

SHERIFF'S SALE COST SHEET

HSBC vs. Colleen Clarke
 NO. 150-05 ED NO. 1275-05 JD DATE/TIME OF SALE 3-15-06 1100

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>6.00</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>509.50</u>	

WEB POSTING	2772	\$150.00
PRESS ENTERPRISE INC.	75	\$ <u>877.00</u>
SOLICITOR'S SERVICES	77	\$75.00
TOTAL ***** \$ <u>1042.00</u>		

PROTHONOTARY (NOTARY)	73	\$10.00
RECORDER OF DEEDS	76	\$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>		

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	77	\$ <u>332.12</u>
SCHOOL DIST.	20	\$
DELINQUENT	20	\$ <u>948.42</u>
TOTAL ***** \$ <u>1280.54</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) \$ 3063.54

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

H5BC vs Colleen Clarke

NO. 158-05 ED NO. 1275-05 JD

DATE/TIME OF SALE: 3-15-05 1100

BID PRICE (INCLUDES COST) \$ 3063.54

POUNDAGE - 2% OF BID \$ 61.27

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3124.81

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Meda L. Luyon

TOTAL DUE: \$ 3124.81

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1124.81

LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY
MARGARET GAIRO
RITA C. BUSCHER*
MONICA G. CHRISTIE**
ANDREW L. MARKOWITZ
FRANK DUBIN
BRENDA L. BROGDON*
BONNIE DAHL*
SVEN F. PFAHLERT*
SCOTT TAGGART*
ANGELA M. MICHAEL
MATTHEW DITRAPANI*
CARLA FARALDO*

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

March 20, 2006

* 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

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

Re: HSBC, a London Corporation, s/b/m/a of Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania vs. Colleen Clark a/k/a Colleen D. Clarke
C.C.P. Columbia County, No. 2005-CV-1318
Premises: 373 Catherine Street, Bloomsburg, PA 17815
Date of Sheriff's Sale: March 15, 2006 at 11:30 a.m.

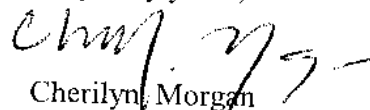
Dear Sheriff:

Enclosed please find two completed Realty Transfer Tax Statement of Value forms and a check in the amount of \$1,124.81 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 INDIAN AFFAIRS
OF THE STATE
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: 373 Catherine Street

City, Township Borough: Town of Bloomsburg

County: Columbia
School District:

Tax Parcel Number: 05E-03-094-00.000

D VALUATION DATA

1. Actual Cash Consideration: \$3,124.81

2. Other Consideration: \$0

3. Total Consideration: = \$3,124.81

4. County Assessed Value: \$24,020.00

5. Common Level Ratio Factor: *3.26

6. Fair Market Value: = \$78,305.20

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
- ☐ Transfer to Industrial Development Agency. (Name of Decedent) (Estate File Number)
- ☐ 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 of in lieu of condemnation, attach a copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Instrument Number 200203360
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 March 15, 2006 to HSBC, a London Corporation, s/b/m/a of 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

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

McCABE, WEISBERG & 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

HSBC, a London Corporation, s/b/m/a of
Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Company of Pennsylvania

vs.

Colleen Clark a/k/a Colleen D. Clarke

Columbia County
Court of Common Pleas

Number 2005-CV-1318

ASSIGNMENT OF BID AT SHERIFF'S SALE

HSBC, a London Corporation, s/b/m/a of Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania, was the successful bidder at the Sheriff's Sale conducted by the Sheriff of Columbia County on the 15th day of March, 2006 .

HSBC, a London Corporation, s/b/m/a of Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania, hereby assigns its bid for \$1.00 and other valuable consideration to Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania, without recourse for the property known as ***373 Catherine Street, Bloomsburg, PA 17815.***

McCABE, WEISBERG & CONWAY, P.C.

BY: *Terrence J. McCabe*

TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

DATE: *5/22/06*

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

FIRST UNION BUILDING

123 S. BROAD STREET, SUITE 2080

PHILADELPHIA, PA 19109

29065

NUMBER

WACHOVIA

3-50/310

PAY: One Thousand One Hundred Twenty Four *****

DATE

Mar 20/2006

AMOUNT

\$1,124.81

81/100

TO THE Sheriff of Columbia County

ORDER

ESCROW TRUST
VOID AFTER 90 DAYS

Balance due to Sheriff

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

"029065" :031000503:2000012430022"

Thomas J. McCabe

SECURE
GUARANTY
RECEIVED

Security Features Included.



Details on back.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Brandon R. Eyerly, Publisher, 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 February 22; March 1, 8, 2006 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.

Brandon R. Eyerly

Sworn and subscribed to before me this 10th day of MARCH 2006

Dennis L. Ashenfelder

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

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

MAKE CHECKS PAYABLE TO:

Mary F Ward
TOWN HALL
301 E Second St
BLOOMSBURG PA 17815

HOURS: THURSDAY AND FRIDAY: 9:00AM TO 4:30 PM
DURING DISCOUNT

FRIDAY: 9:00 TO 4:30 AFTER DISCOUNT

PHONE: 570-784-1581

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	24,020	5.646	132.91	135.62	149.18
SINKING		1.345	31.66	32.31	35.54
FIRE/LIBRARY		.596	14.03	14.32	15.75
DEBT SERVICE		.895	21.07	21.50	23.65
STREET LIGHT		.968	22.78	23.25	25.58
TOWN RE		4.659	109.67	111.91	123.10
The discount & penalty have been calculated for your convenience			332.12	338.91	372.80
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

CLARKE COLLEEN D
373 CATHERINE STREET
BLOOMSBURG PA 17815

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 05E-03 -094-00,000
373 CATHERINE ST
.053 Acres Land 3,500
Buildings 20,520
Total Assessment 24,020

This tax returned to
courthouse on:
January 1, 2007

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

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

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

Tuesday, December 20, 2005

**MARY WARD-TAX COLLECTOR
301 E. 2ND ST.
BLOOMSBURG, PA 17815-**

**HSBC, A LONDON CORPORATION, S/B/MA/A OF BENEFICIAL CONSUMER
DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE COMPANY OF
PENNSYLVANIA
VS
COLLEEN CLARKE A/K/A COLLEEN D. CLARKE**

DOCKET # 158ED2005

JD # 1318JD2005

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

HSBC, a London Corporation, s/b/ma/a of Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. Colleen Clarke a/k/a Colleen D. Clarke	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-1318 <i>2005-ED-158</i>
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NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Colleen Clarke a/k/a Colleen D. Clarke
373 Catherine Street
Bloomsburg, PA 17815

Your house (real estate) at 373 Catherine Street, Bloomsburg, PA 17815, (more fully described as attached) is **scheduled to be sold at the Columbia County Sheriff's Sale on March 15 11:30 2006 at a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$116,072.26 obtained by HSBC, a London Corporation, s/b/ma/a of 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 HSBC, a London Corporation, s/b/ma/a of 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

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.

HBSC, A LONDON CORP.

VS.

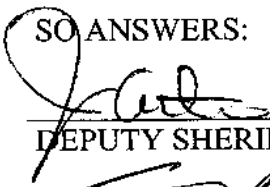
COLLEEN CLARKE


WRIT OF EXECUTION #158 OF 2005 ED

POSTING OF PROPERTY

FEBRUARY 8, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF COLLEEN CLARKE AT 373 CATHERINE ST. 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 8TH DAY OF FEBRUARY 2006



COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2008

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

HSBC, A LONDON CORPORATION,
S/B/MA/A OF BENEFICIAL CONSUMER
DISCOUNT COMPANY D/B/A BENEFICIAL
MORTGAGE COMPANY OF
PENNSYLVANIA

Docket # 158ED2005

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

COLLEEN CLARKE A/K/A COLLEEN D.
CLARKE

AFFIDAVIT OF SERVICE

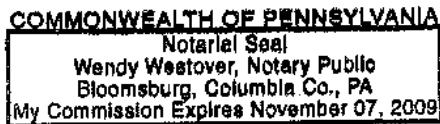
NOW, THIS FRIDAY, DECEMBER 23, 2005, AT 12:00 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON COLLEEN CLARKE AT 373
CATHERINE STREET, BLOOMSBURG BY HANDING TO COLLEEN CLARKE, , A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

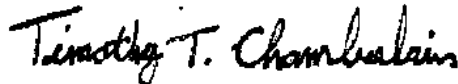
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, DECEMBER 23, 2005



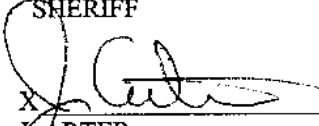
NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN
SHERIFF



J. CARTER
DEPUTY SHERIFF

Mc BE, WEISBERG & CONWAY, P.C.

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

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

JOSEPH F. RIGA*
Of Counsel

TERRENCE J. McCABE***
MARC S. WEISBERG**
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MARGARET GAIRO
RITA C. BUSCHER**
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SEAN GARRETT**+
JULIE M. FIORELLO^
SVEN H. PFAHLERT*
JOSEPH VACCARO*
MICHELE DELILLE^

+ 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

January 18, 2006

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

Re: HSBC, a London Corporation, s/b/ma/a of Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Company of Pennsylvania
v. Colleen Clarke a/k/a Colleen D. Clarke
Columbia County Court of Common Pleas Number 2005-CV-1318

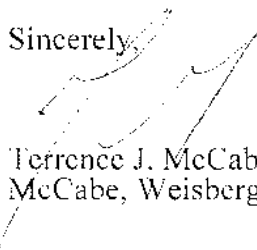
Dear Sir/Madame:

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/tt

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

HSBC, a London Corporation, s/b/ma/a of
Beneficial Consumer Discount Company
d/b/a Beneficial Mortgage Company of
Pennsylvania

V.

Colleen Clarke a/k/a Colleen D. Clarke

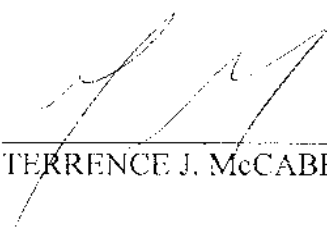
COLUMBIA COUNTY
COURT OF COMMON PLEAS

NUMBER 2005-CV-1318

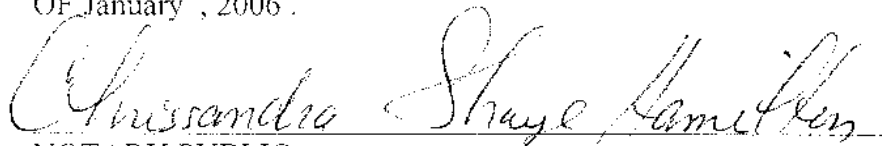
AFFIDAVIT OF SERVICE

I, Terrence J. McCabe, Esquire, attorney for the Plaintiff in the within matter,
hereby certify that on the 18th day of January, 2006, a true and correct copy of the Notice of
Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in the
Affidavit Pursuant to 3129 which is attached hereto as Exhibit "A".

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


TERRENCE J. McCABE, ESQUIRE

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 17th DAY
OF January , 2006 .


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

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

HSBC, a London Corporation, s/b/ma/a of Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. Colleen Clarke a/k/a Colleen D. Clarke	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-1318
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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 373 Catherine Street, 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):

Colleen Clarke a/k/a Colleen D. Clarke
373 Catherine Street
Bloomsburg, PA 17815

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

Colleen Clarke a/k/a Colleen D. Clarke
373 Catherine Street
Bloomsburg, PA 17815

EXHIBIT A



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:

HSBC, a London Corporation,

<p>Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>Article Addressed to:</p> <p>INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 600 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106</p>	<p>Article Number (Transfer from service label)</p>	<p>Form 3811, February 2004</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. 	<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p>A. Signature 158</p> <p>X </p> </div> <div style="width: 35%; text-align: right;"> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 60%;"> <p>B. Received by (Printed Name)</p> <p><i>12-ALBERTIN</i></p> </div> <div style="width: 35%;"> <p>C. Date of Delivery</p> </div> </div> <div style="margin-top: 10px;"> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes</p> <p style="margin-left: 20px;">If YES, enter delivery address below: <input type="checkbox"/> No</p> </div>
<p>1. Addressee to:</p> <p>Commonwealth of PA-Inher. Tax 1400 Spring Garden Ave. Philadelphia, PA 19130</p>	<div style="text-align: center;">  </div>
<p>2. Article Number</p> <p><i>(Transfer from service label)</i></p>	<p>3. Service type</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail </div> <div style="width: 45%;"> <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D. </div> </div>
<p>7005 1160 0000 0372 6480</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>

Item 4: If Restricted Delivery is desired, print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.		Article Addressed to: COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-ATTN: SHERR BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 HARRISBURG, PA 17128-1230	
Article Number (Transfer from service label) S Form 3811, February 2004	Article Number (Transfer from service label) 7005	Domestic Return Receipt PS Form 3811, February 2004	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) 7005 1160 0000 0372 6558		1. Article Addressed to: If YES, enter delivery address below:	
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	
PS Form 3811, February 2004		Domestic Return Receipt	
102585-02-M-1		102585-02-M-1	

s/b/m/a of Beneficial Consumer Discount Company
d/b/a Beneficial Mortgage Company of Pennsylvania
961 Weigel Drive,
Elmhurst, IL 60126

Beneficial Consumer Discount Company,
d/b/a Beneficial Mortgage Co. of PA.,
417 Central Road, Suite 2,
Bloomsburg, PA 17815

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
Columbia County Tax Claim Bureau Columbia County Courthouse	35 W. Main Street Basement Level Bloomsburg, PA 17185

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)	373 Catherine Street, 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

EXHIBIT A

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

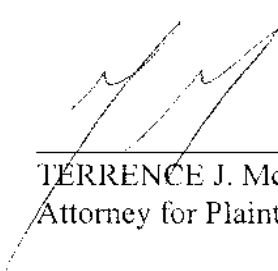
Department of Public Welfare
TPI, Casualty Unit Estate
Recovery Program

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.

January 18, 2006

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

HSBC, a London Corporation, s/b/ma/a of Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. Colleen Clarke a/k/a Colleen D. Clarke	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-1318
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------

DATE: January 18, 2006

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNER(S): Colleen Clarke a/k/a Colleen D. Clarke

PROPERTY: 373 Catherine Street, Bloomsburg, PA 17815

IMPROVEMENTS: Residential Dwelling

The above-captioned property is **scheduled to be sold at the Columbia County Sheriff's Sale on March 15, 2006 at 11:30 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

EXHIBIT B

**MUNICIPAL AUTHORITY
of the
TOWN OF BLOOMSBURG**

Chairman
Robert Linn
Vice Chairman
George Hemingway
Treasurer
Michael Upton
Secretary-Asst. Treasurer
Carol L. Mas
Solicitor
Gary E. Norton, Esq.

Board of Directors

Robert Linn
George Hemingway
Michael Upton
Thomas Evans
George Turner

**TOWN HALL
301 EAST SECOND STREET
BLOOMSBURG PA 17815
570~784~5422
570~784~1518 (FAX)**

December 28, 2005

Tim Chamberlain
Sheriff of Columbia County
Columbia County Court House
P. O. Box 380
Bloomsburg PA 17815

RE: Colleen Clarke a/k/a
Colleen D. Clarke
373 Catherine Street
Bloomsburg PA 17815

Docket # 158ED2005

JD# 1318JD2005

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you it holds no claims for unpaid sewer service charges.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112.

Sincerely,

Jeanette Cashner
Office Manager

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/19/2005

SERVICE# 1 - OF - 18 SERVICES
DOCKET # 158ED2005

PLAINTIFF

HSBC, A LONDON CORPORATION, S/B/MA/A OF
BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A
BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA

DEFENDANT

COLLEEN CLARKE A/K/A COLLEEN D. CLARKE

ATTORNEY FIRM

McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED

PAPERS TO SERVED

COLLEEN CLARKE

WRIT OF EXECUTION - MORTGAGE

373 CATHERINE STREET

FORECLOSURE

BLOOMSBURG

SERVED UPON HANK

RELATIONSHIP Husband IDENTIFICATION _____

DATE 12-23-05 TIME 1200 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

12-22-05 1445 ARTER SIRCI

DEPUTY

J. Carter DATE 12-23-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/19/2005

SERVICE# 3 - OF - 18 SERVICES
DOCKET # 158ED2005

PLAINTIFF

HSBC, A LONDON CORPORATION, S/B/MA/A OF
BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A
BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA

DEFENDANT
ATTORNEY FIRM

COLLEEN CLARKE A/K/A COLLEEN D. CLARKE
McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED
BENEFICIAL CONSUMER DISCOUNT COMPANY
417 CENTRAL RD, STE. 2
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON DERRICK ZACKMAN

RELATIONSHIP MANAGER IDENTIFICATION _____

DATE 12-22-05 TIME 1430 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

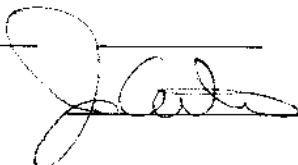
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 12-22-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/19/2005

SERVICE# 10 - OF - 18 SERVICES
DOCKET # 158ED2005

PLAINTIFF

HSBC, A LONDON CORPORATION, S/B/MA/A OF
BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A
BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA

DEFENDANT
ATTORNEY FIRM

COLLEEN CLARKE A/K/A COLLEEN D. CLARKE
McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED

MARY WARD-TAX COLLECTOR

301 E. 2ND ST.

BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON DROPPED BY MAIL 5:05

RELATIONSHIP _____ IDENTIFICATION _____

DATE 12-22-05 TIME 11:25 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

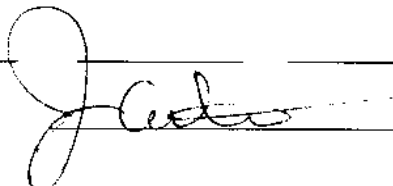
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 12-22-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/19/2005

SERVICE# 11 - OF - 18 SERVICES
DOCKET # 158ED2005

PLAINTIFF HSBC, A LONDON CORPORATION, S/B/MA/A OF
BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A
BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA

DEFENDANT COLLEEN CLARKE A/K/A COLLEEN D. CLARKE
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED

BLOOMSBURG SEWER

301 E. 2ND ST.

BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON JEANE STE ROD CASNER

RELATIONSHIP Sewer ATL IDENTIFICATION _____

DATE 12-22-05 TIME 1120 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

DATE 12-22-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 12/19/2005

SERVICE# 12 - OF - 18 SERVICES
DOCKET # 158ED2005

PLAINTIFF HSBC, A LONDON CORPORATION, S/B/MA/A OF
BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A
BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA

DEFENDANT COLLEEN CLARKE A/K/A COLLEEN D. CLARKE
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 L. L. L.

RELATIONSHIP Cust. Serv. IDENTIFICATION _____

DATE 12-22-05 TIME 11:35 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

DATE 12-22-05

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 21-DEC-05

FEE: \$5.00

CERT. NO: 1537

CLARKE COLLEEN D
373 CATHERINE STREET
BLOOMSBURG PA 17815

DISTRICT: TOWN OF BLOOMSBURG
DEED
LOCATION: 373 CATHERINE ST BLOOMSBURG
PARCEL: 05E-03 -094-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	TOTAL AMOUNT
					DUE
2004	PRIM	0.00	0.00		0.00
TOTAL DUE :					\$0.00

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

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

REQUESTED BY:

Timothy T. Chamberlain, Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 12/19/2005

SERVICE# 15 - OF - 18 SERVICES
DOCKET # 158ED2005

PLAINTIFF HSBC, A LONDON CORPORATION, S/B/MA/A OF
BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A
BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA

DEFENDANT COLLEEN CLARKE A/K/A COLLEEN D. CLARKE
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 12-20-05 TIME 15.35 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. C. [Signature]

DATE 12-20-05

REAL ESTATE OUTLINE

ED # 158-05

DATE RECEIVED 12-19-05
DOCKET AND INDEX 12-20-05
SET FILE FOLDER UP 12-20-05

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 2000.00 ✓ CK# 26726

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

SALE DATE Mar 15, 06 TIME 1130
POSTING DATE Feb, 8
ADV. DATES FOR NEWSPAPER
1ST WEEK Feb. 22
2ND WEEK Mar 1
3RD WEEK 8, 06

SHERIFF'S SALE

WEDNESDAY MARCH 15, 2006 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 150 OF 2005 ED AND CIVIL WRIT NO. 1275 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 on the east side of Catherine Street in the Town of Bloomsburg, in the County of Columbia and State of Pennsylvania, bounded and described as follows:

Beginning at the northwest corner of lot now or late of Sarah E. Schwinn, and running thence along Catherine Street, North 26 degrees and 15 minutes West, 35 feet to other lot now or formerly of Joseph Marshall (conveyed to William A. Marshall, et al); Thence by said lot North 64 degrees and 45 minutes East, 58 feet to Strawberry Avenue; Thence along said Avenue, South 45 degrees East, about 40 feet to line of lot now or late of Sarah E. Schwinn, and thence along

the line of said lot South 64 degrees and 40 minutes West, 74 feet to the corner and place of Beginning.

Whereon is erected a frame dwelling house and outbuildings, being known and designated as 373 Catherine Street, of said Town.

NOTICE -THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

PARCEL NO. 05E-03-094-00.000

BEING KNOWN AS: 373 Catherine Street, Bloomsburg, PA 17815

REAL DEBT: \$116,072.26

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Colleen Clarke a/k/a Colleen D. Clarke

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
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

SHERIFF'S SALE

WEDNESDAY MARCH 15, 2006 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 150 OF 2005 ED AND CIVIL WRIT NO. 1275 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 on the east side of Catherine Street in the Town of Bloomsburg, in the County of Columbia and State of Pennsylvania, bounded and described as follows:

Beginning at the northwest corner of lot now or late of Sarah E. Schwinn, and running thence along Catherine Street, North 26 degrees and 15 minutes West, 35 feet to other lot now or formerly of Joseph Marshall (conveyed to William A. Marshall, et al); Thence by said lot North 64 degrees and 45 minutes East, 58 feet to Strawberry Avenue; Thence along said Avenue, South 45 degrees East, about 40 feet to line of lot now or late of Sarah E. Schwinn, and thence along

the line of said lot South 64 degrees and 40 minutes West, 74 feet to the corner and place of Beginning.

Whereon is erected a frame dwelling house and outbuildings, being known and designated as 373 Catherine Street, of said Town.

NOTICE -THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

PARCEL NO. 05E-03-094-00.000

BEING KNOWN AS: 373 Catherine Street, Bloomsburg, PA 17815

REAL DEBT: \$116,072.26

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Colleen Clarke a/k/a Colleen D. Clarke

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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
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

SHERIFF'S SALE

WEDNESDAY MARCH 15, 2006 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 150 OF 2005 ED AND CIVIL WRIT NO. 1275 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 on the east side of Catherine Street in the Town of Bloomsburg, in the County of Columbia and State of Pennsylvania, bounded and described as follows:

Beginning at the northwest corner of lot now or late of Sarah E. Schwinn, and running thence along Catherine Street, North 26 degrees and 15 minutes West, 35 feet to other lot now or formerly of Joseph Marshall (conveyed to William A. Marshall, et al); Thence by said lot North 64 degrees and 45 minutes East, 58 feet to Strawberry Avenue; Thence along said Avenue, South 45 degrees East, about 40 feet to line of lot now or late of Sarah E. Schwinn, and thence along the line of said lot South 64 degrees and 40 minutes West, 74 feet to the corner and place of Beginning.

Whereon is erected a frame dwelling house and outbuildings, being known and designated as 373 Catherine Street, of said Town.

NOTICE -THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

PARCEL NO. 05E-03-094-00.000

BEING KNOWN AS: 373 Catherine Street, Bloomsburg, PA 17815

REAL DEBT: \$116,072.26

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Colleen Clarke a/k/a Colleen D. Clarke

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
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

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

HSBC, a London Corporation, s/b/ma/a of
Beneficial Consumer Discount Company
d/b/a Beneficial Mortgage Company of
Pennsylvania
V.
Colleen Clarke a/k/a Colleen D. Clarke

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

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2005-CV-1318 Term _____ J.D.

2005-ED-158
**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: 373 Catherine Street, Bloomsburg, PA 17815

Amount due	\$116,072.26
------------	--------------

Interest from 11/23/2005 TO DATE OF SALE (Per diem \$19.08)	\$
-------------------------------------------------------------------	----

Total	\$ Plus Costs as endorsed.
-------	--------------------------------

Dated: 12-15-2005
(SEAL)

Terri B. Kline EAB
Prothonotary, Common Pleas Court of
Columbia County Penna.

By:

Deputy

LEGAL DESCRIPTION

All that certain piece or parcel of land situate on the east side of Catherine Street in the Town of Bloomsburg, in the County of Columbia and State of Pennsylvania, bounded and described as follows:

Beginning at the northwest corner of lot now or late of Sarah E. Schwinn, and running thence along Catherine Street, North 26 degrees and 15 minutes West, 35 feet to other lot now or formerly of Joseph Marshall (conveyed to William A. Marshall, et al); Thence by said lot North 64 degrees and 45 minutes East, 58 feet to Strawberry Avenue; Thence along said Avenue, South 45 degrees East, about 40 feet to line of lot now or late of Sarah E. Schwinn, and thence along the line of said lot South 64 degrees and 40 minutes West, 74 feet to the corner and place of Beginning.

Whereon is erected a frame dwelling house and outbuildings, being known and designated as 373 Catherine Street, of said Town.

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PARCEL NO. 05E-03-094-00.000

BEING KNOWN AS: 373 Catherine Street, Bloomsburg, PA 17815

REAL DEBT: \$116,072.26

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Colleen Clarke a/k/a Colleen D. Clarke

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

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

Attorney for Plaintiff

RECEIVED
COPY

HSBC, a London Corporation, s/b/ma/a of Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. Colleen Clarke a/k/a Colleen D. Clarke	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-1318 <i>2005-ED-158</i>
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NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Colleen Clarke a/k/a Colleen D. Clarke
373 Catherine Street
Bloomsburg, PA 17815

Your house (real estate) at 373 Catherine Street, Bloomsburg, PA 17815, (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 \$116,072.26 obtained by HSBC, a London Corporation, s/b/ma/a of 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 HSBC, a London Corporation, s/b/ma/a of 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

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

HSBC, a London Corporation, s/b/ma/a of Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. Colleen Clarke a/k/a Colleen D. Clarke	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-1318 <i>2005-ED-158</i>
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AFFIDAVIT PURSUANT TO RULE 3129

I, Terrence J. McCabe, Esquire, attorney for Plaintiff in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 373 Catherine Street, 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):

Colleen Clarke a/k/a Colleen D. Clarke
373 Catherine Street
Bloomsburg, PA 17815

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

Colleen Clarke a/k/a Colleen D. Clarke
373 Catherine Street
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:

HSBC, a London Corporation,
s/b/m/a of Beneficial Consumer Discount Company

d/b/a Beneficial Mortgage Company of Pennsylvania
961 Weigel Drive,
Elmhurst, IL 60126

Beneficial Consumer Discount Company,
d/b/a Beneficial Mortgage Co. of PA.,
417 Central Road, Suite 2,
Bloomsburg, PA 17815

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
Columbia County Tax Claim Bureau Columbia County Courthouse	35 W. Main Street Basement Level Bloomsburg, PA 17185

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)	373 Catherine Street, 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

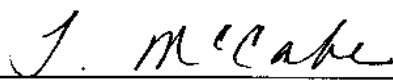
Department of Public Welfare
TPL Casualty Unit Estate
Recovery Program

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

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

December 13, 2005

DATE



TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

LEGAL DESCRIPTION

All that certain piece or parcel of land situate on the east side of Catherine Street in the Town of Bloomsburg, in the County of Columbia and State of Pennsylvania, bounded and described as follows:

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PARCEL NO. 05E-03-094-00.000

BEING KNOWN AS: 373 Catherine Street, Bloomsburg, PA 17815

REAL DEBT: \$116,072.26

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Colleen Clarke a/k/a
Colleen D. Clarke

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

HSBC, a London Corporation, s/b/ma/a of Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. Colleen Clarke a/k/a Colleen D. Clarke	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-1318 <i>2005-ED-158</i>
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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

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

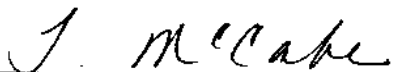
Department of Public Welfare
TPL Casualty Unit Estate
Recovery Program

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.

December 13, 2005

DATE



TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

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PARCEL NO. 05E-03-094-00.000

BEING KNOWN AS: 373 Catherine Street, Bloomsburg, PA 17815

REAL DEBT: \$116,072.26

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Colleen Clarke a/k/a
Colleen D. Clarke

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

HSBC, a London Corporation, s/b/ma/a of Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. Colleen Clarke a/k/a Colleen D. Clarke	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-1318 <i>2005-CV-1318</i>
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AFFIDAVIT OF DEFENDANTS' WHEREABOUTS

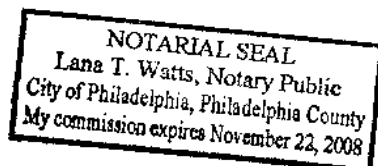
I, Terrence J. McCabe, Esquire, attorney for the Plaintiff in the within matter, being
duly sworn according to law, hereby depose and say that the last-known address of the
Defendant(s) are as follows:

Colleen Clarke a/k/a Colleen D. Clarke
373 Catherine Street
Bloomsburg, PA 17815

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

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 13TH DAY
OF DECEMBER, 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

HSBC, a London Corporation, s/b/ma/a of Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. Colleen Clarke a/k/a Colleen D. Clarke	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-1318 <i>2005-ED-158</i>
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AFFIDAVIT OF DEFENDANTS' WHEREABOUTS

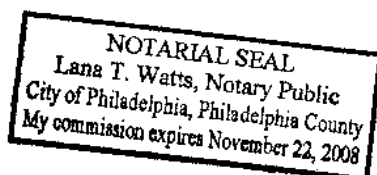
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373 Catherine Street
Bloomsburg, PA 17815

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

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 13TH DAY
OF DECEMBER, 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

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-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------

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

SIR OR MADAM:

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

INSTRUCTIONS

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

373 Catherine Street, Bloomsburg, PA 17815
(more fully described as attached)

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

Colleen Clarke a/k/a Colleen D. Clarke
373 Catherine Street
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.

December 13, 2005

DATE

T. McCabe
TERRENCE J. McCABE, ESQUIRE

LEGAL DESCRIPTION

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Whereon is erected a frame dwelling house and outbuildings, being known and designated as 373 Catherine Street, of said Town.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

PARCEL NO. 05E-03-094-00.000

BEING KNOWN AS: 373 Catherine Street, Bloomsburg, PA 17815

REAL DEBT: \$116,072.26

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Colleen Clarke a/k/a
Colleen D. Clarke

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

HSBC, a London Corporation, s/b/ma/a of Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. Colleen Clarke a/k/a Colleen D. Clarke	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-1318 <i>2005-ED-158</i>
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TO: Sheriff of Columbia County
Courthouse, Main Street
P.O. Box 380
Bloomsburg, PA 17815

SIR OR MADAM:

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

INSTRUCTIONS

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

373 Catherine Street, Bloomsburg, PA 17815
(more fully described as attached)

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

Colleen Clarke a/k/a Colleen D. Clarke
373 Catherine Street
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.

December 13, 2005

DATE

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TERRENCE J. McCABE, ESQUIRE

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McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

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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

December 13, 2005

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

Re: HSBC, a London Corporation, s/b/ma/a of Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Company of Pennsylvania
v. Colleen Clarke a/k/a Colleen D. Clarke
Columbia County Court of Common Pleas Number 2005-CV-1318

Dear Sheriff:

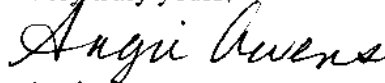
Enclosed please find two copies of Notice of Sheriff's Sale of Real Property relative to the above matter. I would appreciate your serving the Notice upon the Defendant(s):

Colleen Clarke a/k/a Colleen D. Clarke
373 Catherine Street,
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

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

McCABE, WEISBERG & CONWAY, P.C.

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



WACHOVIA

3-50/310

26726

NUMBER

PAY: Two Thousand *****

***** 00/100

AMOUNT

Nov 22/2005 \$2,000.00

DATE

TO THE Sheriff of Columbia County

ORDER

OF

Listing property for Sheriff's Sale

ESCROW TRUST
VOID AFTER 90 DAYS

Tennant & McCall

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

026726 0310005030200012130022