

SHERIFF'S SALE COST SHEET

Beneficial Cons. Dis. vs. Twila Laubach
 NO. 113-05 ED NO. 819-05 JD DATE/TIME OF SALE 11-9-05 0900

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>24.00</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>10.00</u>
TOTAL ***** \$ <u>527.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>661.04</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>886.04</u>	

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY	20	\$ <u>385.65</u>
SCHOOL DIST.	20	\$ <u>1100.77</u>
DELINQUENT	20	\$ <u>3823.05</u>
TOTAL ***** \$ <u>5309.47</u>		

MUNICIPAL FEES DUE:		
SEWER	20	\$ <u>303.82</u>
WATER	20	\$ _____
TOTAL ***** \$ <u>303.82</u>		

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

TOTAL COSTS (OPENING BID) \$ 7258.33

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Beneficial Cons. Dis. vs Twila Laubach

NO. 113-05 ED NO. 819-05 JD

DATE/TIME OF SALE: 11-9-05 0900

BID PRICE (INCLUDES COST) \$ 7258.33

POUNDAGE - 2% OF BID \$ 145.17

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 7403.50

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Robert L. Hersh

TOTAL DUE: \$ 7403.50

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 5403.50

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

26432

NUMBER

PAY: Five Thousand Four Hundred Three *****

DATE Nov 10/2005

AMOUNT \$5,403.50

TO THE Sheriff of Columbia County

ORDER
OF

Balance due to Sheriff

ESCROW TRUST
VOID AFTER 90 DAYS

RECEIVED
AMERICAN
EXPRESS

Ernest J. McCall

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

0026432 031000503 2000012430022

LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY
MARGARET GAIRO
RITA C. BUSCHLER*†
MONICA G. CHRISTIE ‡
FRANK DUBIN
BRENDA L. BROGDON*
SEAN GARRETT*†
BONNIE DAHL*
BETH L. THOMAS
SVEN E. PEHLERT*
JOSEPH VACCARO*
MICHELE DELIBILE^
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 E. RIGA*
Of Counsel

November 10, 2005

* 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

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. Twila M. Laubach
C.C.P. Columbia County, No. 2005-CV-819
Premises: 710-712 Maple Street, Berwick, PA 18603
Date of Sheriff's Sale: November 9, 2005 at 9:00 a.m.**

Dear Sheriff:

Enclosed please find two completed Realty Transfer Tax Statement of Value forms and a check in the amount of \$5,403.50 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,


Cheryl Morgan
Legal Assistant

cmo
encl



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
HART BUILDING
HARRISBURG, PA 17103-0001

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: 710 Maple Street

City, Township Borough: Berwick Borough

County: Columbia

School District:

Tax Parcel Number: 04B-04-189

D VALUATION DATA

1. Actual Cash Consideration
\$7,403.50

2. Other Consideration
\$0

3. Total Consideration
=\$7,403.50

4. County Assessed Value
\$44,722.00

5. Common Level Ratio Factor
#3.26

6. Fair Market Value
\$145,793.72

E EXEMPTION DATA

1a. Amount of Exemption Claimed: 100%

1b. Percentage of Interest Conveyed: 100%

2. Check appropriate Box Below for Exempt or 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/straw 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 mortgagor to a holder of a mortgage in default. Instrument Number 200209190
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

Date

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.

TWILA LAUBACH

WRIT OF EXECUTION #113 OF 2005 ED

POSTING OF PROPERTY

October 3, 2005 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF TWILA LAUBACH AT 710 MAPLE STREET BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF KRISTOPHER KEEFER.

SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

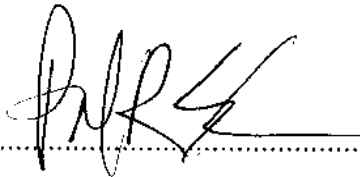
THIS 3RD DAY OF OCTOBER 2005



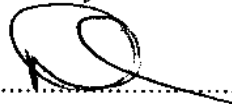
NOTARIAL SEAL
WENDY WESTOVER, NOTARY PUBLIC
BLOOMSBURG, COLUMBIA CO., PA
MY COMMISSION EXPIRES NOVEMBER 07, 2005

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.

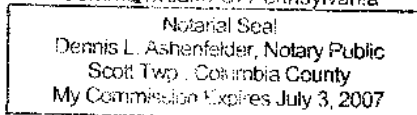


Sworn and subscribed to before me this 3rd day of November 2005



(Notary Public)

My commission expires _____



And now, _____, 20____, Member, 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

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

Docket # 113ED2005

VS

**WRIT OF EXECUTION - MORTGAGE
FORECLOSURE**

TWILA M. LAUBACH

AFFIDAVIT OF SERVICE

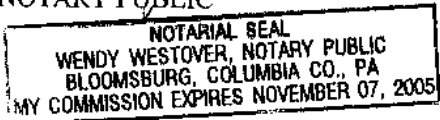
NOW, THIS MONDAY, AUGUST 29, 2005, AT 10:45 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON TWILA LAUBACH AT 710-712
MAPLE ST., BERWICK BY HANDING TO TWILA LAUBACH, , A TRUE AND ATTESTED COPY
OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, AUGUST 29, 2005

Wendy Westover

NOTARY PUBLIC



Timothy T. Chamberlain

X

TIMOTHY T. CHAMBERLAIN
SHERIFF

[Signature]

J. CARTER
DEPUTY SHERIFF

113
 TERRANCE 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. FORELLO^
 SVEN F. PFAHLERT*
 JOSEPH VACCARO*
 MICHELLE DELILLE^

MCCABE, WEISBERG & CONWAY, P.C.

SUITE 2080
 123 SOUTH BROAD STREET
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 (215) 790-1010
 FAX (215) 790-1274

SUITE 600
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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 & NM
 ** Licensed in PA, NJ & NY
 ^ Licensed in NY & CT
 † Licensed in NY
 † Managing Attorney for NJ
 - Managing Attorney for NY

September 9, 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. Twila M. Laubach
 Columbia County Court of Common Pleas Number 2005-CV-819
 ACTION IN MORTGAGE FORECLOSURE
 PREMISES: 710 Maple Street, Berwick, PA 18603

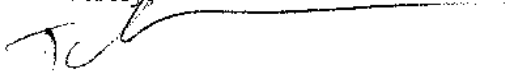
Dear Sir/Madame:

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

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

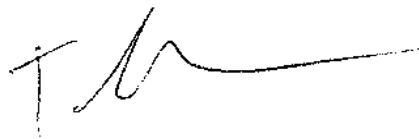
(215) 790-1010

Beneficial Consumer Discount Company, d/b/a Beneficial Mortgage Company of Pennsylvania V. Twila M. Laubach	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-819
--	---

AFFIDAVIT OF SERVICE

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

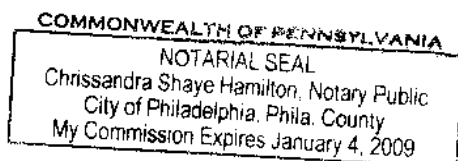
Copies of the letter and certificate of mailing are also attached hereto, made a part hereof and marked as Exhibit "B."



TERRENCE J. McCABE, ESQUIRE

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 9th DAY
OF September, 2005.


NOTARY PUBLIC



McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

Exhibit A

Beneficial Consumer Discount Company, d/b/a Beneficial Mortgage Company of Pennsylvania V. Twila M. Laubach	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-819
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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 710 Maple Street, Berwick, PA 18603 a copy of the description of said property is attached hereto and marked Exhibit "A."

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

Twila M. Laubach
710-712 Maple Street
Berwick, PA 18603

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

Twila M. Laubach
710-712 Maple Street
Berwick, PA 18603

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

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)	710 Maple Street Berwick, PA 18603
Domestic Relations	Columbia County 700 Sawmill Road Bloomsburg, PA 17815
Commonwealth of Pennsylvania,	Department of Welfare, P.O. Box 2675 Harrisburg, PA 17115
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

Exhibit A

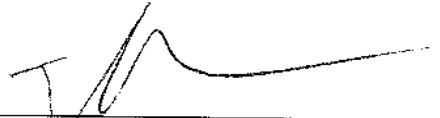
Department of Public Welfare
TPL Casualty Unit Estate
Recovery Program

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

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

September 9, 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. Twila M. Laubach	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-819
--	---

DATE: September 9, 2005

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

Exhibit B

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNER(S): Twila M. Laubach

PROPERTY: 710 Maple Street, Berwick, PA 18603

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on November 9, 2005 at 9:00 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.

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

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

Line	Article Number	Addressee Name, Street and PO Address	Postage	Fee	Handling Charge
1	Beneficial v. Laubach	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) 710 Maple Street Berwick, PA 18603			
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 flr., Strawberry Square Dept. # 280601 Harrisburg, PA 17128			

Exhibit B





August 30, 2005

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

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

VS

TWILA M. LAUBACH

DOCKET # 113ED2005

JD # 819JD2005

Dear Timothy:

The balance on sewer account #125761 for the property located at 710 Maple Street, Berwick through November 2005 is \$303.82.

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

Sincerely,

Kelly Greer
Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/26/2005

SERVICE# 15 - OF - 18 SERVICES
DOCKET # 113ED2005

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

DEFENDANT TWILA M. LAUBACH
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 Miller

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 8-29-5 TIME 0830 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) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Ant

DATE 8-29-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/26/2005

SERVICE# 1 - OF - 18 SERVICES
DOCKET # 113ED2005

PLAINTIFF

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

DEFENDANT
ATTORNEY FIRM

TWILA M. LAUBACH
McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED
TWILA LAUBACH
710-712 MAPLE ST.
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Twila

RELATIONSHIP Disc IDENTIFICATION _____

DATE 8-29-5 TIME 1045 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Cul

DATE 8-29-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/26/2005

SERVICE# 3 - OF - 18 SERVICES
DOCKET # 113ED2005

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

DEFENDANT TWILA M. LAUBACH
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	WRIT OF EXECUTION - MORTGAGE
710-712 MAPLE ST.	FORECLOSURE
BERWICK	

SERVED UPON EMPTY

RELATIONSHIP _____ IDENTIFICATION _____

DATE 8-29-05 TIME 1045 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Cul

DATE 8-29-05

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

Friday, August 26, 2005

TENANT(S)
710-712 MAPLE ST.
BERWICK, PA 18603-

**BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL
MORTGAGE COMPANY OF PENNSYLVANIA
VS
TWILA M. LAUBACH**

DOCKET # 113ED2005

JD # 819JD2005

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

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.
Twila M. Laubach

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NUMBER 2005-CV-819

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Twila M. Laubach
710-712 Maple Street
Berwick, PA 18603

Your house (real estate) at 710 Maple Street, Berwick, PA 18603, (more fully described as attached) is scheduled to be sold at the Columbia County Sheriff's Sale on November 9, 2005 at 9 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$70,308.91 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 or parcel of land situate, lying and being in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the westerly side of Vine Street at the corner of land late of Thomas Dixon and now or late of Rockwell W. Benscoter; thence by same in a southwesterly direction, 222.5 feet to Maple Street, designated in the prior deed as an alley; thence along Maple Street in a northerly direction 45 feet to the corner of land now or late of Joseph Pataki and wife; thence in a northeasterly direction along land of Joseph Pataki and wife, parallel to the first course herein 222.5 feet to the westerly line of Vine Street; thence along the westerly line of Vine Street, parallel to the second course herein, 45 feet to the place of beginning.

UNDER AND SUBJECT to any and all covenants, conditions, reservations, restrictions, limitations, right-of-ways, objections, easements, agreements, etc. as they appear of record.

IMPROVEMENTS: Having thereon erected a dwelling, improvements, and appurtenances thereto.

BEING KNOWN AS: 710 Maple Street, Berwick, PA 18603

REAL DEBT: \$70,308.91

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Twila M. Laubach

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

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:

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

Received by (Printed Name)
Robert A. Colledge
Date of Delivery
1/11/05

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

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

Article Number
7004 2890 0001 4116 2449
Form 3811, February 2004
(Transfer from service label)
Domestic Return Receipt

1. Article Addressed to:
U.S. Attorney
235 North Washington St.
Scranton, PA 18503

2. Article Number
7004 2890 0001 4116 2449
(Transfer from service label)
Domestic Return Receipt

1. Article Addressed to:
U.S. Attorney
235 North Washington St.
Scranton, PA 18503

2. Article Number
7004 2890 0001 4116 2449
(Transfer from service label)
Domestic Return Receipt

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:

Internal Revenue Service
1001 Liberty Ave.
Pittsburgh, PA 15222

Received by (Printed Name)
J. F. De...
Date of Delivery
8/31/05

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

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

Article Number
7004 2890 0001 4116 2388
Form 3811, February 2004
(Transfer from service label)
Domestic Return Receipt

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

2. Article Number
7004 2890 0001 4116 2388
(Transfer from service label)
Domestic Return Receipt

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

2. Article Number
7004 2890 0001 4116 2388
(Transfer from service label)
Domestic Return Receipt

Address
8/31/05

1. Article Addressed to:
Commonwealth of PA Inherit. Tax
1400 Spring Garden St.
Philadelphia, PA 19130

2. Article Number
7004 2890 0001 4116 2388
(Transfer from service label)
Domestic Return Receipt

1. Article Addressed to:
Commonwealth of PA Inherit. Tax
1400 Spring Garden St.
Philadelphia, PA 19130

2. Article Number
7004 2890 0001 4116 2388
(Transfer from service label)
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:

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

2. Article Number

(Transfer from service label)

7004 2890 0001 4116 2418

PS Form 3811, February 2004

Domestic Return Receipt

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:

Dept. of Public Welfare
PO Box 8486
Harrisburg, PA 17105

2. Article Number

(Transfer from service label)

7004 2890 0001 4116 2340

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Samuel J. Venet

Received by (Printed Name)

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Samuel J. Venet

Received by (Printed Name)

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/26/2005

SERVICE# 10 - OF - 18 SERVICES
DOCKET # 113ED2005

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

DEFENDANT TWILA M. LAUBACH
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Kelly Greer

RELATIONSHIP Serv. IDENTIFICATION _____

DATE 8-29-5 TIME 1030 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Carter

DATE 8-29-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/26/2005

SERVICE# 11 - OF - 18 SERVICES
DOCKET # 113ED2005

PLAINTIFF

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

DEFENDANT
ATTORNEY FIRM

TWILA M. LAUBACH
McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED
CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE.
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON CONNIE

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 8-29-5 TIME 1015 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. Cuda

DATE 8-29-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/26/2005

SERVICE# 12 - OF - 18 SERVICES
DOCKET # 113ED2005

PLAINTIFF

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

DEFENDANT
ATTORNEY FIRM

TWILA M. LAUBACH
McCabe, Weisberg and Conway, PC

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Leslie LYMAN

RELATIONSHIP ~~Cousin~~ Cousin IDENTIFICATION _____

DATE 8-29-05 TIME 1330 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 8-29-05

TAX NOTICE 2005 SCHOOL REAL ESTATE
 BERWICK BOROUGH
MAKE CHECKS PAYABLE TO:
 CONNIE C. GINGHER
 1615 LINCOLN AVENUE
 BERWICK, PA 18603

HOURS MON, TUES, THURS, FRI 9:30am
 -4pm DURING DISCT. ALL OTHER
 TIMES MON, TUES, THURS 9:30-4
PHONE 570-752-7442

FOR BERWICK AREA SCHOOL DISTRICT				DATE 08/01/2005		BILL# 002359
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT PAID	INC. PENALTY	
REAL ESTATE	22362	44.750	980.69	1000.70	1100.77	
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	980.69	1000.70	1100.77	
			Sept 30	Nov 30	Dec 1-15	
			IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER	

NO REFUNDS UNDER \$5.00

A LAUBACH TWILA M
I 710 MAPLE STREET
L BERWICK PA 18603

T
O

PROPERTY DESCRIPTION		ACCT.
PARCEL 04B04 189000000		19954
710712 MAPLE ST	3836.00	SCHOOL PENALTY 10%
20011-1319	18526.00	TAX RETURNED TO
0.22 ACRES		COURTHOUSE DEC 15

Original MAKE SEPERATE CHECKS FOR SCHOOL PAYMENT

Tax Notice 2005 County & Municipality

BERWICK BORO
MAKE CHECKS PAYABLE TO:

Connie C Gingher
 1615 Lincoln Avenue
 Berwick PA 18603

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

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

LAUBACH TWILA M
 710 MAPLE STREET
 BERWICK PA 18603

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

FOR: COLUMBIA COUNTY				DATE 03/01/2005		BILL NO. 4605
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL. PENALTY	
GENERAL	22,362	5.646	123.73	126.26	138.89	
SINKING		1.345	29.48	30.08	33.09	
LIGHT		.75	16.43	16.77	17.61	
FIRE		1.75	38.35	39.13	41.09	
BORO RE		6.6	144.64	147.59	154.97	
The discount & penalty have been calculated for your convenience						
PAY THIS AMOUNT			352.63	359.83	385.65	
			April 30	June 30	June 30	
			If paid on or before	If paid on or before	If paid after	
			Discount 2 %	TWP 2 %		
			Penalty 10 %	5 %		
			PARCEL: 04B-04 -189-00,000			
			710 712 MAPLE ST			
			.2201 Acres	Land	3,836	
				Buildings	18,526	
				Total Assessment	22,362	

This tax returned to
 courthouse on:
 January 1, 2006

FILE COPY

113

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 29-AUG-05

FEE: \$5.00

CERT. NO: 1193

LAUBACH TWILA M
710 MAPLE STREET
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 20011-1319
LOCATION: 710-712 MAPLE ST
PARCEL: 04B-04 -189-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2002	PRIM	787.91	9.61		0.00	797.52
2003	PRIM	1,467.24	25.26		65.00	1,557.50
2004	PRIM	1,433.34	29.69		0.00	1,463.03
TOTAL DUE :						\$3,818.05

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.

REAL ESTATE OUTLINE

ED # 113-05

DATE RECEIVED 8-26-05
DOCKET AND INDEX 8-26-05
SET FILE FOLDER UP 8-26-05

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# 24939
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Nov, 9, 05 TIME 0900
POSTING DATE Oct. 5, 05
ADV. DATES FOR NEWSPAPER
1ST WEEK Oct. 19
2ND WEEK 26
3RD WEEK Nov, 02, 05

SHERIFF'S SALE

WEDNESDAY NOVEMBER 9, 2005 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 113 OF 2005 ED AND CIVIL WRIT NO. 819 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 piece or parcel of land situate, lying and being in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the westerly side of Vine Street at the corner of land late of Thomas Dixon and now or late of Rockwell W. Benscoter; thence by same in a southwesterly direction 222.5 feet to Maple Street, designated in the prior deed as an alley; thence along Maple Street in a northerly direction 45 feet to the corner of land now or late of Joseph Pataki and wife; thence in a northeasterly direction along land of Joseph Pataki and wife, parallel to the first course herein 222.5 feet to the westerly line of Vine Street; thence along the westerly line of Vine Street, parallel to the second course herein, 45 feet to the place of beginning.

UNDER AND SUBJECT to any and all covenants, conditions, reservations, restrictions, limitations, right-of-ways, objections, easements, agreements, etc. as they appear of record.

IMPROVEMENTS: Having thereon erected a dwelling, improvements, and appurtenances thereto.

BEING KNOWN AS: 710 Maple Street, Berwick, PA 18603

REAL DEBT: \$70,308.91

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Twila M. Laubach

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

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

SHERIFF'S SALE

WEDNESDAY NOVEMBER 9, 2005 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 113 OF 2005 ED AND CIVIL WRIT NO. 819 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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UNDER AND SUBJECT to any and all covenants, conditions, reservations, restrictions, limitations, right-of-ways, objections, easements, agreements, etc. as they appear of record.

IMPROVEMENTS: Having thereon erected a dwelling, improvements, and appurtenances thereto.

BEING KNOWN AS: 710 Maple Street, Berwick, PA 18603

REAL DEBT: \$70,308.91

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Twila M. Laubach

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

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

SHERIFF'S SALE

WEDNESDAY NOVEMBER 9, 2005 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 113 OF 2005 ED AND CIVIL WRIT NO. 819 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 piece or parcel of land situate, lying and being in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the westerly side of Vine Street at the corner of land late of Thomas Dixon and now or late of Rockwell W. Benscoter; thence by same in a southwesterly direction 222.5 feet to Maple Street, designated in the prior deed as an alley; thence along Maple Street in a northerly direction 45 feet to the corner of land now or late of Joseph Pataki and wife; thence in a northeasterly direction along land of Joseph Pataki and wife, parallel to the first course herein 222.5 feet to the westerly line of Vine Street; thence along the westerly line of Vine Street, parallel to the second course herein, 45 feet to the place of beginning.

UNDER AND SUBJECT to any and all covenants, conditions, reservations, restrictions, limitations, right-of-ways, objections, easements, agreements, etc. as they appear of record.

IMPROVEMENTS: Having thereon erected a dwelling, improvements, and appurtenances thereto.

BEING KNOWN AS: 710 Maple Street, Berwick, PA 18603

REAL DEBT: \$70,308.91

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Twila M. Laubach

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.

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

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

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
TIME STAMP & RETURN
COPY

Beneficial Consumer Discount Company, d/b/a Beneficial Mortgage Company of Pennsylvania V. Twila M. Laubach	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-819 <i>2005-ED-113</i>
---	--

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Twila M. Laubach
710-712 Maple Street
Berwick, PA 18603

Your house (real estate) at 710 Maple Street, Berwick, PA 18603, (more fully described as attached) is scheduled to be sold at the Columbia County Sheriff's Sale on _____ at ____m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$70,308.91 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 or parcel of land situate, lying and being in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the westerly side of Vine Street at the corner of land late of Thomas Dixon and now or late of Rockwell W. Benscoter; thence by same in a southwesterly direction 222.5 feet to Maple Street, designated in the prior deed as an alley; thence along Maple Street in a northerly direction 45 feet to the corner of land now or late of Joseph Pataki and wife; thence in a northeasterly direction along land of Joseph Pataki and wife, parallel to the first course herein 222.5 feet to the westerly line of Vine Street; thence along the westerly line of Vine Street, parallel to the second course herein, 45 feet to the place of beginning.

UNDER AND SUBJECT to any and all covenants, conditions, reservations, restrictions, limitations, right-of-ways, objections, easements, agreements, etc. as they appear of record.

IMPROVEMENTS: Having thereon erected a dwelling, improvements, and appurtenances thereto.

BEING KNOWN AS: 710 Maple Street, Berwick, PA 18603

REAL DEBT: \$70,308.91

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Twila M. Laubach

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.
Twila M. Laubach

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

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2005-CV-819 Term _____ J.D.

2005-C.D.-113
**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: 710 Maple Street, Berwick, PA 18603

Amount due \$70,308.91

Interest from 8/24/2005 \$
TO DATE OF SALE

Total \$ Plus Costs as endorsed.

Dated: 8-26-05
(SEAL)

James B. Reine *EAB*
Prothonotary, Common Pleas
Court of Columbia County
Penna.

By:

Deputy

LEGAL DESCRIPTION

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BEING KNOWN AS: 710 Maple Street, Berwick, PA 18603

REAL DEBT: \$70,308.91

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Twila M. Laubach

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. Twila M. Laubach	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-819 <i>2005-ED-113</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 710 Maple Street, Berwick, PA 18603 a copy of the description of said property is attached hereto and marked Exhibit "A."

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

Twila M. Laubach
710-712 Maple Street
Berwick, PA 18603

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

Twila M. Laubach
710-712 Maple Street
Berwick, PA 18603

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

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)	710 Maple Street Berwick, PA 18603
Domestic Relations	Columbia County 700 Sawmill Road Bloomsburg, PA 17815
Commonwealth of Pennsylvania,	Department of Welfare, P.O. Box 2675, Harrisburg, PA 17105.
Internal Revenue Service 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

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 24, 2005

DATE



TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate, lying and being in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

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BEING KNOWN AS: 710 Maple Street, Berwick, PA 18603

REAL DEBT: \$70,308.91

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Twila M. Laubach

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. Twila M. Laubach	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-819 <i>2005-ED-113</i>
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d/b/a Beneficial Mortgage Company of Pennsylvania
P.O. Box 8621
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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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Name	Address
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Domestic Relations	Columbia County 700 Sawmill Road Bloomsburg, PA 17815
Commonwealth of Pennsylvania,	Department of Welfare, P.O. Box 2675, Harrisburg, PA 17105.
Internal Revenue Service 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
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TPL Casualty Unit Estate
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P.O. Box 8486
Willow Oak Bldg.,
Harrisburg, PA 17105

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August 24, 2005

DATE



TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

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REAL DEBT: \$70,308.91

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Twila M. Laubach

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.

Twila M. Laubach

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NUMBER 2005-CV-819

2005-ED-113

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:

Twila M. Laubach
710-712 Maple Street
Berwick, PA 18603

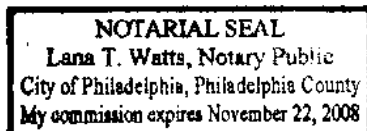
T. McCabe

TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 24TH DAY
OF AUGUST, 2005.

Lana T. Watts
NOTARY PUBLIC



McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

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

V.

Twila M. Laubach

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NUMBER 2005-CV-819

2005-ED-113

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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:

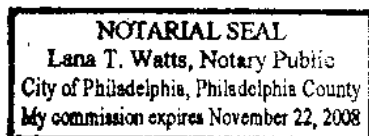
Twila M. Laubach
710-712 Maple Street
Berwick, PA 18603

T. McCabe

TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 24TH DAY
OF AUGUST, 2005.

Lana T. Watts
NOTARY PUBLIC



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

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

TERRENCE J. McCABE

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

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

JOSEPH F. RIGA*
Of Counsel

August 24, 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. Twila M. Laubach
Columbia County Court of Common Pleas Number 2005-CV-819

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):

Twila M. Laubach
710-712 Maple Street
Berwick, PA 18603

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

Thank you for your cooperation in this matter.

Very truly yours,


TERRENCE J. McCABE, Esquire

TJM/ao
Enclosures

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

Beneficial Consumer Discount Company, d/b/a Beneficial Mortgage Company of Pennsylvania V. Twila M. Laubach	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-819 <i>2005-ED 813</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:

710 Maple Street, Berwick, PA 18603
(more fully described as attached)

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

Twila M. Laubach
710-712 Maple Street
Berwick, PA 18603

WAIVER OF WATCHMAN

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

August 24, 2005

DATE

T. McCabe
TERRENCE J. McCABE, ESQUIRE

LEGAL DESCRIPTION

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BEING KNOWN AS: 710 Maple Street, Berwick, PA 18603

REAL DEBT: \$70,308.91

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Twila M. Laubach

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. Twila M. Laubach	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-819
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TO: Sheriff of Columbia County
Courthouse, Main Street
P.O. Box 380
Bloomsburg, PA 17815

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INSTRUCTIONS

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710 Maple Street, Berwick, PA 18603
(more fully described as attached)

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

Twila M. Laubach
710-712 Maple Street
Berwick, PA 18603

WAIVER OF WATCHMAN

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

August 24, 2005

DATE


TERRENCE J. McCABE, ESQUIRE

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate, lying and being in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the westerly side of Vine Street at the corner of land late of Thomas Dixon and now or late of Rockwell W. Benscoter; thence by same in a southwesterly direction 222.5 feet to Maple Street, designated in the prior deed as an alley; thence along Maple Street in a northerly direction 45 feet to the corner of land now or late of Joseph Pataki and wife; thence in a northeasterly direction along land of Joseph Pataki and wife, parallel to the first course herein 222.5 feet to the westerly line of Vine Street; thence along the westerly line of Vine Street, parallel to the second course herein, 45 feet to the place of beginning.

UNDER AND SUBJECT to any and all covenants, conditions, reservations, restrictions, limitations, right-of-ways, objections, easements, agreements, etc. as they appear of record.

IMPROVEMENTS: Having thereon erected a dwelling, improvements, and appurtenances thereto.

BEING KNOWN AS: 710 Maple Street, Berwick, PA 18603

REAL DEBT: \$70,308.91

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Twila M. Laubach

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

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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

24939

NUMBER

PAY: Two Thousand *****
DATE Aug 17/2005 AMOUNT \$2,000.00

TO THE Sheriff of Columbia County
ORDER OF

ESCROW TRUST
VOID AFTER 90 DAYS

Listing the property for Sheriff's sale

Edward McCabe

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.
"024939" :0310005034:2000012430022"