23-04 1030

BID PRICE (INCLUDES COST) \$ 49001.00

POUNDAGE - 2% OF BID \$ 980.02

TRANSFER TAX - 2% OF FAIR MKT \$ -0-

MISC. COSTS \$ 3102.30 + 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4332.32

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Robert L. Markoff on behalf
of TT

TOTAL DUE: \$ 4332.32

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2982.32

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Beneficial Const. Co. vs Ronald & Dianne Arkey

NO. 58-04 ED NO. 1315-03 JD

DATE/TIME OF SALE: 6-23-04 1030

BID PRICE (INCLUDES COST) \$ 49001.00

POUNDAGE - 2% OF BID \$ 980.02

TRANSFER TAX - 2% OF FAIR MKT \$ -0-

MISC. COSTS \$ 3102.30 + 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4332.32

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Robert L. Marked on behalf
of TT

TOTAL DUE: \$ 4332.32

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2982.32

SHERIFF'S SALE COST SHEET

Beneficial Const. Co. vs. Donald & Diana Alker
 NO. 58-04 ED NO. 1315-03 JD DATE/TIME OF SALE 6/25/04 1030

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>51.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL *****	\$ <u>464.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>879.56</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1104.56</u>

PROTHONOTARY (NOTARY)	1725 \$10.00
RECORDER OF DEEDS	\$ <u>41.50</u>
TOTAL *****	\$ <u>51.50</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>241.18</u>
SCHOOL DIST. 20	\$
DELINQUENT 2003	\$ <u>1080.56</u>
TOTAL *****	\$ <u>1321.74</u>

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 3102.30

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

2. Article Number
(Transfer from service label)
7002 3150 0006 4911 6324

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

4. Restricted Delivery? (Extra Fee)
☐ Yes

102595-02-M-1

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:
Conseco Finance CDC
3401 Hartzdale Drive, Ste. 118
Camm Mill, PA 17011

2. Article Number
(Transfer from service label)
7002 0460 0001 7460 8311

PS Form 3811, August 2001

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *Steve Ferra*

B. Received by (Printed Name)
Steve Ferra

C. Date of Delivery
APR 19 2004

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

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

4. Restricted Delivery? (Extra Fee)
☐ Yes

1. Article Addressed to:
INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
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102595-02-M-1

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■ Attach this card to the back of the mailpiece, or on the front if space permits.

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

2. Article Number
(Transfer from service label)
7002 0460 0001 7460 8366

PS Form 3811, August 2001

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *J. Moore*

B. Received by (Printed Name)
J. Moore

C. Date of Delivery
APR 19 2004

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

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

4. Restricted Delivery? (Extra Fee)
☐ Yes

1. Article Addressed to:
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
LEARNANCE SUPPORT SECTION
DEPARTMENT 281230
ARRISBURG, PA 17128-1230

2. Article Number
(Transfer from service label)
7002 0460 0001 7460 8342

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

4. Restricted Delivery? (Extra Fee)
☐ Yes

102595-02-M-1540

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 Consumer Dis. Co.
PO Box 8621
Elmhurst, IL 60126

2. Article Number
(Transfer from service label)
7002 0460 0001 7460 8328

PS Form 3811, August 2001

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *KEN W. CHARLE*

B. Received by (Printed Name)
KEN W. CHARLE

C. Date of Delivery
APR 19 2004

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

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

4. Restricted Delivery? (Extra Fee)
☐ Yes

1. Article Addressed to:
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
LEARNANCE SUPPORT SECTION
DEPARTMENT 281230
ARRISBURG, PA 17128-1230

2. Article Number
(Transfer from service label)
7002 0460 0001 7460 8342

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

4. Restricted Delivery? (Extra Fee)
☐ Yes

102595-02-M-1540

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.

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Beneficial Consumer Dis. Co.
PO Box 8621
Elmhurst, IL 60126

2. Article Number
(Transfer from service label)
7002 0460 0001 7460 8328

PS Form 3811, August 2001

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *KEN W. CHARLE*

B. Received by (Printed Name)
KEN W. CHARLE

C. Date of Delivery
APR 19 2004

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

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

4. Restricted Delivery? (Extra Fee)
☐ Yes

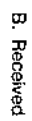
SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature  ☐ Agent ☒ AddresseeB. Received by (Printed Name)  Date of Delivery APR 16 2001D. 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)

7002 0460 0001 7460 8335

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1E


SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature  ☐ Agent ☒ AddresseeB. Received by (Printed Name)  Date of Delivery APR 16 2001D. 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)

7002 0460 0001 7460 8359

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1E

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, COMMONWEALTH
OF PENNSYLVANIA.

BENEFICIAL CONSUMER DISCOUNT
COMPANY

VS.

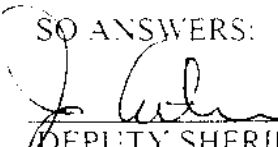
RONALD AND DIANN AIKEY

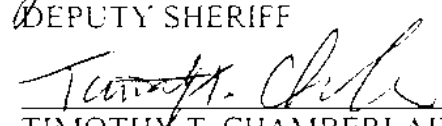
WRIT OF EXECUTION #58 OF 2004 ED

POSTING OF PROPERTY

MAY 20, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF RONALD AND DIANN AIKEY AT 1537 SR 487 ORANGEVILLE
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF J. ARTER.


SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 25TH DAY OF MAY 2004


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

LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

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

SUITE 2080
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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

* 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

MAY 7, 2004

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

RE: BENEFICIAL CONSUMER DISCOUNT COMPANY, ET AL
V.
RONALD E. AIKEY JR., AND DIANN M. AIKEY

COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2003-CV-1315
ACTION IN MORTGAGE FORECLOSURE
PREMISES: 1537 STATE ROUTE 487, ORANGEVILLE, PA 17859

Dear Sir/Madame:

Enclosed please find the original and one copy of Affidavit of Service relative to the above-captioned matter. Kindly file the original of record with the Court and return to my attention the time-stamped copy in the stamped, self-addressed envelope which is provided.

Please advise promptly if there are any problems in this regard.

Thank you for your assistance in this matter.

Sincerely,


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

TJM/nh

Enclosure

cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG 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.
Ronald E. Aikey Jr., and
Diann M. Aikey

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NUMBER 2003-CV-1315

AFFIDAVIT OF SERVICE

I, Terrence J. McCabe, Esquire, attorney for the
Plaintiff in the within matter, hereby certify that on the 7th
DAY OF MAY, 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."

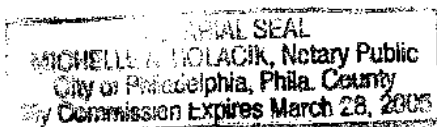


TERRENCE J. McCABE, ESQUIRE

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 7th DAY OF
MAY, 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

Beneficial Consumer Discount
Company d/b/a Beneficial
Mortgage Company of
Pennsylvania
V.
Ronald E. Aikey Jr., and
Diann M. Aikey

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NUMBER 2003-CV-1315

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 1537 State Route 487, Orangeville, PA 17859 a copy of the description of said property is attached hereto and marked Exhibit "A."

1. Name and address of Owner(s) or Reputed Owner(s):
Name Address

Ronald E. Aikey, Jr. 1491 Siedel Avenue
Bloomsburg PA 17815

Diann M. Aikey 1491 Siedel Avenue
Bloomsburg, PA 17815
2. Name and address of Defendant(s) in the judgment:
Name Address

Ronald E. Aikey, Jr. 1491 Siedel Avenue
Bloomsburg PA 17815

Diann M. Aikey 1491 Siedel Avenue
Bloomsburg, PA 17815
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name Address
4. Name and address of the last recorded holder of every mortgage of record:

Conseco Finance CDC,
3401 Hartzdale Dr., Suite 118, Camp Hill, PA 17011

Beneficial CDC d/b/a Beneficial Mortgage
Company of Pennsylvania
575 Montour Blvd, Montour Plaza Bloomsburg, PA 17815

Beneficial Consumer Discount Company d/b/a Beneficial
Mortgage Company of Pennsylvania
P.O. Box 682, Elmhurst, IL 60126

EXHIBIT A

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

Name

Address

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

Name

Address

Tenant(s)/Occupant(s)

1537 State Route 487
Orangeville, PA 17859

Domestic Relations

Columbia County
700 Sawmill Road
Bloomsburg, PA 17815

Commonwealth of Pennsylvania,

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

Internal Revenue Service

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

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

May 7, 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

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. Ronald E. Aikey Jr., and Diann M. Aikey	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2003-CV-1315
-----------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------

DATE: May 7, 2004

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNER(S): Ronald E. Aikey Jr., and Diann M. Aikey
PROPERTY: 1537 State Route 487, Orangeville, PA 17859
IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on June 23, 2003 at 10:30 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.

EXHIBIT "B"

FIRST UNION BUILDING
123 SOUTH BROAD STREET
SUITE 2030
PHILADELPHIA, PA 19109

United States Postal Service

Certified
COD
Delivery Confirmation
Express Mail
Insured
Registered
Return Receipt for Merchandise
Signature Confirmation

Article Number

Addressee (Name, Street, City, State & ZIP Code)

Postage

Fee

Handling Charge

Actual Value
if Registered

Insured Value

Due Sender
if COD

DC Fee

SC Fee

SH Fee

RD Fee

RR Fee

RR Fee

RR Fee

RR Fee

RR Fee

Bene V. Aikey, Ronald E. Aikey, Jr.
1491 Siedel Avenue
Bloombsburg PA 17815

2.

Diann M. Aikey
1491 Siedel Avenue
Bloombsburg, PA 17815

3.

Conseco Finance CDC
3401 Hartzdale Dr., Suite 118,
Camp Hill, PA 17011

4.

Beneficial CDC
d/b/a Beneficial Mortgage
Company of Pennsylvania
575 Montour Blvd
Montour Plaza
Bloombsburg, PA 17815

5.

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

6.

Tenant(s)/Occupant(s)
1537 State Route 487
Orangeville, PA 17859

7.

Tenant(s)/Occupant(s)
1537 State Route 487
Orangeville, PA 17859

8.

Tenant(s)/Occupant(s)
1537 State Route 487
Orangeville, PA 17859

Total Number of Pieces Listed by Sender
Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

PS Form 3877, February 2002 (Page 1 of 2)

Complete by Typewriter, Ink, or Ball Point Pen

See Privacy Act Statement on Reverse

EXHIBIT "B"



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-4300

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

VS

Docket # 58ED2004

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

RONALD E. AIKEY
DIANN M. AIKEY

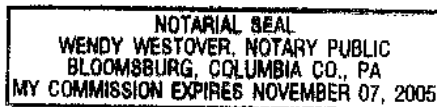
AFFIDAVIT OF SERVICE


NOW, THIS TUESDAY, APRIL 20, 2004, AT 4:15 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON DIANN AIKEY AT 1491 SIEDEL
AVENUE, BLOOMSBURG BY HANDING TO DIANN AIKEY, , 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 TUESDAY, APRIL 27, 2004


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
ACTING SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/30/2004

SERVICE# 13 - OF - 16 SERVICES
DOCKET # 58ED2004

PLAINTIFF

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

DEFENDANT

RONALD E. AIKEY
DIANN M. AIKEY

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

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Rene Neubert

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-16-4 TIME 0930 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB ☒ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY _____ DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/30/2004

SERVICE# 2 - OF - 16 SERVICES
DOCKET # 58ED2004

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

DEFENDANT RONALD E. AIKEY
DIANN M. AIKEY

PERSON/CORP TO SERVED	PAPERS TO SERVED
DIANN AIKEY	WRIT OF EXECUTION - MORTGAGE
1491 SIEDEL AVENUE	FORECLOSURE
BLOOMSBURG	

SERVED UPON DIANN AIKEY

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04/20/04 TIME 1615 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB _____ POE _____ CCSO ☒
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
	<u>4-16-4</u>	<u>1550</u>	<u>ARTER</u>	<u>CARD</u>

DEPUTY Paul Della DATE 04/20/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/30/2004

SERVICE# 4 - OF - 16 SERVICES
DOCKET # 58ED2004

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

DEFENDANT RONALD E. AIKEY
DIANN M. AIKEY

PERSON/CORP TO SERVED
BENEFICIAL CONSUMER DIS. CO.
575 MONTGOMERY BLVD
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Rose Miller

RELATIONSHIP Sales Asst IDENTIFICATION _____

DATE 4-19-04 TIME 0910 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) 417 Central Road Suite #2

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

4-19-04 0840 J. Carter NOT AT ADDRESS

DEPUTY

J. Carter

DATE 4-19-04

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/30/2004

SERVICE# 6 - OF - 16 SERVICES
DOCKET # 58ED2004

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

DEFENDANT RONALD E. AIKEY
DIANN M. AIKEY

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	WRIT OF EXECUTION - MORTGAGE
1537 SR 487	FORECLOSURE
ORANGEVILLE	

SERVED UPON POSTED Front Door

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-16-4 TIME 1453 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. C. [Signature]

DATE 4-16-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/30/2004

SERVICE# 8 - OF - 16 SERVICES
DOCKET # 58ED2004

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

DEFENDANT RONALD E. AIKEY
DIANN M. AIKEY

PERSON/CORP TO SERVED
ROBERT EDWARDS - TAX COLLECTOR
239 STONEY BROOK ROAD
ORANGEVILLE

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Robert

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-16-4 TIME 1440 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. Aiken

DATE 4-16-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/30/2004

SERVICE# 9 - OF - 16 SERVICES
DOCKET # 58ED2004

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

DEFENDANT RONALD E. AIKEY
DIANN M. AIKEY

PERSON/CORP TO SERVED	PAPERS TO SERVED
ORANGEVILLE BORO	WRIT OF EXECUTION - MORTGAGE
	FORECLOSURE
ORANGEVILLE	

SERVED UPON STEVE ROTHMAN

RELATIONSHIP Chief of Police IDENTIFICATION _____

DATE 4-19-04 TIME 0945 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

4-16-04 1420 AIKEY Card

DEPUTY

DATE 4-19-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/30/2004

SERVICE# 10 - OF - 16 SERVICES
DOCKET # 58ED2004

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

DEFENDANT RONALD E. AIKEY
DIANN M. AIKEY

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

Jessie Loran - AukB

RELATIONSHIP

IDENTIFICATION

DATE 4-16-4 TIME 10:30 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. Loran

DATE 4-16-4

REAL ESTATE OUTLINE

ED # 58-04

DATE RECEIVED 3-30-04
DOCKET AND INDEX 4-15-04
SET FILE FOLDER UP 4-15-04

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓ CK# 16015

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

SALE DATE June 23, 04 TIME 1030
POSTING DATE May 20
ADV. DATES FOR NEWSPAPER
1ST WEEK June 2
2ND WEEK 9
3RD WEEK 16, 04

SHERIFF'S SALE

WEDNESDAY JUNE 23, 2004 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 58 OF 2004 ED AND CIVIL WRIT NO. 1315 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERAIN piece, parcel and tract of land situate in Orange Township, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the centerline of Pennsylvania State Route No. 487; THENCE leaving the centerline of State Route No. 487 and running along land of Keith W. Kocher and Joan D. McCarty, passing through two rebars found on line offset 74.21 feet and 333.50 feet, respectively, from the beginning of this course, South 80 degrees 30 minutes 00 seconds West, 431.52 feet to a point in Fishing Creek, said point in creek being in line of land now or formerly of John F. and Dawn B. Johnson; THENCE running along land of John F. and Dawn B. Johnson, North 1 degrees 20 minutes 00 seconds East, 361.35 feet to a point; THENCE continuing along the same, North 1 degrees 13 minutes 50 seconds East, 129.70 feet to a point; THENCE continuing along the same, North 43 degrees 12 minutes 10 seconds East, 169.12 feet to a point; THENCE continuing along the same, North 82 degrees 33 minutes 05 seconds East, 127.62 feet to a point in the centerline of Pennsylvania State Route No. 487; THENCE running along the centerline of Pennsylvania State Route No. 487, South 17 degrees 19 minutes 48 seconds East, 59.60 feet to a point; THENCE continuing along the same, South 17 degrees 42 minutes 35 seconds East, 314.09 feet to a point; THENCE continuing along the same, following a curve to the right, said curve having a radius of 3819.72 feet a central angle of 3 degrees 10 minutes 36 seconds, an arc length of 211.75 feet to the place of beginning. CONTAINING 4.405 acres of land and being more fully shown as Parcel No. 1 on survey draft prepared by Ted L. Oman and Associates, Inc. dated July 14, 1998, and filed in Columbia County Map Book 7, Page 1457.

UNDER AND SUBJECT to all matters as shown on the aforementioned survey draft.

ALSO UNDER AND SUBJECT to an Agreement to Establish Property Lines by and between the Estate of Hazel P. Lee and John F. Johnson and Dawn B. Johnson dated July 24, 1998, and recorded in Columbia County Record Book 695, Page 530. BEING KNOWN AS: 1537 State Route 487, Orangeville, PA 17859

TAX I.D. #: 27-04-17-01

THE IMPROVEMENTS THEREON ARE: Dwelling House

BEING THE SAME PREMISES WHICH Paul D. Lee and Sheldon J. Lee, Co-Executors of the Estate of Hazel P. Lee, Deceased, by Deed dated 8/28/1998 and recorded 8/31/1998 in the Office of the Recorder in and for Columbia County in Book/Volume 698, Page 835 granted and conveyed unto Ronald E. Aikey Jr., and Diann M. Aikey.

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
Philadelphia, PA 19109

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

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in **Orange Township, County of Columbia**, Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the centerline of Pennsylvania State Route No. 487;

THENCE leaving the centerline of State Route No. 487 and running along land of Keith W. Kocher and Joan D. McCarty, passing through two rebars found on line offset 74.21 feet and 333.50 feet, respectively, from the beginning of this course, South 80 degrees 30 minutes 00 seconds West, 431.52 feet to a point in Fishing Creek, said point in creek being in line of land now or formerly of John F. and Dawn B. Johnson;

THENCE running along land of John F. and Dawn B. Johnson, North 1 degrees 20 minutes 00 seconds East, 361.35 feet to a point;

THENCE continuing along the same, North 1 degrees 13 minutes 50 seconds East, 129.70 feet to a point;

THENCE continuing along the same, North 43 degrees 12 minutes 10 seconds East, 169.12 feet to a point;

THENCE continuing along the same, North 82 degrees 33 minutes 05 seconds East, 127.62 feet to a point in the centerline of Pennsylvania State Route No. 487;

THENCE running along the centerline of Pennsylvania State Route No. 487, South 17 degrees 19 minutes 48 seconds East, 59.60 feet to a point;

THENCE continuing along the same, South 17 degrees 42 minutes 35 seconds East, 314.09 feet to a point;

THENCE continuing along the same, following a curve to the right, said curve having a radius of 3819.72 feet a central angle of 3 degrees 10 minutes 36 seconds, an arc length of 211.75 feet to the place of beginning.

CONTAINING 4.405 acres of land and being more fully shown as Parcel No. 1 on survey draft prepared by Ted L. Oman and Associates, Inc. dated July 14, 1998, and filed in Columbia County Map Book 7, Page 1457.

UNDER AND SUBJECT to all matters as shown on the
aforementioned survey draft.

ALSO, UNDER AND SUBJECT to an Agreement to Establish
Property Lines by and between the Estate of Hazel P. Lee and John F.
Johnson and Dawn B. Johnson dated July 24, 1998, and recorded in Columbia
County Record Book 695, Page 530.

BEING KNOWN AS: 1537 State Route 487, Orangeville, PA 17859

TAX I.D. #: 27-04-17-01

THE IMPROVEMENTS THEREON ARE: Dwelling House

BEING THE SAME PREMISES WHICH Paul D. Lee and Sheldon J. Lee, Co-
Executors of the Estate of Hazel P. Lee, Deceased, by Deed dated
8/28/1998 and recorded 8/31/1998 in the Office of the Recorder in
and for Columbia County in Book/Volume 698, Page 835 granted and
conveyed unto Ronald E. Aikey Jr., and Diann M. Aikey.

REAL DEBT: \$148,850.05

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Ronald E. Aikey Jr., and Diann M. Aikey

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

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY
MARGARET GAIRO
RITA C. BUSCHER*†
LISA L. WALLACE*†
MATTHEW B. WEISBERG*
BETH L. THOMAS
FRANK DUBIN
BRENDA L. BROGDON*
MONICA G. CHRISTIE^
SEAN GARRETT*+

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

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

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

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

* 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

Of Counsel:
M. SUSAN SHEPPARD*

March 26, 2004

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

Re: Beneficial Consumer Discount Company d/b/a Beneficial
Mortgage Company of Pennsylvania
v. Ronald E. Aikey Jr., and Diann M. Aikey
Columbia County Court of Common Pleas Number 2003-CV-1315

Dear Sheriff:

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


Ronald E. Aikey, Jr. 1491 Siedel Avenue
Bloomsburg PA 17815

Diann M. Aikey 1491 Siedel Avenue
Bloomsburg, PA 17815

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

Thank you for your cooperation in this matter.

Very truly yours,


TERRENCE J. McCABE, Esquire

TJM/kcl

Enclosures

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE
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. Ronald E. Aikey Jr., and Diann M. Aikey	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2003-CV-1315
-----------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------

TO: Sheriff of Columbia County
Courthouse, Main Street
P.O. Box 380
Bloomsburg, PA 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order)
of Execution in the above-captioned matter.

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the
property described as follows:

1537 State Route 487, Orangeville, PA 17859
(more fully described as attached)

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

Ronald E. Aikey, Jr. 1491 Siedel Avenue
Bloomsburg PA 17815

Diann M. Aikey 1491 Siedel Avenue
Bloomsburg, PA 17815

WAIVER OF WATCHMAN

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

March 26, 2004

DATE


TERRENCE J. McCABE, ESQUIRE

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in **Orange Township, County of Columbia, Commonwealth of Pennsylvania**, bounded and described as follows, to-wit:

BEGINNING at a point in the centerline of Pennsylvania State Route No. 487;

THENCE leaving the centerline of State Route No. 487 and running along land of Keith W. Kocher and Joan D. McCarty, passing through two rebars found on line offset 74.21 feet and 333.50 feet, respectively, from the beginning of this course, South 80 degrees 30 minutes 00 seconds West, 431.52 feet to a point in Fishing Creek, said point in creek being in line of land now or formerly of John F. and Dawn B. Johnson;

THENCE running along land of John F. and Dawn B. Johnson, North 1 degrees 20 minutes 00 seconds East, 361.35 feet to a point;

THENCE continuing along the same, North 1 degrees 13 minutes 50 seconds East, 129.70 feet to a point;

THENCE continuing along the same, North 43 degrees 12 minutes 10 seconds East, 169.12 feet to a point;

THENCE continuing along the same, North 82 degrees 33 minutes 05 seconds East, 127.62 feet to a point in the centerline of Pennsylvania State Route No. 487;

THENCE running along the centerline of Pennsylvania State Route No. 487, South 17 degrees 19 minutes 48 seconds East, 59.60 feet to a point;

THENCE continuing along the same, South 17 degrees 42 minutes 35 seconds East, 314.09 feet to a point;

THENCE continuing along the same, following a curve to the right, said curve having a radius of 3819.72 feet a central angle of 3 degrees 10 minutes 36 seconds, an arc length of 211.75 feet to the place of beginning.

CONTAINING 4.405 acres of land and being more fully shown as Parcel No. 1 on survey draft prepared by Ted L. Oman and Associates, Inc. dated July 14, 1998, and filed in Columbia County Map Book 7, Page 1457.

UNDER AND SUBJECT to all matters as shown on the
aforementioned survey draft.

ALSO, UNDER AND SUBJECT to an Agreement to Establish
Property Lines by and between the Estate of Hazel P. Lee and John F.
Johnson and Dawn B. Johnson dated July 24, 1998, and recorded in Columbia
County Record Book 695, Page 530.

BEING KNOWN AS: 1537 State Route 487, Orangeville, PA 17859

TAX I.D. #: 27-04-17-01

THE IMPROVEMENTS THEREON ARE: Dwelling House

BEING THE SAME PREMISES WHICH Paul D. Lee and Sheldon J. Lee, Co-
Executors of the Estate of Hazel P. Lee, Deceased, by Deed dated
8/28/1998 and recorded 8/31/1998 in the Office of the Recorder in
and for Columbia County in Book/Volume 698, Page 835 granted and
conveyed unto Ronald E. Aikey Jr., and Diann M. Aikey.

REAL DEBT: \$148,850.05

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Ronald E. Aikey Jr., and Diann M. Aikey

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

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in **Orange Township, County of Columbia**, Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the centerline of Pennsylvania State Route No. 487;

THENCE leaving the centerline of State Route No. 487 and running along land of Keith W. Kocher and Joan D. McCarty, passing through two rebars found on line offset 74.21 feet and 333.50 feet, respectively, from the beginning of this course, South 80 degrees 30 minutes 00 seconds West, 431.52 feet to a point in Fishing Creek, said point in creek being in line of land now or formerly of John F. and Dawn B. Johnson;

THENCE running along land of John F. and Dawn B. Johnson, North 1 degrees 20 minutes 00 seconds East, 361.35 feet to a point;

THENCE continuing along the same, North 1 degrees 13 minutes 50 seconds East, 129.70 feet to a point;

THENCE continuing along the same, North 43 degrees 12 minutes 10 seconds East, 169.12 feet to a point;

THENCE continuing along the same, North 82 degrees 33 minutes 05 seconds East, 127.62 feet to a point in the centerline of Pennsylvania State Route No. 487;

THENCE running along the centerline of Pennsylvania State Route No. 487, South 17 degrees 19 minutes 48 seconds East, 59.60 feet to a point;

THENCE continuing along the same, South 17 degrees 42 minutes 35 seconds East, 314.09 feet to a point;

THENCE continuing along the same, following a curve to the right, said curve having a radius of 3819.72 feet a central angle of 3 degrees 10 minutes 36 seconds, an arc length of 211.75 feet to the place of beginning.

CONTAINING 4.405 acres of land and being more fully shown as Parcel No. 1 on survey draft prepared by Ted L. Oman and Associates, Inc. dated July 14, 1998, and filed in Columbia County Map Book 7, Page 1457.

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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. Ronald E. Aikey Jr., and Diann M. Aikey	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2003-CV-1315 <i>2004-ED-58</i>
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AFFIDAVIT PURSUANT TO RULE 3129

I, Terrence J. McCabe, Esquire, attorney for Plaintiff in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 1537 State Route 487, Orangeville, PA 17859 a copy of the description of said property is attached hereto and marked Exhibit "A."

1. Name and address of Owner(s) or Reputed Owner(s):

Name	Address
Ronald E. Aikey, Jr.	1491 Siedel Avenue Bloomsburg PA 17815
Diann M. Aikey	1491 Siedel Avenue Bloomsburg, PA 17815

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

Name	Address
Ronald E. Aikey, Jr.	1491 Siedel Avenue Bloomsburg PA 17815
Diann M. Aikey	1491 Siedel Avenue Bloomsburg, PA 17815

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:

Conseco Finance CDC,
3401 Hartzdale Dr., Suite 118, Camp Hill, PA 17011

Beneficial CDC d/b/a Beneficial Mortgage
Company of Pennsylvania
575 Montour Blvd, Montour Plaza Bloomsburg, PA 17815

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

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
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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:

Tenant(s)/Occupant(s)	1537 State Route 487, Orangeville, PA 17859
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Domestic Relations	Columbia County 700 Sawmill Road Bloomsburg, PA 17815
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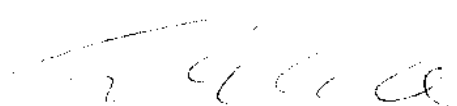
Commonwealth of Pennsylvania,	Department of Welfare, P.O. Box 2675, Harrisburg, PA 17105
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Internal Revenue Service	Technical Support Group, William Green Federal Bldg. Room 3259, 600 Arch Street Philadelphia, PA 19106
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I 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.

March 26, 2004

DATE


TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

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Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. Ronald E. Aikey Jr., and Diann M. Aikey	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2003-CV-1315 <i>2004-ED-58</i>
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4. Name and address of the last recorded holder of every mortgage of record:

Conseco Finance CDC,
3401 Hartzdale Dr., Suite 118, Camp Hill, PA 17011

Beneficial CDC d/b/a Beneficial Mortgage
Company of Pennsylvania
575 Montour Blvd, Montour Plaza Bloomsburg, PA 17815

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

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:

Tenant(s)/Occupant(s)	1537 State Route 487, Orangeville, PA 17859
-----------------------	------------------------------------------------

Domestic Relations	Columbia County 700 Sawmill Road Bloomsburg, PA 17815
--------------------	-------------------------------------------------------------

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

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

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

March 26, 2004

DATE



TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in **Orange Township, County of Columbia, Commonwealth of Pennsylvania**, bounded and described as follows, to-wit:

BEGINNING at a point in the centerline of Pennsylvania State Route No. 487;

THENCE leaving the centerline of State Route No. 487 and running along land of Keith W. Kocher and Joan D. McCarty, passing through two rebars found on line offset 74.21 feet and 333.50 feet, respectively, from the beginning of this course, South 80 degrees 30 minutes 00 seconds West, 431.52 feet to a point in Fishing Creek, said point in creek being in line of land now or formerly of John F. and Dawn B. Johnson;

THENCE running along land of John F. and Dawn B. Johnson, North 1 degrees 20 minutes 00 seconds East, 361.35 feet to a point;

THENCE continuing along the same, North 1 degrees 13 minutes 50 seconds East, 129.70 feet to a point;

THENCE continuing along the same, North 43 degrees 12 minutes 10 seconds East, 169.12 feet to a point;

THENCE continuing along the same, North 82 degrees 33 minutes 05 seconds East, 127.62 feet to a point in the centerline of Pennsylvania State Route No. 487;

THENCE running along the centerline of Pennsylvania State Route No. 487, South 17 degrees 19 minutes 48 seconds East, 59.60 feet to a point;

THENCE continuing along the same, South 17 degrees 42 minutes 35 seconds East, 314.09 feet to a point;

THENCE continuing along the same, following a curve to the right, said curve having a radius of 3819.72 feet a central angle of 3 degrees 10 minutes 36 seconds, an arc length of 211.75 feet to the place of beginning.

CONTAINING 4.405 acres of land and being more fully shown as Parcel No. 1 on survey draft prepared by Ted L. Oman and Associates, Inc. dated July 14, 1998, and filed in Columbia County Map Book 7, Page 1457.

UNDER AND SUBJECT to all matters as shown on the
aforementioned survey draft.

ALSO, UNDER AND SUBJECT to an Agreement to Establish
Property Lines by and between the Estate of Hazel P. Lee and John F.
Johnson and Dawn B. Johnson dated July 24, 1998, and recorded in Columbia
County Record Book 695, Page 530.

BEING KNOWN AS: 1537 State Route 487, Orangeville, PA 17859

TAX I.D. #: 27-04-17-01

THE IMPROVEMENTS THEREON ARE: Dwelling House

BEING THE SAME PREMISES WHICH Paul D. Lee and Sheldon J. Lee, Co-
Executors of the Estate of Hazel P. Lee, Deceased, by Deed dated
8/28/1998 and recorded 8/31/1998 in the Office of the Recorder in
and for Columbia County in Book/Volume 698, Page 835 granted and
conveyed unto Ronald E. Aikey Jr., and Diann M. Aikey.

REAL DEBT: \$148,850.05

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Ronald E. Aikey Jr., and Diann M. Aikey

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
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. Ronald E. Aikey Jr., and Diann M. Aikey	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2003-CV-1315 <i>2004-ED-58</i>
-----------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------

AFFIDAVIT OF DEFENDANTS' WHEREABOUTS

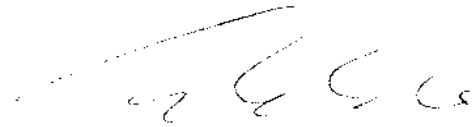
I, Terrence J. McCabe, Esquire, attorney for the Plaintiff in
the within matter, being duly sworn according to law, hereby
depose and say that the last-known address of the Defendant(s) are
as follows:

Ronald E. Aikey, Jr.

1491 Siedel Avenue
Bloomsburg PA 17815

Diann M. Aikey

1491 Siedel Avenue
Bloomsburg, PA 17815

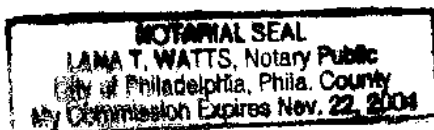


TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 26th DAY
OF March , 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

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. Ronald E. Aikey Jr., and Diann M. Aikey	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2003-CV-1315 <i>2004-ED-58</i>
-----------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------

AFFIDAVIT OF DEFENDANTS' WHEREABOUTS


I, Terrence J. McCabe, Esquire, attorney for the Plaintiff in
the within matter, being duly sworn according to law, hereby
depose and say that the last-known address of the Defendant(s) are
as follows:

Ronald E. Aikey, Jr.


1491 Siedel Avenue
Bloomsburg PA 17815

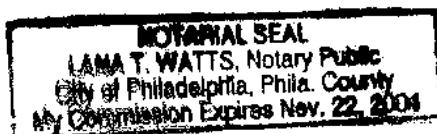
Diann M. Aikey

1491 Siedel Avenue
Bloomsburg, PA 17815


TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 26th DAY
OF March , 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

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. Ronald E. Aikey Jr., and Diann M. Aikey	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2003-CV-1315 <i>2004-ED-58</i>
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I, Terrence J. McCabe, Esquire, attorney for the Plaintiff in
the within matter, being duly sworn according to law, hereby
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as follows:

Ronald E. Aikey, Jr.

1491 Siedel Avenue
Bloomsburg PA 17815

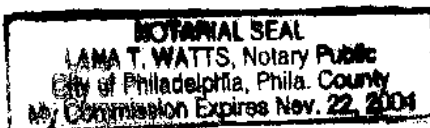
Diann M. Aikey

1491 Siedel Avenue
Bloomsburg, PA 17815


TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 26th DAY
OF March , 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

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. Ronald E. Aikey Jr., and Diann M. Aikey	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2003-CV-1315 <i>2004-ED-58</i>
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AFFIDAVIT OF DEFENDANTS' WHEREABOUTS

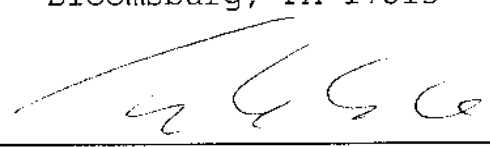
I, Terrence J. McCabe, Esquire, attorney for the Plaintiff in
the within matter, being duly sworn according to law, hereby
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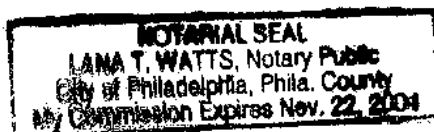
Diann M. Aikey

1491 Siedel Avenue
Bloomsburg, PA 17815


TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 26th DAY
OF March , 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

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. Ronald E. Aikey Jr., and Diann M. Aikey	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2003-CV-1315 <i>2004-ED-58</i>
-----------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Ronald E. Aikey, Jr. 1491 Siedel Avenue
Bloomsburg PA 17815

Diann M. Aikey 1491 Siedel Avenue
Bloomsburg, PA 17815

Your house (real estate) at 1537 State Route 487, Orangeville,
PA 17859, (more fully described as attached) is scheduled to be
sold at the Columbia County Sheriff's Sale on _____
_____ at _____ .m. in the Sheriff's Office of the Columbia County
Courthouse, Main Street, Bloomsburg, Pennsylvania 17815, to enforce
the court judgment of \$148,850.05 obtained by Beneficial Consumer
Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania
against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Beneficial
Consumer Discount Company d/b/a Beneficial Mortgage
Company of Pennsylvania the back payments, late charges,
costs, and reasonable attorney's fees due. To find out
how much you must pay, you may call Terrence J. McCabe,
Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY
AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Terrence J. McCabe, Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call Terrence J. McCabe, Esquire at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760

PA LAWYER REFERRAL SERVICE
PA BAR ASSOCIATION
P.O. BOX 186
HARRISBURG, PA 17108
(800) 692-7375

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in **Orange Township, County of Columbia**, Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the centerline of Pennsylvania State Route No. 487;

THENCE leaving the centerline of State Route No. 487 and running along land of Keith W. Kocher and Joan D. McCarty, passing through two rebars found on line offset 74.21 feet and 333.50 feet, respectively, from the beginning of this course, South 80 degrees 30 minutes 00 seconds West, 431.52 feet to a point in Fishing Creek, said point in creek being in line of land now or formerly of John F. and Dawn B. Johnson;

THENCE running along land of John F. and Dawn B. Johnson, North 1 degrees 20 minutes 00 seconds East, 361.35 feet to a point;

THENCE continuing along the same, North 1 degrees 13 minutes 50 seconds East, 129.70 feet to a point;

THENCE continuing along the same, North 43 degrees 12 minutes 10 seconds East, 169.12 feet to a point;

THENCE continuing along the same, North 82 degrees 33 minutes 05 seconds East, 127.62 feet to a point in the centerline of Pennsylvania State Route No. 487;

THENCE running along the centerline of Pennsylvania State Route No. 487, South 17 degrees 19 minutes 48 seconds East, 59.60 feet to a point;

THENCE continuing along the same, South 17 degrees 42 minutes 35 seconds East, 314.09 feet to a point;

THENCE continuing along the same, following a curve to the right, said curve having a radius of 3819.72 feet a central angle of 3 degrees 10 minutes 36 seconds, an arc length of 211.75 feet to the place of beginning.

CONTAINING 4.405 acres of land and being more fully shown as Parcel No. 1 on survey draft prepared by Ted L. Oman and Associates, Inc. dated July 14, 1998, and filed in Columbia County Map Book 7, Page 1457.

UNDER AND SUBJECT to all matters as shown on the
aforementioned survey draft.

ALSO, UNDER AND SUBJECT to an Agreement to Establish
Property Lines by and between the Estate of Hazel P. Lee and John F.
Johnson and Dawn B. Johnson dated July 24, 1998, and recorded in Columbia
County Record Book 695, Page 530.

BEING KNOWN AS: 1537 State Route 487, Orangeville, PA 17859

TAX I.D. #: 27-04-17-01

THE IMPROVEMENTS THEREON ARE: Dwelling House

BEING THE SAME PREMISES WHICH Paul D. Lee and Sheldon J. Lee, Co-
Executors of the Estate of Hazel P. Lee, Deceased, by Deed dated
8/28/1998 and recorded 8/31/1998 in the Office of the Recorder in
and for Columbia County in Book/Volume 698, Page 835 granted and
conveyed unto Ronald E. Aikey Jr., and Diann M. Aikey.

REAL DEBT: \$148,850.05

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Ronald E. Aikey Jr., and Diann M. Aikey

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

McCABE, WEISBERG & CONWAY, P.C.

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



3-224/360

16015

NUMBER

PAY: One Thousand Three Hundred Fifty ***** 00/100

DATE AMOUNT
Mar 26/2004 \$1,350.00

TO THE Sheriff of Columbia County
ORDER OF

ESCROW TRUST
VOID AFTER 90 DAYS

Listing Property for Sheriff Sale

Thomas McSilva

⑈016015⑈ ⑈036002247⑈ 108 773 8⑈

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

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

Ronald E. Aikey Jr.,
and
Diann M. Aikey

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

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2003-CV-1315 Term _____ J.D.

2004-ED-58
WRIT OF EXECUTION
MORTGAGE FORECLOSURE

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA **COUNTY PENNSYLVANIA**

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

Being Known As: 1537 State Route 487, Orangeville, PA 17859

Amount due	\$148,850.05
Interest from 3/27/04-sale date	\$
Total	\$ Plus Costs as endorsed.

Dated: 3-30-2004

(SEAL)

Tami B. Kline

Prothonotary, Common Pleas Court of
Columbia County Penna.

Deputy

By: *Elizabeth A. Gannon*

LEGAL DESCRIPTION

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THENCE continuing along the same, North 43 degrees 12 minutes 10 seconds East, 169.12 feet to a point;

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THENCE running along the centerline of Pennsylvania State Route No. 487, South 17 degrees 19 minutes 48 seconds East, 59.60 feet to a point;

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BEING THE SAME PREMISES WHICH Paul D. Lee and Sheldon J. Lee, Co-
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REAL DEBT: \$148,850.05

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Ronald E. Aikey Jr., and Diann M. Aikey

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

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

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

V.

Ronald E. Aikey Jr.,
and
Diann M. Aikey

**IN THE COURT OF COMMON
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PENNSYLVANIA**

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2003-CV-1315 Term _____ J.D.

2004-ED-58

WRIT OF EXECUTION
MORTGAGE FORECLOSURE

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA **COUNTY PENNSYLVANIA**

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Total \$ Plus Costs as endorsed.

Dated: 03-30-2004

(SEAL)

Terri B. Kline *ESB*

Prothonotary, Common Pleas Court of
Columbia County Penna.

Deputy

By: *Elizabeth A. Barron*

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

Beneficial Consumer Discount Company
d/b/a Beneficial Mortgage Company of
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V.

Ronald E. Aikey Jr.,
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MORTGAGE FORECLOSURE

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(SEAL)

Jamie B. Klein / EAB

Prothonotary, Common Pleas Court of
Columbia County Penna.

Deputy

By: *Elizabeth A. Barron*