

SHERIFF'S SALE COST SHEET

Beneficial Cons. Div. vs. Thomas & Dorothy Slusser
 NO. 107-05 ED NO. 746-05 JD DATE/TIME OF SALE 11-9-05 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>255.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>57.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>8.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>8.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>516.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1010.36</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1235.36</u>

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>321.97</u>
SCHOOL DIST. 20	\$ <u>959.54</u>
DELINQUENT 20	\$ <u>2866.70</u>
TOTAL *****	\$ <u>4148.21</u>

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>180.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 6132.57

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Beneficial Cons, D/S VS Thomas & Dorothy Slusser

NO. 107-05 ED NO. 746-05 JD

DATE/TIME OF SALE: 11-9-05 1000

BID PRICE (INCLUDES COST) \$ 6132.57

POUNDAGE - 2% OF BID \$ 122.65

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 6255.22

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 6255.22

LESS DEPOSIT: \$ 2000.00

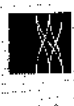
DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 4255.22

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES

McCABE, WEISBERG & CONWAY, P.C.

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



WACHOVIA

3-50/310

26431

NUMBER

PAY: Four Thousand Two Hundred Fifty Five ***** 22/100

DATE AMOUNT

Nov 10/2005 \$4,255.22

TO THE Sheriff of Columbia County

ORDER

OF

Balance due to Sheriff

ESCROW TRUST
VOID AFTER 90 DAYS

Terrance J. McCabe

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

⑈026431⑈ ⑆031000503⑆ 2000012430022⑈

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. PFAJLEKT*
JOSEPH VACCARO*
MICHELE DEJILLE†
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) 858-7080
FAX (856) 858-7020

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

JOSEPH F. RIGA*
Of Counsel

* 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

November 10, 2005

Sheriff of Columbia County
P.O. Box 380
35 W. Main Street
Bloomsburg, PA 17815

Re: Beneficial Consumer Discount Company d/b/a beneficial Mortgage Company of Pennsylvania vs. Thomas L. Slusser a/k/a Thomas Lee Slusser and Dorothy H. Slusser
C.C.P. Columbia County, No. 2005-CV-746MF
Premises: 22 Ivey Drive, Bloomsburg, PA 17815
Date of Sheriff's Sale: November 9, 2005 at 10:00 a.m.

Dear Sheriff:

Enclosed please find two completed Realty Transfer Tax Statement of Value forms and a check in the amount of \$4,255.22 for the balance due, necessary to complete settlement in this 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, 961 Weigel Drive, 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,


Cherilyn Morgan
Legal Assistant

cmo
encl



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
HARRISBURG, PENNSYLVANIA

REALTY TRANSFER TAX STATEMENT OF VALUE

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name: Terrence J. McCabe, Esquire Telephone Number: Area Code (215) 790-1010

Street Address: 123 South Broad Street, Suite 2080 City: Philadelphia State: PA Zip Code: 19109

B TRANSFER DATA

Date of Acceptance of Document

Grantor(s) / Lessor(s) Sheriff of Columbia County

Grantee(s) / Lessee(s) Beneficial Consumer discount Company d/b/a Beneficial Mortgage Company of Pennsylvania

Street Address: P.O. Box 380, 35 W. Main Street

Street Address: 961 Weigel Drive, P.O. Box 8621

City: Bloomsburg State: PA Zip Code: 17815

City: Elmhurst State: IL Zip Code: 60126

C PROPERTY LOCATION

Street Address: 22 Ivey Drive

City, Township, Borough: Hemlock Township

County: Columbia School District:

Tax Parcel Number: 18-02-023

D VALUATION DATA

1. Actual Cash Consideration: \$6,255.22

2. Other Consideration: \$0

3. Total Consideration: \$6,255.22

4. County Assessed Value: \$26,039.00

5. Common Level Ratio Factor: 3.26

6. Fair Market Value: \$84,887.14

E EXEMPTION DATA

1a. Amount of Exemption Claimed: 100% 1b. Percentage of Interest Conveyed: 100%

2. Check appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession (Name of Decedent) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/suraw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach a copy of resolution.)
- ☐ Transfer from mortgagee to a holder of a mortgage in default. Instrument Number 200008095
Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporation consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) This property was sold at Sheriff's Sale on November 9, 2005 to Beneficial Consumer discount Company d/b/a Beneficial Mortgage Company of Pennsylvania, executing creditor and holder of a mortgage in default and is, thus, tax exempt.

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

Signature of Correspondent or Responsible Party: Terrence J. McCabe

Date: 11/12/05

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

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 October 19, 26, November 2, 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.

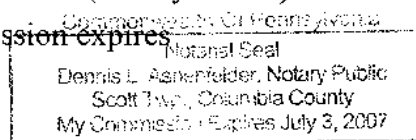


Sworn and subscribed to before me this 31st day of November, 2005



(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.

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 DIS CO

VS.

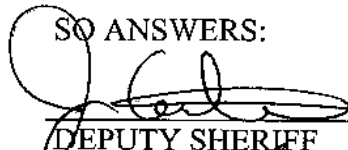
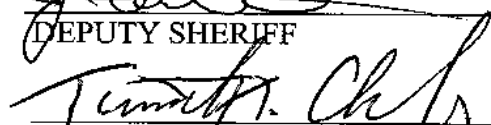
THOMAS & DOROTHY SLUSSER

WRIT OF EXECUTION #107 OF 2005 ED

POSTING OF PROPERTY

October 3, 2005 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF THOMAS & DOROTHY SLUSSER AT 22 IVEY DRIVE BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

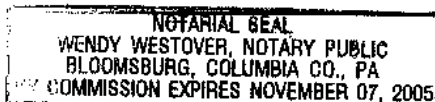
SO ANSWERS:


DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 3RD DAY OF OCTOBER 2005





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 AMERICA**

VS

Docket # 107ED2005

**WRIT OF EXECUTION - MORTGAGE
FORECLOSURE**

**THOMAS L. SLUSSER A/K/A THOMAS LEE
SLUSSER
DOROTHY H. SLUSSER**

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, AUGUST 24, 2005, AT 2:45 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON THOMAS SLUSSER AT 22 IVEY
DRIVE, BLOOMSBURG BY HANDING TO THOMAS SLUSSER, A TRUE AND ATTESTED
COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

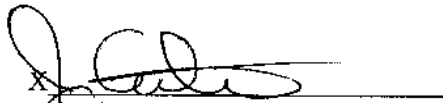
SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, AUGUST 25, 2005


NOTARY PUBLIC

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



X
TIMOTHY T. CHAMBERLAIN
SHERIFF


J. CARTER
DEPUTY SHERIFF

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 AMERICA**

Docket # 107ED2005

VS

**WRIT OF EXECUTION - MORTGAGE
FORECLOSURE**

**THOMAS L. SLUSSER A/K/A THOMAS LEE
SLUSSER
DOROTHY H. SLUSSER**

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, AUGUST 24, 2005, AT 2:45 PM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON DOROTHY SLUSSER AT 22 IVEY DRIVE, BLOOMSBURG BY HANDING TO THOMAS SLUSSER, HUSBAND, 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 THURSDAY, AUGUST 25, 2005

NOTARY PUBLIC

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

X

TIMOTHY T. CHAMBERLAIN
SHERIFF

J. ARTER
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/16/2005

SERVICE# 1 - OF - 18 SERVICES
DOCKET # 107ED2005

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

DEFENDANT THOMAS L. SLUSSER A/K/A THOMAS LEE SLUSSER
DOROTHY H. SLUSSER

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED	PAPERS TO SERVED
THOMAS SLUSSER	WRIT OF EXECUTION - MORTGAGE
22 IVEY DRIVE <i>67100155A</i>	FORECLOSURE
BLOOMSBURG	

SERVED UPON Thomas

RELATIONSHIP DEL IDENTIFICATION _____

DATE 9-7-5 TIME 1450 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) 401 N 2nd ST COTPAWISSA

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Cuth

DATE 9-7-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/16/2005

SERVICE# 2 - OF - 18 SERVICES
DOCKET # 107ED2005

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

DEFENDANT THOMAS L. SLUSSER A/K/A THOMAS LEE SLUSSER
DOROTHY H. SLUSSER

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED	PAPERS TO SERVED
DOROTHY SLUSSER	WRIT OF EXECUTION - MORTGAGE
22 IVEY DRIVE	FORECLOSURE
BLOOMSBURG	

SERVED UPON Thomas

RELATIONSHIP Husband IDENTIFICATION _____

DATE 9-7-05 TIME 14:50 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) 421 N. 2ND ST CATAWISSA

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 9-7-05

Tax Notice 2005 County & Municipality

HEMLOCK TWP

MAKE CHECKS PAYABLE TO:Denise D Ottaviani
116 Frosty Valley Road
Bloomsburg PA 17815**HOURS:** MARCH - APRIL: TUE & THUR 1PM TO 6PM

MAY - JUNE: TUE & THUR 3PM - 6PM

AFTER OCTOBER 31 BY APPOINTMENT

PHONE: 570-784-9310

FOR: COLUMBIA COUNTY

DATE
03/01/2005BILL NO.
19796

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	26,039	5.646	144.08	147.02	161.72
SINKING		1.345	34.32	35.02	38.52
FIRE		.75	19.14	19.53	21.48
TWP RE		3.5	89.32	91.14	100.25

The discount & penalty
have been calculated
for your convenience

PAY THIS AMOUNT

286.86

April 30
If paid on or before

292.71

June 30
If paid on or before

321.97

June 30
If paid after**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

SLUSSER THOMAS L & DOROTHY H

421 N 2nd Street
Catawissa, PA 17820CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 18 -02 -023-00,0007 Acres Land 12,000
Buildings 14,039
Total Assessment 26,039This tax returned to
courthouse on:
January 1, 2006

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**TAX NOTICE** 2005 SCHOOL REAL ESTATE

HEMLOCK TWP

MAKE CHECKS PAYABLE TO:DENISE D. OTTAVIANI
116 FROSTY VALLEY ROAD
BLOOMSBURG, PA 17815**HOURS** JULY & AUG TUE & THUR 1-6PM

SEPT & OCT TUE & THUR 3-6PM

AFTER OCT 31 BY APPT ONLY

PHONE 570-784-9310

FOR BLOOMSBURG SCHOOL DISTRICT

DATE 07/01/2005

BILL# 000902

DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC PENALTY
REAL ESTATE	26039	33.500	854.86	872.31	959.54

The 2% discount and 10% penalty have been
computed for your convenience. Taxes are due
now and payable. Prompt payment is requested.
This tax notice must be returned with
your payment. For a receipt, enclose a SASE.**PAY
THIS
AMOUNT**

854.86

AUG 31
IF PAID ON
OR BEFORE

872.31

OCT 31
IF PAID ON
OR BEFORE

959.54

OCT 31
IF PAID
AFTER

SCHOOL PENALTY AT 10%

SLUSSER THOMAS L & DOROTHY H

82 IVY DRIVE

BLOOMSBURG PA 17815

421 N 2nd St
Catawissa PA 17820

PROPERTY DESCRIPTION		ACCT.
PARCEL 18 02 02300000		29193
Land	12000.00	THIS TAX RETURNED TO COURT HOUSE JANUARY 1, 2006
0640-0161	14039.00	
7.00 ACRES		

Copy 1

NAME AND ADDRESS CORRECTION REQUESTED

2005

Taxes Due

Sheriff Sale 11/9/05

82 Ivy Dr. Bloomsburg

M ABE, WEISBERG & CONWAY, P.

TERRENCE J. McCABE***
 MARC S. WEISBERG**
 EDWARD D. CONWAY
 MARGARET GAIRO
 RITA C. BUSCHER*†
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 123 SOUTH BROAD STREET
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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

August 29, 2005

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. Thomas L. Slusser a/k/a Thomas Lee Slusser and Dorothy H. Slusser
 Columbia County Court of Common Pleas Number 2005-CV-746MF
 ACTION IN MORTGAGE FORECLOSURE
 PREMISES: 22 Ivey Drive, Bloomsburg, PA 17815

Dear Sir/Madame:

Enclosed please find the original and one copy of the 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

■ 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:

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


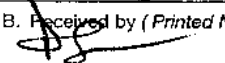

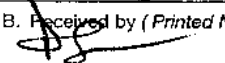

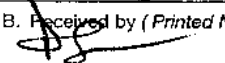
Article Number
(Transfer from service label)

7004 2

Form 3811, February 2004

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature 107</p> <p>X <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p>
<p>1. Article Addressed to:</p> <p style="text-align: center; padding: 10px;">Beneficial Cons. Dis. Co. PO Box 8621 Elmhurst, IL 60126</p>	<p>B. Received by (<i>Printed Name</i>) C. Date of Delivery</p> <p style="text-align: right; font-weight: bold; font-size: 1.2em;">AUG 29 2005</p>
<p>2. Article Number</p> <p style="text-align: center; padding: 10px;">7004 2890 0001 4116 0841</p> <p style="text-align: center; font-size: 0.8em;">(Transfer from service label)</p>	<p>D. Is delivery address different from item 1? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="text-align: right;">If YES, enter delivery address below:</p>
<p>3. 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? (<i>Extra Fee</i>) <input type="checkbox"/> Yes</p>

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature 107</p> <p style="text-align: right;"><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) AUG 25 21</p> <p>C. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="text-align: right;">If Yes, print delivery address below.</p>
<p>1. Article Addressed to:</p> <p style="text-align: center; padding: 20px 0;">Dept. of Public Welfare PO Box 8486 Harrisburg, PA 17105</p>	<p>2. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="text-align: right;">If Yes, print delivery address below.</p>
<p>2. Article Number</p> <p style="text-align: center;">(Transfer from service label)</p>	<p>3. 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) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>7004 2890 0001 4116 3019</p>	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY							
<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.		<table border="1"><tr><td>A. Signature X </td><td>107 <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address</td></tr><tr><td>B. Received by (Printed Name) </td><td>C. Date of Delivery AUG 25 2005</td></tr><tr><td colspan="2">D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</td></tr></table>		A. Signature X 	107 <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address	B. Received by (Printed Name) 	C. Date of Delivery AUG 25 2005	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
A. Signature X 	107 <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address								
B. Received by (Printed Name) 	C. Date of Delivery AUG 25 2005								
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No									
1. Article Addressed to: OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105									
2. Article Number (Transfer from service label)		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.							
		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes							
		7004 2890 0001 4116 0872							
PS Form 3811, February 2004		Domestic Return Receipt 102595-02-M-1							

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) 7004 2890 0001 4116 0889

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

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

5. Date of Delivery
AUG 26 2004

6. Signature
Robert A. Collier

7. Received by (Printed Name)
Robert A. Collier

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

1. Article Addressed to:

Internal Revenue Service
1001 Liberty Ave.
Pittsburgh, PA 15222

2. Article Number
(Transfer from service label) 7004 2890 0001 4116 0889

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

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

5. Date of Delivery
AUG 26 2004

6. Signature
Robert A. Collier

7. Received by (Printed Name)
Robert A. Collier

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

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) 7004 2890 0001 4116 0865

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

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

5. Date of Delivery
AUG 26 2004

6. Signature
Samuel J. Ventresca

7. Received by (Printed Name)
Samuel J. Ventresca

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

1. Article Addressed to:

Commonwealth of PA
Dept. 280601
Harrisburg, PA 17128

2. Article Number
(Transfer from service label) 7004 2890 0001 4116 3026

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

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

5. Date of Delivery
AUG 25 2004

6. Signature
Samuel J. Ventresca

7. Received by (Printed Name)
Samuel J. Ventresca

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

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
400 Spring Garden St.
Philadelphia, PA 19130

COMPLETE THIS SECTION ON DELIVERY

A. Signature 167
X DL
B. Received by (Printed Name) 12-MCM
C. Date of Delivery 26
D. Is delivery address different from the address above? Yes
If YES, enter delivery address below: 12-MCM



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 2890 0001 4116 3033

PS Form 3811, February 2004

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:

US States Atty.
235 North Washington St.
Scranton, PA 18503

COMPLETE THIS SECTION ON DELIVERY

A. Signature 167
B. Received by (Printed Name) 12-MCM
C. Date of Delivery 26
D. Is delivery address different from the address above? Yes
If YES, enter delivery address below: 12-MCM

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 2890 0001 4116 0810

PS Form 3811, February 2004

Domestic Return Receipt

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

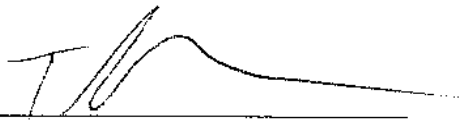
(215) 790-1010

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. Thomas L. Slusser a/k/a Thomas Lee Slusser and Dorothy H. Slusser	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-746MF
--	--

AFFIDAVIT OF SERVICE

I, Terrence J. McCabe, Esquire, attorney for the Plaintiff in the within matter,
hereby certify that on the 29th day of August, 2005, 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 29th DAY
OF August, 2005.


NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Chrissandra Shaye Hamilton, Notary Public
City of Philadelphia, Phila County
My Commission Expires January 4, 2009

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. Thomas L. Slusser a/k/a Thomas Lee Slusser and Dorothy H. Slusser	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-746MF
--	--

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 22 Ivey Drive, Bloomsburg, PA 17815 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):

Thomas L. Slusser a/k/a Thomas Lee Slusser
22 Ivey Drive
Bloomsburg, PA 17815

Dorothy H. Slusser
22 Ivey Drive
Bloomsburg, PA 17815

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

Thomas L. Slusser a/k/a Thomas Lee Slusser
22 Ivey Drive
Bloomsburg, PA 17815

Dorothy H. Slusser
22 Ivey Drive
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:

None Known

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

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

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

Name	Address
Tenant(s)/Occupant(s)	22 Ivey Drive, Bloomsburg, PA 17815
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 Federated Investors Tower	13th Floor, Suite 1300 1001 Liberty Avenue Pittsburgh, PA 15222

United States of America
c/o U.S. Attorney's for the
Middle District of PA

235 North Washington Street
Scranton, PA 18503

Commonwealth of PA
Inheritance Tax Office

1400 Spring Garden Street
Philadelphia, PA 19130

Commonwealth of PA
Bureau of Individual Tax
Inheritance Tax Division

6th flr., Strawberry Square
Dept. # 280601
Harrisburg, PA 17128

Department of Public Welfare
TPL Casualty Unit Estate
Recovery Program

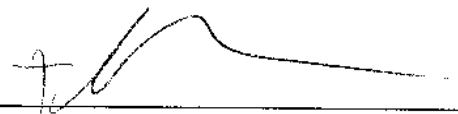
P.O. Box 8486
Willow Oak Bldg.,
Harrisburg, PA 17105

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

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

August 29, 2005

DATE



TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

Exhibit A

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

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. Thomas L. Slusser a/k/a Thomas Lee Slusser and Dorothy H. Slusser	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-746MF
--	--

DATE: August 29, 2005

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

Exhibit B

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNER(S): Thomas L. Slusser a/k/a Thomas Lee Slusser and Dorothy H. Slusser

PROPERTY: 22 Ivey Drive, Bloomsburg, PA 17815

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on November 9, 2005 at 10:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

Affix Stamp Here
Affixed on 2

PS Form 3877, February, 2005

Complete by Typewriter, Ink, or Ball Point Pen

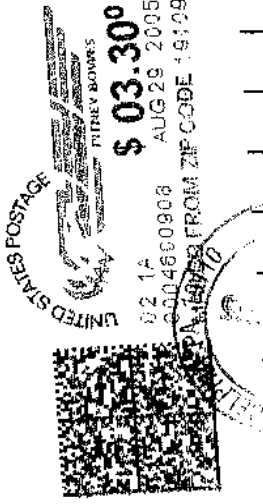
Name and Address of Sender
McCabe, Weisberg and Conway, P.C.
123 S. Broad St., Suite 2080
Philadelphia, PA 19109
ATTN: Samantha Young

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

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	Handi Chart
1	Beneficial v. Slusser	Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania P.O. Box 8621 Elmhurst, IL 60126			
2		Commonwealth of PA Department of Revenue Bureau of Compliance Clearance Support Department 281230 Harrisburg, PA 17128-1230 Attn: Sheriff's Sales			
3		Tenant(s)/Occupant(s) 22 Ivey Drive Bloomsburg, PA 17815			
4		Domestic Relations Columbia County 700 Sawmill Road Bloomsburg, PA 17815			
5		Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105			
6		Internal Revenue Service Federated Investors Tower 13th Floor, Suite 1300 1001 Liberty Avenue Pittsburgh, PA 15222			
7		United States of America c/o U.S. Attorney's for the Middle District of PA 235 North Washington Street Scranton, PA 18503			
8		Commonwealth of PA Inheritance Tax Office 1400 Spring Garden Street Philadelphia, PA 19130			
9		Commonwealth of PA Bureau of Individual Tax Inheritance Tax Division 6th fl., Strawberry Square Dept. # 280601 Harrisburg, PA 17128			

Exhibit B



COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 24-AUG-05

FEE: \$5.00

CERT. NO: 1177

SLUSSER THOMAS L & DOROTHY H
421 N SECOND STREET
CATAWISSA PA 17820

DISTRICT: HEMLOCK TWP
DEED 0307-0474
LOCATION: 22 IVEY DR BLOOMSBURG
PARCEL: 18 -02 -023-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2003	PRIM	1,511.51	26.12		0.00	1,537.63
2004	PRIM	1,297.30	26.77		0.00	1,324.07
TOTAL DUE :						\$2,861.70

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

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2004

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/16/2005

SERVICE# 1 - OF - 18 SERVICES
DOCKET # 107ED2005

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

DEFENDANT THOMAS L. SLUSSER A/K/A THOMAS LEE SLUSSER
DOROTHY H. SLUSSER

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED
THOMAS SLUSSER
22 IVEY DRIVE
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Thomas

RELATIONSHIP DEF IDENTIFICATION _____

DATE 8-24- TIME 1445 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eys _____ 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) 421 2nd ST (BLOOMSBURG)

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 8-24-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/16/2005

SERVICE# 2 - OF - 18 SERVICES
DOCKET # 107ED2005

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

DEFENDANT THOMAS L. SLUSSER A/K/A THOMAS LEE SLUSSER
DOROTHY H. SLUSSER

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED	PAPERS TO SERVED
DOROTHY SLUSSER	WRIT OF EXECUTION - MORTGAGE
22 IVEY DRIVE	FORECLOSURE
BLOOMSBURG	

SERVED UPON Thomas

RELATIONSHIP Husband IDENTIFICATION _____

DATE 8-24-5 TIME 1445 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) 401 2nd ST CATAWISSA

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter
DATE 8-24-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/16/2005

SERVICE# 10 - OF - 18 SERVICES
DOCKET # 107ED2005

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

DEFENDANT THOMAS L. SLUSSER A/K/A THOMAS LEE SLUSSER
DOROTHY H. SLUSSER

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED

HEMLOCK SEWER

FIREHALL RD

BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON LARINA KRAMER

RELATIONSHIP Sister IDENTIFICATION _____

DATE 8-24-05 TIME 1415 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

8-24-05 1415 ASCO 8-24-05

DEPUTY

J. Carter DATE 8-24-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/16/2005

SERVICE# 11 - OF - 18 SERVICES
DOCKET # 107ED2005

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

DEFENDANT THOMAS L. SLUSSER A/K/A THOMAS LEE SLUSSER
DOROTHY H. SLUSSER

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED
DENISE OTTAVIANI-TAX COLLECTOR
116 FROSTY VALLEY RD
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Based on name of officer

RELATIONSHIP _____ IDENTIFICATION _____

DATE 8-24-5 TIME 1400 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. C. [Signature] DATE 8-24-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/16/2005

SERVICE# 12 - OF - 18 SERVICES
DOCKET # 107ED2005

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

DEFENDANT THOMAS L. SLUSSER A/K/A THOMAS LEE SLUSSER
DOROTHY H. SLUSSER

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

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

SERVED UPON Leslie Lyman

RELATIONSHIP Consumer Service IDENTIFICATION _____

DATE 8-24-5 TIME 13:45 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

J. A. [Signature] DATE 8-24-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/16/2005

SERVICE# 15 - OF - 18 SERVICES
DOCKET # 107ED2005

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

DEFENDANT THOMAS L. SLUSSER A/K/A THOMAS LEE SLUSSER
DOROTHY H. SLUSSER

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Deb H. 11/5R

RELATIONSHIP _____ IDENTIFICATION _____

DATE 8-24-5 TIME 1230 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. A. [Signature]

DATE 8-24-5

REAL ESTATE OUTLINE

ED # 107-05

DATE RECEIVED 8-16-05
DOCKET AND INDEX 8-24-05
SET FILE FOLDER UP 8-24-05

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 2,000.00 ✓ CK# 24612

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

SALE DATE Nov. 9, 05 TIME 1000
POSTING DATE OCT. 5, 05
ADV. DATES FOR NEWSPAPER
1ST WEEK OCT, 19
2ND WEEK 26
3RD WEEK Nov. 2, 05

SHERIFF'S SALE

WEDNESDAY NOVEMBER 9, 2005 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 107 OF 2005 ED AND CIVIL WRIT NO. 746 OF 2005 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 FARM AND TRACT OF LAND situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described in accordance with the survey made thereof made by C. H. Moore on March 26, 1914 as follows, to-wit:

BEGINNING at a stone corner of land now formerly of S. Stauffer, but now or formerly owned by Richard Fruit; AND RUNNING THENCE South five degrees West 414-1/4 feet to a stone in road; THENCE by lands now or formerly of John Fruit Estate and the heirs of John Ohl, now or formerly of A. F. Moore, North 85-1/4 degrees West, 1207.5 feet to a stone corner; THENCE by land now or formerly of A. F. Moore, North 4-1/2 degrees West 428 feet to a stone corner; THENCE by land now or formerly of C.F. Girtton, W. Crossley and Al Summers, South 85 degrees East 1280 feet to a stone corner, the place of BEGINNING.

CONTAINING 11 acres and 89 perches of land. WHEREON ARE ERECTED a frame dwelling house, bank barn and outbuildings.

As to this conveyance, Grantees are subject to the right and responsibility for use and maintenance of a right-of-way in common with Leroy W. Derr and Pearl E. Derr, husband and wife, created in Deed Book 464, Page 584, recorded in the Recorder's Deed Office, Columbia County.

EXCEPTING AND RESERVING ALL THAT CERTAIN piece, parcel or tract of land situate in Hemlock Township, Columbia County, Pennsylvania conveyed by Grantors herein to Leroy W. Derr and Pearl E. Derr, husband and wife by Deed dated December 10, 1990 and recorded in the office of the Records of Deeds, Columbia County at Deed Book 464 Page 524. The property conveyed by Grantors herein to Leroy W. Derr and Pearl E. Derr is described as follows:

BEGINNING at an iron pin situate in the centerline of a hedgerow and at the southwesterly most corner of 50 foot right-of-way on premises of Thomas L. Slusser and Dorothy H. Slusser, and along lands now or formerly of Alfred F. Nevel, Jr. and Rosemary Nevel; thence north 81 degrees 57 minutes 44 seconds west, a distance of 527.27 feet to an iron pin in Line of Lands now or formerly of Alfred F. Nevel, Jr. and Rosemary Nevel; thence along same north 0 degrees 44 minutes 49 seconds west, a distance of 423.56 feet to an iron pin in line of lands now or formerly of P. Craig Pursel and Letha E. Pursel; thence along lands now or formerly of said Pursel, south 80 degrees 34 minutes 10 seconds east, a distance of 249.06 feet to an iron pin at corner of lands now or formerly of P. Craig Pursel, and Letha E. Pursel and lands now or formerly of Thomas L. Slusser and Dorothy E. Slusser; thence along lands now or formerly of said Slusser, south 0 degrees 44 minutes 49 seconds east, a distance of 317.44 feet to an iron pin in line of lands of said Slusser; thence along same south 81 degrees 57 minutes 44 seconds east, a distance of 279.22 feet to an iron pin in line of lands of said Slusser; thence along same south 0 degrees 44 minutes 49 seconds east, a distance of 100.00 feet to an iron pin in center of hedgerow at the southwest corner of a 50 foot right-of-way and lands now or formerly of Alfred F. Nevel, Jr. and Rosemary Nevel, the place of beginning.

CONTAINING 3.00 acres of land.

BEING KNOWN AS: 22 Ivey Drive, Bloomsburg, PA 17815

REAL DEBT: \$83,790.87

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Thomas L. Slusser a/k/a Thomas Lee Slusser and Dorothy H. Slusser

TERMS OF SALE

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

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

SHERIFF'S SALE

WEDNESDAY NOVEMBER 9, 2005 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 107 OF 2005 ED AND CIVIL WRIT NO. 746 OF 2005 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:

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REAL DEBT: \$83,790.87

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

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

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WEDNESDAY NOVEMBER 9, 2005 AT 10:00 AM

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SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Thomas L. Slusser a/k/a Thomas Lee Slusser and Dorothy H. Slusser

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123 South Broad St.
Philadelphia, PA 19109

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

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. Thomas L. Slusser a/k/a Thomas Lee Slusser and Dorothy H. Slusser	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-746MF
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NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Thomas L. Slusser a/k/a Thomas Lee Slusser
Dorothy H. Slusser
22 Ivey Drive
Bloomsburg, PA 17815

Your house (real estate) at 22 Ivey Drive, Bloomsburg, PA 17815, (more fully described as attached) is scheduled to be sold at the Columbia County Sheriff's Sale on **November 9, 2005 at 10:00 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$83,790.87 obtained by Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call Terrence J. McCabe, Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

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

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

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

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

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

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

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

LEGAL DESCRIPTION

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

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

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

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

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

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

JOSEPH F. RIGA*
Of Counsel

* 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

August 31, 2005

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. Thomas L. Slusser a/k/a Thomas Lee Slusser and Dorothy H. Slusser
Columbia County Court of Common Pleas Number 2005-CV-746MF

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):

Thomas L. Slusser a/k/a Thomas Lee Slusser
Dorothy H. Slusser
22 Ivey Drive, 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,



Angie Owens,
Paralegal to,
TERRENCE J. McCABE, Esquire

TJM/ao
Enclosures

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

August 31, 2005

JOSEPH F. RIGA*
Of Counsel

Office of the Sheriff
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. Thomas L. Slusser a/k/a Thomas Lee Slusser and Dorothy H. Slusser
Columbia County Court of Common Pleas Number 2005-CV-746MF

Dear Deputy Chamberlain:

Per our conversation yesterday afternoon, enclosed please find a corrected copy of the legal description for advertising the property in reference to the above captioned matter.

Also, enclosed please find two corrected copies of the Notice of Sheriff's sale, which will have to be reserved if service has already been made on the defendants.

Again, Thanking you in advance for all your assistance to this matter. Should you have any questions feel free to give me a call at the above listed number, or send me an e-mail at Aowens@mwc-law.com.

Thanks again.

Very truly yours,



Angie Owens,
Paralegal to,
TERRENCE J. McCABE, Esquire

Enclosures

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CONTAINING 11 acres and 89 perches of land. WHEREON ARE ERECTED a frame dwelling house, bank barn and outbuildings.

As to this conveyance, Grantees are subject to the right and responsibility for use and maintenance of a right-of-way in common with Leroy W. Derr and Pearl E. Derr, husband and wife, created in Deed Book 464, Page 584, recorded in the Recorder's Deed office, Columbia County.

EXCEPTING AND RESERVING ALL THAT CERTAIN piece, parcel or tract of land situate in Hemlock Township, Columbia County, Pennsylvania conveyed by Grantors herein to Leroy W. Derr and Pearl E. Derr, husband and wife by Deed dated December 10, 1990 and recorded in the office of the Records of Deeds, Columbia County at Deed Book 464 Page 524. The property conveyed by Grantors herein to Leroy W. Derr and Pearl E. Derr is described as follows:

BEGINNING at an iron pin situate in the centerline of a hedgerow and at the southwesterly most corner of 50 foot right-of-way on premises of Thomas L. Slusser and Dorothy H. Slusser, and along lands now or formerly of Alfred F. Nevel, Jr. and Rosemary Nevel; thence north 81 degrees 57 minutes 44 seconds west, a distance of 527.27 feet to an iron pin in Line of Lands now or formerly of Alfred F. Nevel, Jr. and Rosemary Nevel; thence along same north 0 degrees 44 minutes 49 seconds west, a distance of 423.56 feet to an iron pin in line of lands now or formerly of P. Craig Pursel and Letha E. Pursel; thence along lands now or formerly of said Pursel, south 80 degrees 34 minutes 10 seconds east, a distance of 249.06 feet to an iron pin at corner of lands now or formerly of P. Craig Pursel, and Letha E. Pursel and lands now or formerly of Thomas L. Slusser and Dorothy E. Slusser; thence along lands now or formerly of said Slusser, south 0 degrees 44 minutes 49 seconds east, a distance of 317.44 feet to an iron pin in line of lands of said Slusser; thence along same south 81 degrees 57 minutes 44 seconds east, a distance of 279.22 feet to an iron pin in line of lands of said Slusser; thence along same south 0 degrees 44 minutes 49 seconds east, a distance of 100.00 feet to an iron pin in center of hedgerow at the southwest corner of a 50 foot right-of-way and lands now or formerly of Alfred F. Nevel, Jr. and Rosemary Nevel, the place of beginning. CONTAINING 3.00 acres of land.

BEING KNOWN AS: 22 Ivey Drive, Bloomsburg, PA 17815 **REAL DEBT:** \$83,790.87

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Thomas L. Slusser a/k/a Thomas Lee Slusser and Dorothy H. Slusser

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

LEGAL DESCRIPTION

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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.

Thomas L. Slusser a/k/a Thomas Lee Slusser
and Dorothy H. Slusser

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

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2005-CV-

746MF Term _____ J.D.

2005-ED-107
**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: 22 Ivey Drive, Bloomsburg, PA 17815

Amount due \$83,790.87

Interest from 07/26/2005
TO DATE OF SALE \$

Total \$ Plus Costs as endorsed.

Dated: _____

8/16/2005
(SEAL)

Fanni B. Kline/EAS
Prothonotary, Common Pleas Court of
Columbia County Penna.

By:

Deputy

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REAL DEBT: \$83,790.87

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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. Thomas L. Slusser a/k/a Thomas Lee Slusser and Dorothy H. Slusser	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-746MF <i>2005-CD-107</i>
--	--

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 22 Ivey Drive, Bloomsburg, PA 17815 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):

Thomas L. Slusser a/k/a Thomas Lee Slusser
22 Ivey Drive
Bloomsburg, PA 17815

Dorothy H. Slusser
22 Ivey Drive
Bloomsburg, PA 17815

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

Thomas L. Slusser a/k/a Thomas Lee Slusser
22 Ivey Drive
Bloomsburg, PA 17815

Dorothy H. Slusser
22 Ivey Drive
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:

None Known

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

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

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

Name	Address
Tenant(s)/Occupant(s)	22 Ivey Drive, Bloomsburg, PA 17815
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 Federated Investors Tower	13th Floor, Suite 1300 1001 Liberty Avenue Pittsburgh, PA 15222

United States of America
c/o U.S. Attorney's for the
Middle District of PA

235 North Washington Street
Scranton, PA 18503

Commonwealth of PA
Inheritance Tax Office

1400 Spring Garden Street
Philadelphia, PA 19130

Commonwealth of PA
Bureau of Individual Tax
Inheritance Tax Division

6th flr., Strawberry Square
Dept. # 280601
Harrisburg, PA 17128

Department of Public Welfare
TPL Casualty Unit Estate
Recovery Program

P.O. Box 8486
Willow Oak Bldg.,
Harrisburg, PA 17105

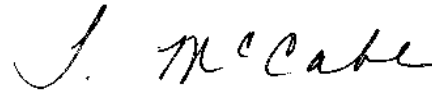
Columbia County Tax Claim Bureau

Columbia County Courthouse
35 W. Main Street
Basement Level
Bloomsburg, PA 17815

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

August 15, 2005

DATE



TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

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

Exhibit A

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.
Thomas L. Slusser a/k/a Thomas Lee Slusser
and Dorothy H. Slusser

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NUMBER 2005-CV-746MF

2005-ED-107

AFFIDAVIT PURSUANT TO RULE 3129

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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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United States of America
c/o U.S. Attorney's for the
Middle District of PA

235 North Washington Street
Scranton, PA 18503

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1400 Spring Garden Street
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Commonwealth of PA
Bureau of Individual Tax
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6th flr., Strawberry Square
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Harrisburg, PA 17128

Department of Public Welfare
TPL Casualty Unit Estate
Recovery Program

P.O. Box 8486
Willow Oak Bldg.,
Harrisburg, PA 17105

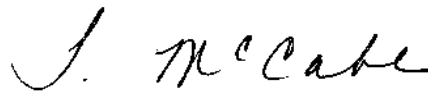
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Basement Level
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Attorney for Plaintiff

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BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

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Philadelphia, PA 19109

(215) 790-1010

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. Thomas L. Slusser a/k/a Thomas Lee Slusser and Dorothy H. Slusser	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-746MF <i>2005-CV-107</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:

Thomas L. Slusser a/k/a Thomas Lee Slusser
22 Ivey Drive
Bloomsburg, PA 17815

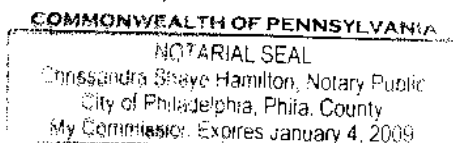
Dorothy H. Slusser
22 Ivey Drive
Bloomsburg, PA 17815

T. McCabe

TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 15th DAY
OF AUGUST, 2005.

Chrissandra Savage Hamilton
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

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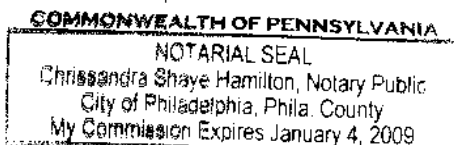
Dorothy H. Slusser
22 Ivey Drive
Bloomsburg, PA 17815

T. McCabe

TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 15th DAY
OF AUGUST, 2005.

Christandra Shaye Hamilton
NOTARY PUBLIC



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THENCE by land now or formerly of C. F. Girtan, W. Crossley and Al Summers, South 85 degrees East 1280 feet to a stone corner, the place of BEGINNING.

CONTAINING 11 acres and 89 perches of land. WHEREON ARE ERECTED a frame dwelling house, bank barn and outbuildings.

BEGINNING at an iron pin situate in the centerline of a hedgerow and at the southwesterly most corner of 50 foot right-of-way on premises of Thomas L. Slusser and Dorothy H. Slusser, and along lands now or formerly of Alfred F. Nevel, Jr. and Rosemary Nevel; thence north 81 degrees 57 minutes 44 seconds west, a distance of 527.27 feet to an iron pin in Line of Lands now or formerly of Alfred F. Nevel, Jr. and Rosemary Nevel; thence along same north 0 degrees 44 minutes 49 seconds west, a distance of 423.56 feet to an iron pin in line of lands now or formerly of P. Craig Pursel and Letha E. Pursel; thence along lands now or formerly of said Pursel, south 80 degrees 34 minutes 10 seconds east, a distance of 249.06 feet to an iron pin at corner of lands now or formerly of P. Craig Pursel, and Letha E. Pursel and lands now or formerly of Thomas L. Slusser and Dorothy E. Slusser; thence along lands now or formerly of said Slusser, south 0 degrees 44 minutes 49 seconds east, a distance of 317.44 feet to an iron pin in line of lands of said Slusser; thence along same south 81 degrees 57 minutes 44 seconds east, a distance of 279.22 feet to an iron pin in line of lands of said Slusser; thence along same south 0 degrees 44 minutes 49 seconds east, a distance of 100.00 feet to an iron pin in center of hedgerow at the southwest corner of a 50 foot right-of-way and lands now or formerly of Alfred F. Nevel, Jr. and Rosemary Nevel, the place of beginning. CONTAINING 3.00 acres of land.

BEING KNOWN AS: 22 Ivey Drive, Bloomsburg, PA 17815

REAL DEBT: \$83,790.87

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Thomas L. Slusser a/k/a Thomas Lee Slusser and Dorothy H. Slusser

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

LEGAL DESCRIPTION

ALL THAT CERTAIN FARM AND TRACT OF LAND situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described in accordance with the survey made thereof made by C. H. Moore on March 26, 1914 as follows, to-wit:

BEGINNING at a stone corner of land now formerly of S. Stauffer, but now or formerly owned by Richard Fruit;

AND RUNNING THENCE South five degrees West 414-1/4 feet to a stone in road;

THENCE by lands now or formerly of John Fruit Estate and the heirs of John Ohl, now or formerly of A. F. Moore, North 85- 1/4 degrees West, 1207.5 feet to a stone corner;

THENCE by land now or formerly of A. F. Moore, North 4- 1/2 degrees West 428 feet to a stone corner;

THENCE by land now or formerly of C. F. Girton, W. Crossley and Al Summers, South 85 degrees East 1280 feet to a stone corner, the place of **BEGINNING**.

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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. Thomas L. Slusser a/k/a Thomas Lee Slusser and Dorothy H. Slusser	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-746MF <i>2005-ED-107</i>
--	--

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

SIR OR MADAM:

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

INSTRUCTIONS

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

22 Ivey Drive, Bloomsburg, PA 17815
(more fully described as attached)

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

Thomas L. Slusser a/k/a Thomas Lee Slusser
Dorothy H. Slusser
22 Ivey Drive, 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.

August 15, 2005

DATE



TERRENCE J. McCABE, ESQUIRE

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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. Thomas L. Slusser a/k/a Thomas Lee Slusser and Dorothy H. Slusser	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-746MF <i>2005 ED-107</i>
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(more fully described as attached)

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Dorothy H. Slusser

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WAIVER OF WATCHMAN

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August 15, 2005

DATE

T. McCabe

TERRENCE J. McCABE, ESQUIRE

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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. Thomas L. Slusser a/k/a Thomas Lee Slusser and Dorothy H. Slusser	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-746MF <i>2005-CV-746MF</i>
--	--

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Thomas L. Slusser a/k/a Thomas Lee Slusser
Dorothy H. Slusser
22 Ivey Drive
Bloomsburg, PA 17815

Your house (real estate) at 22 Ivey Drive, Bloomsburg, PA 17815, (more fully described as attached) is scheduled to be sold at the Columbia County Sheriff's Sale on _____ at 10:00 a.m., in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$83,790.87 obtained by Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call Terrence J. McCabe, Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

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

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

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

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

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

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

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

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REAL DEBT: \$83,790.87

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

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

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

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

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

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

JOSEPH F. RIGA*
Of Counsel

^ 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

August 15, 2005

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: Thomas L. Slusser a/k/a Thomas Lee Slusser and Dorothy H. Slusser
Columbia County Court of Common Pleas Number 2005-CV-746MF

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):

Thomas L. Slusser a/k/a Thomas Lee Slusser
Dorothy H. Slusser
22 Ivey Drive, 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/ao
Enclosures

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES

MCCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

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



WACHOVIA

3-50/310

24612

NUMBER

PAY: Two Thousand

*****00/100

AMOUNT

DATE Aug 2/2005 \$2,000.00

TO THE Sheriff of Columbia County

ORDER

OF

Listing the property for Sheriff's sale

Thomas McVito

ESCROW TRUST
VOID AFTER 90 DAYS

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

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