

# SHERIFF'S SALE COST SHEET

Beneficial Cons. Dist. Co. vs. James & Donna Hribler  
 NO. 77-05 ED NO. 566-05 JD DATE/TIME OF SALE 11-9-05 1000

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>270.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>62.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>12.00</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>9.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>541.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>686.60</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>911.60</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>501.31</u>
SCHOOL DIST. 20		\$ <u>994.33</u>
DELINQUENT 20		\$ <u>3277.84</u>
TOTAL *****		\$ <u>4793.48</u>

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

SURCHARGE FEE (DSTE)	\$ <u>190.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	

TOTAL COSTS (OPENING BID) \$ 6481.58

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Beneficial Con. Dis. Co. vs James & Donna Hubler

NO. 77-05 ED NO. 566-05 JD

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

BID PRICE (INCLUDES COST) \$ 6487.58

POUNDAGE - 2% OF BID \$ 129.75

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

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 6617.33

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 6617.33

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 4617.33

77  
McLabe

85.00



## COLUMBIA COUNTY TAX CLAIM BUREAU

COLUMBIA COUNTY COURTHOUSE

P.O. BOX 380

BLOOMSBURG, PA 17815

(570) 389-5648

November 22, 2005

Gail:

On November 22, 2005, the Tax Claim Bureau received a check from the Sheriff's office. This check was written in the amount of \$ 3297.84 to payoff the 2003 -2004 delinquent taxes on parcel # 14-09-011-02,000 assessed in the name of James & Donna Hubler. The tax claim office only has an amount of \$ 3207.84 delinquent.

Please provide an exchange check to the Sheriff for the difference of \$ 85.00.

If you have any further questions, please call me. Thank You.

2003 - 2004 Delinquent taxes -	\$ 3207.84
Lien Certificate Fee	\$ 5.00
Total due Tax Claim	\$ 3212.84

Sheriff's Check(# 2624):	\$ 3297.84
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Difference Due on Exchange Check:	\$ 85.00
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Sincerely,

*Rena Newhart*

Rena Newhart  
Tax Claim Office Manager

cc: Sheriff

# COLUMBIA COUNTY SHERIFF OFFICE

SALES ESCROW ACCOUNT  
TIMOTHY T. CHAMBERLAIN, SHERIFF

COLUMBIA COUNTY FARMERS  
NATIONAL BANK  
BLOOMSBURG, PENNSYLVANIA

60-1476/313

2624

Mar 22, 2005

PAY TO THE  
ORDER OF

## COLUMBIA COUNTY TAX CLAIM

\$ 3297.84

Three Thousand Two Hundred Ninety Seven and 84/100

DOLLARS

COLUMBIA COUNTY TAX CLAIM

PO BOX 380  
BLOOMSBURG, PA 17815

Void After Sixty Days

*Timothy T. Chamberlain*  
AUTHORIZED SIGNATURE

⑈002624⑈ ⑆031314765⑆2511361314⑈

MEMO

Security features. Details on back.



SALES ESCROW ACCOUNT

2624

### Line Items

Docket#	AMOUNT
77ED2005	\$3,297.84
P: BENEFICIAL CONSUMER DISCOUN	
D: JAMES HUBLER	
Total: \$3,297.84	

Date: \_\_\_\_\_  
Payee: COLUMBIA COUNTY TAX CLAIM  
Amount: \$3,297.84  
Category: Unspecified

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRIINTED 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

NUMBER

26430

3-50/310

PAY: Four Thousand Six Hundred Seventeen

\*\*\*\*\* 33/100

DATE

NOV 10/2005 \$4,617.33

AMOUNT

TO THE Sheriff of Columbia County

ORDER

OF

Balance due to Sheriff

ESCROW TRUST  
VOID AFTER 90 DAYS

*[Signature]*

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

⑈026430⑈ ⑆031000503⑆ 200001243002⑈

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

TERRENCE J. McCABE\*\*\*  
MARC S. WEISBERG\*\*  
EDWARD D. CONWAY  
MARGARET GAIRO  
RITA C. BUSCHER\*  
MONICA G. CHRISTIE +  
FRANK DUBIN  
BRENDA L. BROGDON\*  
SEAN GARRETT\*-  
BONNIE DAHL\*  
BETH L. THOMAS  
SVEN E. PEHLERT\*  
JOSEPH VACCARO\*  
MICHELE DELILLE\*  
CATANIA TRIGO^

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

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

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

JOSEPH F. RIGA\*  
Of Counsel

November 10, 2005

\* 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: Beneficial Consumer Discount Company d/b/a beneficial Mortgage Company of Pennsylvania vs. James Hubler and Donna Hubler  
C.C.P. Columbia County, No. 2005-CV-566  
Premises: 202 Greco Lane, Wilburton, PA 17888  
Date of Sheriff's Sale: November 9, 2005 at 10:00 a.m.**

Dear Sheriff:

Enclosed please find two completed Realty Transfer Tax Statement of Value forms and a check in the amount of \$4,617.33 for the balance due, necessary to complete settlement in this matter.

Please be advised that title to this property should be transferred to **Beneficial Consumer Discount Company d/b/a beneficial Mortgage Company of Pennsylvania, 961 Weigel Drive, P.O. Box 8621, Elmhurst, IL 60126**, in the deed poll.

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

Very truly yours,

  
Cherilyn Morgan  
Legal Assistant

cmo  
encl



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
3101 PENN. PL.  
HARRISBURG, PA 17126-0001

# 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:  
202 Greco Lane

City/Township/Borough:  
Conyngham Township

County: Columbia School District:

Tax Parcel Number:  
14-09-011-02

## D VALUATION DATA

1. Actual Cash Consideration  
\$6,617.33

2. Other Consideration  
\$0

3. Total Consideration  
=\$6,617.33

4. County Assessed Value  
\$37,230.00

5. Common Level Ratio Factor  
\*3.26

6. Fair Market Value  
\$121,369.80

## E EXEMPTION DATA

1a. Amount of Exemption Claimed 100%

1b. Percentage of Interest Conveyed 100%

2. Check appropriate Box Below for Exemption Claimed.

☐ Will or intestate succession

(Name of Decedent)

(Estate File Number)

☐ Transfer to Industrial Development Agency.☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)☐ Transfer between principal and agent. (Attach complete copy of agency/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 200212744  
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

Terrence J. McCabe

11/10/05

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

# Fax

**Name:** Timothy T. Chamberlain  
Sheriff of Columbia County  
**Fax:** 570-389-5625  
**From:** Liz DeSimone at McCabe, Weisberg and Conway, P.C.  
**Date:** October 4, 2005  
**Subject:** Beneficial Consumer Discount Company d/b/a Beneficial Mortgage  
Company of Pennsylvania vs. James C. Hubler a/k/a James Hubler and  
Donna P. Hubler a/k/a Donna Hubler  
C.C.P. Columbia County, No. 2005 CV 566  
Premises: 202 Greco Lane, Wilburton, PA 17888  
Date of Sheriff's Sale: November 9, 2005 (Continued from August 31,  
2005)  
**Pages:** 2

**Comments:**

Dear Sheriff:

Attached please find a copy of the Relief Order from Automatic Stay dated September 30, 2005 and signed by the Honorable John J. Thomas relative to the above matter.

If you have any questions, please feel free to contact me.

Thank you for your help.

From the desk of...  
Liz DeSimone  
McCabe, Weisberg and Conway, P.C.  
123 S. Broad Street, Suite 2080  
Philadelphia, PA 19109  
215-790-1010  
Fax: 215-790-1274



UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

In re: James C. Hubler and  
Donna M. Hubler  
Debtors

Chapter 7

Bankruptcy No. 05-54709

Beneficial Consumer Discount Company, or  
its Successor or Assignee  
Movant

vs.

James C. Hubler and Donna M. Hubler  
Respondent

**ORDER**

Upon consideration of the Motion for Relief from Stay, it is hereby ORDERED that the automatic stay of Bankruptcy Code §362(a) be, and the same hereby is, MODIFIED to permit Beneficial Consumer Discount Company, or its Successor or Assignee, to foreclose its mortgage, and, without limitation, to exercise any other rights it has under the mortgage or with respect to the property located at: 202 Greco Lane, Wilburton, PA.

Rule 4001(a)(3) is not applicable and Beneficial Consumer Discount Company, or its Successor or Assignee may immediately enforce and implement this order granting relief from the automatic stay. Mortgage dated 10/26/2002 and recorded in the Office of the Recorder of Columbia County in Instrument Number: 200212744

Date: September 30, 2005

  
John J. Thomas, Bankruptcy Judge

(RPR)

*This electronic order is signed and filed on the same date.*

77

MORO & MORO  
Attorneys at Law  
GREGORY T. MORO  
HOPE R. MORO

148 East Second Street  
Bloomsburg, Pennsylvania 17815  
Phone (570) 784-1010  
FAX (570) 389-8363

FAX TRANSMITTAL COVER SHEET

DATE: 08-29-05

TO: Columbia County Sheriff's Office

FAX NUMBER: 389-5625

SUBJECT: James C. & Donna M. Gubler  
202 Greco Lane  
Wilburton, PA 17888

NUMBER OF PAGES (including cover sheet): 5


PLEASE CALL AT 570-784-1010 IF YOU HAVE PROBLEMS WITH THIS TRANSMITTAL.

ORIGINAL WILL \_\_\_\_\_ WILL NOT \_\_\_\_\_ FOLLOW UNDER SEPARATE COVER.  
THE INFORMATION CONTAINED IN THIS FAX TRANSMITTAL IS PRIVILEGED AND CONFIDENTIAL AND INTENDED ONLY FOR THE USE OF THE INDIVIDUAL(S) AND/OR ENTITY(IES) NAMED ABOVE. IF YOU ARE NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY UNAUTHORIZED DISCLOSURE, COPYING, DISTRIBUTION OR TAKING OF ANY ACTION BASED ON OR IN RELIANCE UPON THE CONTENTS OF THE MATERIALS FAXED IS STRICTLY PROHIBITED. ANY REVIEW OF THESE MATERIALS OTHER THAN BY THE INTENDED RECIPIENT SHALL NOT CONSTITUTE A WAIVER OF THE ATTORNEY/CLIENT PRIVILEGE. IF YOU RECEIVED THIS TRANSMISSION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE (CALL COLLECT) TO ARRANGE FOR THE RETURN OF THE MATERIALS. THANK YOU.

1. Article Addressed to:

Dept. of Public Welfare  
PO Box 8436  
Harrisburg, PA 17105

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY				
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%; padding: 5px;"> <p>A. Signature</p> <p>X <i>[Signature]</i></p> </td> <td style="width: 20%; padding: 5px; vertical-align: top;"> <input type="checkbox"/> Agent  <input checked="" type="checkbox"/> Address </td> </tr> <tr> <td style="padding: 5px;"> <p>B. Received by (Printed Name)</p> <p><i>[Signature]</i></p> </td> <td style="padding: 5px;"> <p>C. Date of Delivery</p> </td> </tr> </table> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes  If YES, enter delivery address below: <input type="checkbox"/> No</p>	<p>A. Signature</p> <p>X <i>[Signature]</i></p>	<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address	<p>B. Received by (Printed Name)</p> <p><i>[Signature]</i></p>	<p>C. Date of Delivery</p>
<p>A. Signature</p> <p>X <i>[Signature]</i></p>	<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address				
<p>B. Received by (Printed Name)</p> <p><i>[Signature]</i></p>	<p>C. Date of Delivery</p>				
<p>1. Article Addressed to:</p> <p style="text-align: center; padding: 20px 0;">Clerk US District Court 235 North Washington St. Scranton, PA 18503</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail    <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered    <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail    <input type="checkbox"/> C.O.D.</p>				
<p>2. Article Number</p> <p>(Transfer from service label)</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>				
<p><b>7004 2890 0001 4116 1398</b></p>					

<b>SENDER: COMPLETE THIS SECTION</b>		<b>COMPLETE THIS SECTION ON DELIVERY</b>	
<p> <input checked="" type="checkbox"/> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.  <input checked="" type="checkbox"/> Print your name and address on the reverse so that we can return the card to you.  <input checked="" type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.         </p>		<p>           A. Signature <span style="float: right;"><input type="checkbox"/> Agent <b>77</b></span>  <i>DR</i> <span style="float: right;"><input checked="" type="checkbox"/> Addressee</span> </p>	
<p>           B. Received by (Printed Name)  <i>R. Nordin</i> </p>		<p>C. Date of Delivery</p>	
<p>           D. Is delivery address different from item 1? <input type="checkbox"/> Yes            If YES, enter delivery address below: <span style="float: right;">No</span> </p>			
<p>           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.         </p>			
<p>           4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes         </p>			

SENDER: COMPLETE THIS SECTION.	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature <span style="float: right;">77</span>  <div style="text-align: center; font-size: 2em; margin-top: -20px;">X</div> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address</p> <p>B. Received by (Printed Name) <span style="float: right;">JAN 4 3 2005</span></p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No          If YES, enter delivery address below:</p>
<p>1. Article Addressed to:</p> <p style="margin-top: 20px;">Commonwealth of PA          POBox 2675          Harrisburg, PA 17105</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p>2. Article Number</p> <p style="margin-top: 10px;">(Transfer from service label)</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<div style="font-size: 1.5em; font-weight: bold;">7004 2890 0001 4116 1374</div>	

Internal Revenue Service  
1001 Liberty Ave.  
Pittsburgh, PA 15222

Article Addressed to:

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.

SENDER: COMPLETE THIS SECTION

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.

Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Samuel J. Venturi* ☐ Agent ☒ Address  
B. Received by (Printed Name) *Samuel J. Venturi* C. Date of Delivery *JUN 23 2005*  
D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

Article Number *7004 2890 0001 4116 1404*  
(Transfer from service label)

S 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.

Article Addressed to:

Commonwealth of PA Bur. of Indiv  
ent. 280601  
Harrisburg, PA 17128

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Samuel J. Venturi* ☐ Agent ☒ Address  
B. Received by (Printed Name) *Samuel J. Venturi* C. Date of Delivery *JUN 23 2005*  
D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

Article Number *7004 2890 0001 4116 1336*  
(Transfer from service label)

S 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.

Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Faith Alston* ☐ Agent ☒ Address  
B. Received by (Printed Name) *Faith Alston* C. Date of Delivery *JUN 24 2005*  
D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

Article Number *7004 2890 0001 4116 1435*  
(Transfer from service label)

Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Samuel J. Venturi* ☐ Agent ☒ Address  
B. Received by (Printed Name) *Samuel J. Venturi* C. Date of Delivery *JUN 23 2005*

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

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.

Article Addressed to:

United States of America  
235 North Washington St.  
Scranton, PA 18503

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Samuel J. Venturi* ☐ Agent ☒ Address  
B. Received by (Printed Name) *Samuel J. Venturi* C. Date of Delivery *JUN 21 2005*

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

## 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:

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

## COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ Agent ☒ Addressee  
X *Ken W. Charles* ☒ Date of Delivery *1/29/05*
- B. Received by (Printed Name) *Ken W. Charles*
- D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:

- Service Type ☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

2. Article Number (Transfer from service label)

7004 2890 0001 411 1411

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:

Beneficial Consumer Dis. Co.  
PO Box 3621  
Elmhurst, IL 60126

## COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ Agent ☒ Addressee  
X *Ken W. Charles* ☒ Date of Delivery *1/29/05*
- B. Received by (Printed Name) *Ken W. Charles*
- C. Date of Delivery *1/29/05*
- D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:

3. Service Type ☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

2. Article Number (Transfer from service label)

7004 2890 0001 411 1381

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

**Moro & Moro**

Attorneys At Law

348 EAST SECOND STREET  
BLOOMSBURG, PENNSYLVANIA 17815  
(570) 784-1010 FAX (570) 389-8363

Gregory T. Moro  
\* Hops R. Moro  
\* Licensed in Maryland  
and Pennsylvania

August 29, 2005

**TELEFAX**

Columbia County  
Sheriff's Office

In re: **James C. Hubler & Donna M. Hubler**  
**202 Greco Lane**  
**Wilburton, PA 17888**  
**Tax Parcel No. 14-09-011-02**  
**Date of scheduled Sheriff's sale: AUGUST 31, 2005 @ 10:00 a.m.**

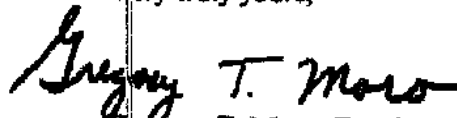
Dear Sir/Madam:

Please be advised that the above-referenced name has filed a Chapter 7 Bankruptcy. Filing date is August 22, 2005 @ Docket No. 05-54709. A copy of the time-stamped Bankruptcy Petition is attached. This should prevent the sale of the property.

Should you have any questions, please contact my office.

Thank you!

Very truly yours,

  
Gregory T. Moro, Esquire

GTM/skh

cc: Mr. & Mrs. Hubler  
file

## VOLUNTARY PETITION (Form 1a)

UNITED STATES BANKRUPTCY COURT Middle District of Pennsylvania		VOLUNTARY PETITION
IN RE (Name of debtor listed if individual, enter Last, First, Middle) <b>HUBLER, James C.</b>		NAME OF JOINT DEBTOR (Spouse) (Last, First, Middle) <b>HUBLER, Donna M.</b>
ALL OTHER NAMES used by the debtor in the last 8 years (Include married, maiden, and trade names)		ALL OTHER NAMES used by the joint debtor in the last 8 years (Include married, maiden, and trade names)
SOC. SEC./TAX ID No. (if more than one, state all) <b>1774 /</b>		SOC. SEC./TAX ID No. (if more than one, state all) <b>9953 /</b>
STREET ADDR. OF DEBTOR (Street No., City, State, and Zip Code) <b>202 Greco Lane Wilburton, PA 17888</b>		STREET ADDR. OF DEBTOR (Street No., City, State, and Zip Code) <b>202 Greco Lane Wilburton, PA 17888</b>
County of Residence or Principal Place of Business <b>Columbia</b>		County of Residence or Principal Place of Business <b>Columbia</b>
MAILING ADDRESS OF DEBTOR (if different from street address)		MAILING ADDRESS OF DEBTOR (if different from street address) <b>05-54709</b>
LOCATION of PRINCIPAL ASSETS of BUSINESS DEBTOR (if different from addresses used above)		VENUE (Check one box) <input type="checkbox"/> Debtor has been domiciled or had a residence, principal place of business or principal assets in this District of 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District. <input checked="" type="checkbox"/> There is a Bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.
INFORMATION REGARDING DEBTOR (Check applicable boxes)		
TYPE OF DEBTOR <input type="checkbox"/> Individual <input type="checkbox"/> Joint (Husband & Wife) <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Other: NATURE OF DEBT <input checked="" type="checkbox"/> Non-Business/Consumer <input type="checkbox"/> Business-Complete A & B below A. TYPE OF BUSINESS (Check one box) <input type="checkbox"/> Farming <input type="checkbox"/> Professional <input type="checkbox"/> Retail/Wholesale <input type="checkbox"/> Railroad <input type="checkbox"/> Transportation <input type="checkbox"/> Manufacturing/Mining <input type="checkbox"/> Stockbroker <input type="checkbox"/> Corporation Publicly Held <input type="checkbox"/> Corporation Not Publicly Held <input type="checkbox"/> Municipality <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Construction <input type="checkbox"/> Real Estate <input type="checkbox"/> Other Business B. BRIEFLY DESCRIBE NATURE OF BUSINESS		CHAPTER OR SECTION OF BANKRUPTCY CODE UNDER WHICH THE PETITION IS FILED (Check one box) <input checked="" type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 9 <input type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Sec. 304-Case Ancillary to Foreign Proceeding <input checked="" type="checkbox"/> Filing fee assessed <input type="checkbox"/> Filing fee to be paid in installments. (Applicable to individuals only.) Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. See Rule 1009(b). NAME AND ADDRESS OF LAW FIRM OR ATTORNEY <b>MORO AND MORO</b> <b>348 E. Second Street</b> <b>Bloomsburg, PA 17815</b> Telephone No. <b>(570) 784-1010</b> Name(s) of Attorney(s) Designated to Represent the DEBTOR <b>Gregory T. Moro</b> <input type="checkbox"/> Debtor is not represented by an attorney
STATISTICAL/ADMINISTRATIVE INFORMATION (28 U.S.C. 504) (Estimates only) (Check applicable boxes)		THIS SPACE FOR COURT USE ONLY  
<input type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors.		
<input checked="" type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.		
ESTIMATED NUMBER OF CREDITORS 1-15 <input type="checkbox"/> 16-49 <input type="checkbox"/> 50-99 <input type="checkbox"/> 100-199 <input type="checkbox"/> 200-999 <input type="checkbox"/> 1000-over <input type="checkbox"/>		
ESTIMATED ASSETS (in thousands of dollars) Under 50 <input type="checkbox"/> 50-99 <input type="checkbox"/> 100-499 <input type="checkbox"/> 500-999 <input type="checkbox"/> 1000-9999 <input type="checkbox"/> 10,000-99,999 <input type="checkbox"/> 100,000-over <input type="checkbox"/>		
ESTIMATED LIABILITIES (in thousands of dollars) Under 50 <input type="checkbox"/> 50-99 <input type="checkbox"/> 100-499 <input type="checkbox"/> 500-999 <input type="checkbox"/> 1000-9999 <input type="checkbox"/> 10,000-99,999 <input type="checkbox"/> 100,000-over <input type="checkbox"/>		
EST. NO. OF EMPLOYEES - CH 11 & 12 ONLY 0 <input type="checkbox"/> 1-19 <input type="checkbox"/> 20-99 <input type="checkbox"/> 100-499 <input type="checkbox"/> 500-over <input type="checkbox"/>		
EST. NO. OF EQUITY SECURITY HOLDERS - CH 11 & 12 ONLY 0 <input type="checkbox"/> 1-19 <input type="checkbox"/> 20-99 <input type="checkbox"/> 100-499 <input type="checkbox"/> 1000-over <input type="checkbox"/>		

FORM 1A, VOLUNTARY PETITION

Form Created by dLGGAL  
Phone (412) 342-9211

In Re. HUBLER, James C.

DEBTOR

Case No. \_\_\_\_\_

(If known)

**FILING OF PLAN**

For Chapter 9, 11, 12, and 13 cases only. Check appropriate box.

☐ A copy of debtor's proposed plan dated is attached.☐ Debtor intends to file a plan within the time allowed by statute, rule, or order of the court.**PRIOR BANKRUPTCY CASE FILED WITHIN LAST 8 YEARS (if more than one, attach additional sheet.)**

Location Where Filed

Case Number

Case Filed

**PENDING BANKRUPTCY CASE FILED BY ANY SPOUSE, PARTNER, OR AFFILIATE OF THE DEBTOR (if more than one, attach additional sheet.)**

Name of Debtor

Case Number

Date

Relationship

Case District

Judge

**REQUEST FOR RELIEF**

Debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

**SIGNATURES**

Attorney

X

SIGNATURE OF ATTORNEY

X

DATE

**INDIVIDUAL/JOINT DEBTOR(S)**

I declare under penalty of perjury that the information provided in this petition is true and correct.

**CORPORATE OR PARTNERSHIP DEBTOR**

I declare under penalty of perjury that the information provided in this petition is true and correct, and that the filing of this petition on behalf of the debtor has been authorized.

X

James C. Hubler

SIGNATURE OF DEBTOR

X

8/09/05

DATE

X

Donna P. Hubler

SIGNATURE OF JOINT DEBTOR

X

8/09/05

DATE

X

SIGNATURE OF AUTHORIZED INDIVIDUAL

X

PRINT OR TYPE NAME OF AUTHORIZED INDIVIDUAL

X

TITLE OF INDIVIDUAL AUTHORIZED BY DEBTOR TO FILE THIS PETITION

X

DATE

**EXHIBIT "A" (To be completed if debtor is a corporation requesting relief under chapter 11.)**☐ Exhibit "A" is attached and made a part of this petition.**TO BE COMPLETED BY AN INDIVIDUAL CHAPTER 7 DEBTOR WITH PRIMARILY CONSUMER DEBTS (See P.L. 99-553 322)**

I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and I intend the relief available under each chapter, and choose to proceed under chapter 7 of such title. If I am represented by an attorney, exhibit "B" has been completed.

X

James C. Hubler

SIGNATURE OF DEBTOR

X

8/09/05

DATE

X

Donna P. Hubler

SIGNATURE OF JOINT DEBTOR

X

8/09/05

DATE

**EXHIBIT "B" (To be completed by attorney for the individual chapter 7 debtor(s) with primarily consumer debts.)**

I, the attorney for the debtor(s) named in the foregoing petition, declare that I have informed the debtor(s) the (he, she, or they) may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter.

X

James C. Hubler

SIGNATURE OF ATTORNEY

X

8/09/05

DATE

Form Created by dLEGAL  
Phone (413) 942-2211

FORM 1A. VOLUNTARY PETITION - continuation



## 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\*~  
 BETH L. THOMAS  
 LAURENCE R. CHASHIN\*  
 SVEN E. PFAHLERT\*  
 JOSEPH VACCARO\*  
 MICHELE DELILLE^  
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 (215) 790-1010  
 FAX (215) 790-1274

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

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

JOSEPH F. RIGA\*  
Of Counsel

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

August 26, 2005

**Via Facsimile**

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. James C. Hubler a/k/a James Hubler and Donna P.  
 Hubler a/k/a Donna Hubler  
 C.C.P. Columbia County, No. 2005 CV 566  
 Premises: 202 Greco Lane, Wilburton, PA 17888  
Date of Sheriff's Sale: August 31, 2005**

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the August 31, 2005 Sheriff's Sale. I am requesting at this time that you postpone this matter to the November 9, 2005 Sheriff's Sale.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,

*Terrence McCabe*  
 TERRENCE J. McCABE

TJM/cmo

**SHERIFF'S OFFICE-RECEIVED BY:**

SIGNATURE

DATE

**C O V E R****FAX****S H E E T**

**To:** Sheriff of Columbia County  
**Attn:**  
**Fax #:** 570-389-5625  
**Subject:** Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of  
Pennsylvania vs. James C. Hubler a/k/a James Hubler and Donna P. Hubler a/k/a  
Donna Hubler  
C.C.P. Columbia County, No. 2005 CV 556  
Premises: 202 Greco Lane, Wilburton, PA 17888  
Date of Sheriff's Sale: August 31, 2005  
**Date:** August 26, 2005  
**Pages:** 2, including cover page

**COMMENTS:**

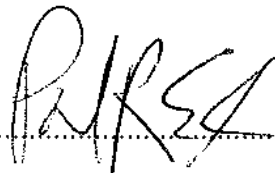
Please see the attached letter requesting that you postpone the Sheriff's Sale scheduled in the above-captioned matter.

From the desk of...  
**Cherilyn Morgan**  
**Legal Assistant**  
*McCabe, Weisberg & Conway*  
123 S. Broad Street, Suite 2080  
Philadelphia, PA 19108

Phone (215) 790-1010  
Fax: (215) 790-1274

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paul R. Eyerly IV, President, being duly sworn according to law deposes and says that Press Enterprisc 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 August 10, 17, 24, 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 Enterprisc 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.

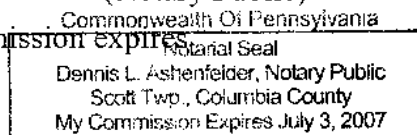


Sworn and subscribed to before me this 25<sup>th</sup> day of August, 2005



(Notary Public)

My commission expires



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.

.....

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.

JAMES & DONNA HUBLER

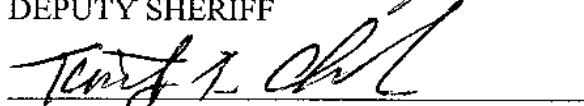
WRIT OF EXECUTION #77 OF 2005 ED

POSTING OF PROPERTY

July 21, 2005      POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF JAMES & DONNA HUBLER AT 202 GRECO LANE WILBURTON  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY DEPUTY SHERIFF STEVEN HARTZEL.

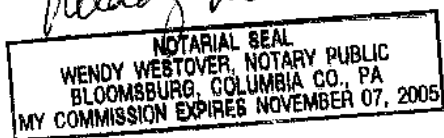
SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 21<sup>ST</sup> DAY OF JULY 2005



TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

VS

Docket # 77ED2005

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

JAMES HUBLER  
DONNA HUBLER

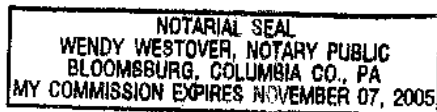
AFFIDAVIT OF SERVICE

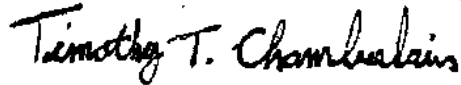
NOW, THIS FRIDAY, JUNE 24, 2005, AT 9:40 AM, SERVED THE WITHIN WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE UPON JAMES HUBLER AT 202 GRECO LANE,  
WILBURTON BY HANDING TO JAMES HUBLER, , A TRUE AND ATTESTED COPY OF THE  
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,


SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, JUNE 24, 2005

  
NOTARY PUBLIC





X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
X  
J. ARTER  
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-3625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

VS

Docket # 77ED2005

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

JAMES HUBLER  
DONNA HUBLER

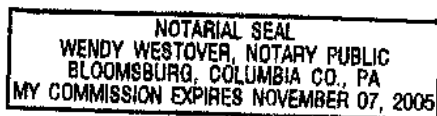
AFFIDAVIT OF SERVICE

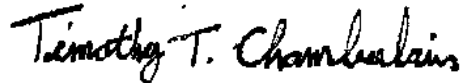
NOW, THIS FRIDAY, JUNE 24, 2005, AT 9:40 AM, SERVED THE WITHIN WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE UPON DONNA HUBLER AT 202 GRECO LANE,  
WILBURTON BY HANDING TO JAMES HUBLER, HUSBAND, A TRUE AND ATTESTED COPY  
OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

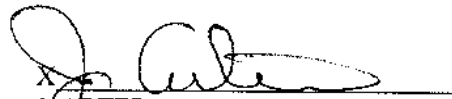
SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, JUNE 24, 2005

  
\_\_\_\_\_  
NOTARY PUBLIC





X  
\_\_\_\_\_  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
\_\_\_\_\_  
J. ARTER  
DEPUTY SHERIFF

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\*  
SEAN GARRETT\*+  
BONNIE DAHL\*  
SVEN E. PFAHLERT\*  
SCOTT TAGGART\*  
CATANIA TRIGO^  
CARLA FARALDO^

SUITE 2080  
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PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

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

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

Of Counsel  
JOSEPH F. RIGA\*  
LISA L. WALLACE^

\* 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

June 30, 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. James Hubler and Donna Hubler, h/w  
Columbia County Court of Common Pleas Number 2005-CV-566  
ACTION IN MORTGAGE FORECLOSURE  
Premises: 202 Greco Lane, Wilburton, PA 17888

Dear Sir/Madame:

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

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

Thank you for your assistance in this matter.

Sincerely,



Terrence J. McCabe, Esquire  
McCabe, Weisberg and Conway, P.C.  
TJM/sy  
Enclosure  
cc: Office of the Sheriff/Real Estate Division

**McCABE, WEISBERG AND CONWAY, P.C.**

**BY: TERRENCE J. McCABE, ESQUIRE**

**Attorney for Plaintiff**

**Identification Number 16496**

**123 South Broad Street, Suite 2080**

**Philadelphia, PA 19109**

**(215) 790-1010**

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. James Hubler and Donna Hubler, h/w	COLUMBIA COUNTY COURT OF COMMON PLEAS  NUMBER 2005-CV-566
--	--

**AFFIDAVIT OF SERVICE**

I, Terrence J. McCabe, Esquire, attorney for the Plaintiff in the within matter,  
hereby certify that on the 30<sup>th</sup> day of June, 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".

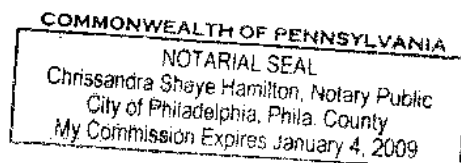
Copies of the letter and certificate of mailing are also attached hereto, made a part hereof  
and marked as Exhibit "B."



TERRENCE J. McCABE, ESQUIRE

SWORN TO AND SUBSCRIBED  
BEFORE ME THIS 30<sup>th</sup> DAY  
OF June, 2005.

  
NOTARY PUBLIC





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

**Attorney for Plaintiff**

**Exhibit A**

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. James Hubler and Donna Hubler, h/w	COLUMBIA COUNTY COURT OF COMMON PLEAS  NUMBER 2005-CV-566
--	--

**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 202 Greco Lane, Wilburton, PA 17888 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):

James C. Hubler a/k/a James Hubler  
202 Greco Lane  
Wilburton, PA 17888

Donna P. Hubler a/k/a Donna Hubler  
202 Greco Lane  
Wilburton, PA 17888

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

James C. Hubler a/k/a James Hubler  
202 Greco Lane  
Wilburton, PA 17888

Donna P. Hubler a/k/a Donna Hubler  
202 Greco Lane  
Wilburton, PA 17888

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

Clerk US District Court  
235 North Washington Street  
Scranton, PA 18503

## Exhibit A

County of Columbia, Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau  
Courthouse  
P.O. Box 380  
Bloomburg, PA 17815

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)	202 Greco Lane Wilburton, PA 17888
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

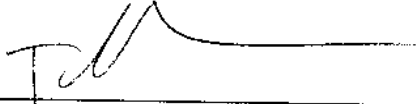
P.O. Box 8486  
Willow Oak Bldg.,  
Harrisburg, PA 17105

**Exhibit A**

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.

June 30, 2005

\_\_\_\_\_  
DATE

  
\_\_\_\_\_  
TERRENCE J. McCABE, ESQUIRE  
Attorney for Plaintiff

**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. James Hubler and Donna Hubler, h/w	COLUMBIA COUNTY COURT OF COMMON PLEAS  NUMBER 2005-CV-566
--	--

DATE: June 30, 2005

Exhibit B

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

OWNER(S): James Hubler and Donna Hubler, h/w

PROPERTY: 202 Greco Lane, Wilburton, PA 17888

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on August 31, 2005 at 10:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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



Name and Address of Sender  
McCabe, Weisberg and Conway, P.C.  
123 S. Broad St., Suite 400  
Philadelphia, PA 19109  
**ATTN: Samantha Young**

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

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

Line	Article Number	Addressee Name, Street and PO Address	Postage	Fee	Handling Charge
1	Beneficial v. Hubler	Clerk US District Court 235 North Washington Street Scranton, PA 18503			
2		County of Columbia Courthouse P.O. Box 380 Bloomersburg, PA 17815			
3		Columbia County Tax Claim Bureau Courthouse P.O. Box 380 Bloomersburg, PA 17815			
4		Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania P.O. Box 8621 Elmhurst, IL 60126			
5		Commonwealth of PA Department of Revenue Bureau of Compliance Clearance Support Department 281230 Harrisburg, PA 17128-1230 Attn: Sheriff's Sales			
6		Tenant(s)/Occupant(s) 202 Greco Lane Wilburton, PA 17888			
7		Domestic Relations Columbia County 700 Sawmill Road Bloomersburg, PA 17815			
8		Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105			
9		Internal Revenue Service Federated Investors Tower 13th Floor, Suite 1300 1001 Liberty Avenue Pittsburgh, PA 15222			



7099 813,500  
7470 800,000



UNITED STATES BANKRUPTCY COURT  
MIDDLE DISTRICT OF PENNSYLVANIA  
MAX ROSEN UNITED STATES COURTHOUSE  
197 SOUTH MAIN STREET, SUITE 150  
WILKES-BARRE, PENNSYLVANIA 18701  
(570) 826-6336

**JOHN J. THOMAS**  
CHIEF BANKRUPTCY JUDGE

July 5, 2005

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

RE: JAMES HUBLER  
DONNA HUBLER  
BENEFICIAL vs. HUBLER  
YOUR DOCKET # 77ED2005  
JD # 14-09-011-02

Dear Sheriff Chamberlain:

This will acknowledge the enclosed documents, dated June 22, 2005, addressed to "United States of America, 235 North Washington St., Scranton, PA 18503", which appears to have been forwarded to this office by the Office of the Deputy Clerk in Scranton.

In any event, please be advised there is no pending bankruptcy case for James and/or Donna Hubler filed in the Middle District of Pennsylvania.

Sincerely,

  
John J. Thomas, Bankruptcy Judge

(CMS)

Enclosure

cc: United States of America (w/encl.)  
235 North Washington St.  
Scranton, PA 18503



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

Wednesday, June 22, 2005

**UNITED STATES OF AMERICA  
235 NORTH WASHINGTON ST.  
SCRANTON, PA 18503-**

**BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL  
MORTGAGE COMPANY OF PENNSYLVANIA  
VS  
JAMES HUBLER  
DONNA HUBLER**

**DOCKET # 77ED2005**

**JD # 14-09-011-02**

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,

A handwritten signature in black ink that reads "Timothy T. Chamberlain".

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. James Hubler and Donna Hubler, h/w	COLUMBIA COUNTY COURT OF COMMON PLEAS  NUMBER 2005-CV-566
--	--

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: James C. Hubler a/k/a James Hubler  
Donna P. Hubler a/k/a Donna Hubler  
202 Greco Lane  
Wilburton, PA 17888

Your house (real estate) at 202 Greco Lane, Wilburton, PA 17888, (more fully described as attached) is scheduled to be sold at the Columbia County Sheriff's Sale on August 31, 2005 at 10:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$190,153.92 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 parcel or lot of ground situate in Conyngham Township, Columbia County, Commonwealth of Pennsylvania and being more particularly described as follows, to wit:

BEGINNING at an iron pin, said iron pin marks the Northwestern corner of Lot #2, herein described, and the Southeastern intersection of County Line Road and Campbell Drive (proposed), thence along the Southern line of Campbell Drive (proposed), North Seventy-three degrees fifty-eight minutes East, one hundred forty-six and twenty eight hundreds feet (N 73° 58' E 146.28') to an iron pin, thence South sixteen degrees two minutes East, one hundred fifty feet (S 16° 02' E 150.00') to an iron pin on the Northern right of way line of the Pennsylvania Power and Light Co., thence along same, South seventy-three degrees fifty-eight minutes West, one hundred twenty-one feet (S 73° 58' W 121.00') to an iron pin on the Eastern right of way line of County Line Road, thence along same North twenty-five degrees thirty-six minutes West, one hundred fifty-two and twelve hundreds feet (N 25° 36' W 152.12') to an iron pin, the place of beginning. Containing 20,046 Square Feet of ground and being Lot #2 as shown on the Plot Plan of "Cullen Manor" as recorded in Columbia County in Map Book # \_\_\_\_\_, Page # \_\_\_\_\_.

Tax Parcel #14-09-011-02

BEING KNOWN AS: 202 Greco Lane, Wilburton, PA 17888

REAL DEBT: \$190,153.92

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: James Hubler and Donna Hubler, h/w

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/22/2005

SERVICE# 1 - OF - 19 SERVICES  
DOCKET # 77ED2005

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

DEFENDANT JAMES HUBLER  
DONNA HUBLER

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED
-----------------------

JAMES HUBLER
--------------

202 GRECO LANE
----------------

WILBURTON
-----------

PAPERS TO SERVED
------------------

WRIT OF EXECUTION - MORTGAGE FORECLOSURE
---

SERVED UPON JAMES

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 6-24-5 TIME 0940 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 6-24-5

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/22/2005

SERVICE# 2 - OF - 19 SERVICES  
DOCKET # 77ED2005

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

DEFENDANT JAMES HUBLER  
DONNA HUBLER

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

<b>PERSON/CORP TO SERVED</b>
DONNA HUBLER
202 GRECO LANE
WILBURTON

**PAPERS TO SERVED**  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON JAMES

RELATIONSHIP Husband IDENTIFICATION \_\_\_\_\_

DATE 6-24-05 TIME 0940 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. Carl

DATE 6-24-05

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/22/2005

SERVICE# 12 - OF - 19 SERVICES  
DOCKET # 77ED2005

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

DEFENDANT JAMES HUBLER  
DONNA HUBLER

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED	PAPERS TO SERVED
VIRGINIA MARLOW-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
414 MAIN ST.	FORECLOSURE
WILBURTON	

SERVED UPON VIRGINIA

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 6-24-5 TIME 0930 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY J. C. [Signature] DATE 6-24-5

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/22/2005

SERVICE# 4 - OF - 19 SERVICES  
DOCKET # 77ED2005

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

DEFENDANT JAMES HUBLER  
DONNA HUBLER

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED
-----------------------

COLUMBIA COUNTY
-----------------

PO BOX 380
------------

BLOOMSBURG
------------

PAPERS TO SERVED
------------------

WRIT OF EXECUTION - MORTGAGE FORECLOSURE
---

SERVED UPON Donna Hubler

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 6-22-5 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

[Signature]

DATE 6-22-5



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 6/22/2005

SERVICE# 13 - OF - 19 SERVICES  
DOCKET # 77ED2005

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

DEFENDANT JAMES HUBLER  
DONNA HUBLER

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

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

**PAPERS TO SERVED**  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Leslie Lavan

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 6-22-05 TIME 1345 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB ☒ POE \_\_\_\_\_ CCSO \_\_\_\_\_

B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA

C. CORPORATION MANAGING AGENT

D. REGISTERED AGENT

E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Carter

DATE 6-22-05

COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:22-JUN-05

FEE:\$5.00

CERT. NO:942

HUBLER JAMES & DONNA  
CULLEN MANOR  
202 GRECO LANE  
WILBURTON PA 17888

DISTRICT: CONYNGHAM TWP  
DEED 0348-0532  
LOCATION: 202 GRECO LN WILBURTON  
PARCEL: 14 -09 -011-02,000

YEAR	BILL ROLL	AMOUNT	INTEREST	-----PENDING----- COSTS	TOTAL AMOUNT DUE
2003	PRIM	1,529.05	28.51	170.00	1,727.56
2004	PRIM	1,533.01	32.27	0.00	1,565.28
TOTAL DUE :					\$3,292.84

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

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

REQUESTED BY: Timothy T. Chamberlain, Sheriff  
dm.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 6/22/2005

SERVICE# 16 - OF - 19 SERVICES  
DOCKET # 77ED2005

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

DEFENDANT JAMES HUBLER  
DONNA HUBLER

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

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

**PAPERS TO SERVED**  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 6-22-5 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

J. Carter

DATE 6-22-5

## REAL ESTATE OUTLINE

ED # 77-05

DATE RECEIVED 6-22-05  
DOCKET AND INDEX 6-22-05  
SET FILE FOLDER UP 6-22-05

### 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# 23672

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

SALE DATE Aug. 31, 2005 TIME 1000  
POSTING DATE July 21, 05  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Aug. 10  
2<sup>ND</sup> WEEK 17  
3<sup>RD</sup> WEEK 24, 05

# SHERIFF'S SALE

WEDNESDAY AUGUST 13, 2005 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 77 OF 2005 ED AND CIVIL WRIT NO. 566 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 parcel or lot of ground situate in Conyngham Township, Columbia County, Commonwealth of Pennsylvania and being more particularly described as follows, to wit: BEGINNING at an iron pin, said iron pin marks the Northwestern corner of Lot #2, herein described, and the Southeastern intersection of County Line Road and Campbell Drive (proposed), thence along the Southern line of Campbell Drive (proposed), North Seventy-three degrees fifty-eight minutes East, one hundred forty-six and twenty eight hundreds feet (N 73° 58' E 146.28') to an iron pin, thence South sixteen degrees two minutes East, one hundred fifty feet (S 16° 02' E 150.00') to an iron pin on the Northern right of way line of the Pennsylvania Power and Light Co., thence along same, South seventy-three degrees fifty-eight minutes West, one hundred twenty-one feet (S 73° 58' W 121.00') to an iron pin on the Eastern right of way line of County Line Road, thence along same North twenty-five degrees thirty-six minutes West, one hundred fifty-two and twelve hundreds feet (N 25° 36' W 152.12') to an iron pin, the place of beginning. Containing 20,046 Square Feet of ground and being Lot #2 as shown on the Plot Plan of "Cullen Manor" as recorded in Columbia County.

Tax Parcel #14-09-011-02

BEING KNOWN AS: 202 Greco Lane, Wilburton, PA 17888

REAL DEBT: \$190,153.92

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: James Hubler and Donna Hubler, h/w

## 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 St.  
Philadelphia, PA 19109

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY AUGUST 13, 2005 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 77 OF 2005 ED AND CIVIL WRIT NO. 566 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 parcel or lot of ground situate in Conyngham Township, Columbia County, Commonwealth of Pennsylvania and being more particularly described as follows, to wit: BEGINNING at an iron pin, said iron pin marks the Northwestern corner of Lot #2, herein described, and the Southeastern intersection of County Line Road and Campbell Drive (proposed), thence along the Southern line of Campbell Drive (proposed), North Seventy-three degrees fifty-eight minutes East, one hundred forty-six and twenty eight hundreds feet (N 73° 58' E 146.28') to an iron pin, thence South sixteen degrees two minutes East, one hundred fifty feet (S 16° 02' E 150.00') to an iron pin on the Northern right of way line of the Pennsylvania Power and Light Co., thence along same, South seventy-three degrees fifty-eight minutes West, one hundred twenty-one feet (S 73° 58' W 121.00') to an iron pin on the Eastern right of way line of County Line Road, thence along same North twenty-five degrees thirty-six minutes West, one hundred fifty-two and twelve hundreds feet (N 25° 36' W 152.12') to an iron pin, the place of beginning. Containing 20,046 Square Feet of ground and being Lot #2 as shown on the Plot Plan of "Cullen Manor" as recorded in Columbia County.

Tax Parcel #14-09-011-02

BEING KNOWN AS: 202 Greco Lane, W11burton, PA 17888

REAL DEBT: \$190,153.92

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: James Hubler and Donna Hubler, h/w

## TERMS OF SALE

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

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY AUGUST 13, 2005 AT 10:00 AM

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Tax Parcel #14-09-011-02

BEING KNOWN AS: 202 Greco Lane, Wilburton, PA 17888

REAL DEBT: \$190,153.92

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: James Hubler and Donna Hubler, h/w

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

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

**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.

James Hubler and Donna Hubler, h/w

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

No. \_\_\_\_\_ Term \_\_\_\_\_ E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 2005-CV-566 Term \_\_\_\_\_ J.D.

*2005-ED-77*

**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: 202 Greco Lane, Wilburton, PA 17888  
(see legal description attached)

Amount due \$190,153.92

Interest from 6/21/2005 \$

Total \$ Plus Costs as endorsed.

Dated: \_\_\_\_\_

*6-22-2005*

(SEAL)

*Thomas B. Kline*

Prothonotary, Common Pleas Court of  
Columbia County Penna.

By:

Deputy



## LEGAL DESCRIPTION

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Tax Parcel #14-09-011-02

BEING KNOWN AS: 202 Greco Lane, Wilburton, PA 17888

REAL DEBT: \$190,153.92

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: James Hubler and Donna Hubler, h/w

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. James Hubler and Donna Hubler, h/w	COLUMBIA COUNTY COURT OF COMMON PLEAS  NUMBER 2005-CV-566 <i>2005-ED-77</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 202 Greco Lane, Wilburton, PA 17888 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):

James C. Hubler a/k/a James Hubler  
202 Greco Lane  
Wilburton, PA 17888

Donna P. Hubler a/k/a Donna Hubler  
202 Greco Lane  
Wilburton, PA 17888

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

James C. Hubler a/k/a James Hubler  
202 Greco Lane  
Wilburton, PA 17888

Donna P. Hubler a/k/a Donna Hubler  
202 Greco Lane  
Wilburton, PA 17888

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

Clerk US District Court  
235 North Washington Street  
Scranton, PA 18503

County of Columbia, Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau  
Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

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)	202 Greco Lane Wilburton, PA 17888
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

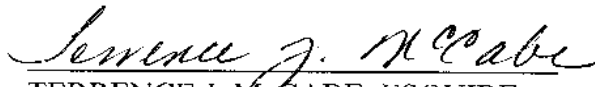
Department of Public Welfare  
TPL Casualty Unit Estate  
Recovery Program

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.

June 20, 2005

\_\_\_\_\_  
DATE

  
TERRENCE J. McCABE, ESQUIRE  
Attorney for Plaintiff

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Tax Parcel #14-09-011-02

BEING KNOWN AS: 202 Greco Lane, Wilburton, PA 17888

REAL DEBT: \$190,153.92

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: James Hubler and Donna Hubler, h/w

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. James Hubler and Donna Hubler, h/w	COLUMBIA COUNTY COURT OF COMMON PLEAS  NUMBER 2005-CV-566 <i>2005-ED-77</i>
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Wilburton, PA 17888

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202 Greco Lane  
Wilburton, PA 17888

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Internal Revenue Service  
Federated Investors Tower

13th Floor, Suite 1300  
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c/o U.S. Attorney's for the  
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235 North Washington Street  
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Commonwealth of PA  
Inheritance Tax Office

1400 Spring Garden Street  
Philadelphia, PA 19130

Commonwealth of PA  
Bureau of Individual Tax  
Inheritance Tax Division

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Dept. # 280601  
Harrisburg, PA 17128

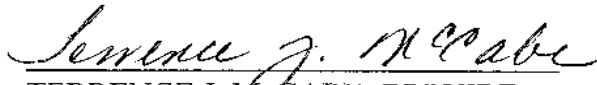
Department of Public Welfare  
TPL Casualty Unit Estate  
Recovery Program

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.

June 20, 2005

\_\_\_\_\_  
DATE

  
TERRENCE J. McCABE, ESQUIRE  
Attorney for Plaintiff



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Tax Parcel #14-09-011-02

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REAL DEBT: \$190,153.92

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

**Exhibit A**

**McCABE, WEISBERG AND CONWAY, P.C.**

**BY: TERRENCE J. McCABE, ESQUIRE**

**Attorney for Plaintiff**

**Identification Number 16496**

**123 South Broad Street, Suite 2080**

**Philadelphia, PA 19109**

**(215) 790-1010**

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

V.

James Hubler and Donna Hubler, h/w

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

NUMBER 2005-CV-566

*2005-ED-77*

**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: James C. Hubler a/k/a James Hubler  
202 Greco Lane  
Wilburton, PA 17888

Donna P. Hubler a/k/a Donna Hubler  
202 Greco Lane  
Wilburton, PA 17888

*Terrence J. McCabe*

TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

SWORN TO AND SUBSCRIBED  
BEFORE ME THIS 20th DAY  
OF JUNE, 2005.

*Chrissandra Shaye Hamilton*

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

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. James Hubler and Donna Hubler, h/w	COLUMBIA COUNTY COURT OF COMMON PLEAS  NUMBER 2005-CV-566 <i>2005-ED-77</i>
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Donna P. Hubler a/k/a Donna Hubler  
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Wilburton, PA 17888

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

SWORN TO AND SUBSCRIBED  
BEFORE ME THIS 20th DAY  
OF JUNE, 2005.

*Chrissandra Shaye Hamilton*  
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**

Beneficial Consumer Discount Company  
d/b/a Beneficial Mortgage Company of  
Pennsylvania  
V.  
James Hubler and Donna Hubler, h/w

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

NUMBER 2005-CV-566

*2005-ED-77*

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:  
202 Greco Lane, Wilburton, PA 17888  
(more fully described as attached)

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

James C. Hubler a/k/a James Hubler  
Donna P. Hubler a/k/a Donna Hubler  
202 Greco Lane  
Wilburton, PA 17888

**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.

June 20, 2005

DATE

*Terrence J. McCabe*  
TERRENCE J. McCABE, ESQUIRE

**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. James Hubler and Donna Hubler, h/w	COLUMBIA COUNTY COURT OF COMMON PLEAS  NUMBER 2005-CV-566 <i>2005-ED-77</i>
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TO: Sheriff of Columbia County  
Courthouse, Main Street  
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The parties to be served and their proper addresses are as follows:

James C. Hubler a/k/a James Hubler  
Donna P. Hubler a/k/a Donna Hubler  
202 Greco Lane  
Wilburton, PA 17888

**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.

June 20, 2005

DATE

*Terrence J. McCabe*  
TERRENCE J. McCABE, ESQUIRE

**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. James Hubler and Donna Hubler, h/w	COLUMBIA COUNTY COURT OF COMMON PLEAS  NUMBER 2005-CV-566 <i>2005-ED-77</i>
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**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: James C. Hubler a/k/a James Hubler  
Donna P. Hubler a/k/a Donna Hubler  
202 Greco Lane  
Wilburton, PA 17888

Your house (real estate) at 202 Greco Lane, Wilburton, PA 17888, (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 \$190,153.92 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 parcel or lot of ground situate in Conyngham Township, Columbia County, Commonwealth of Pennsylvania and being more particularly described as follows, to wit:

BEGINNING at an iron pin, said iron pin marks the Northwestern corner of Lot #2, herein described, and the Southeastern intersection of County Line Road and Campbell Drive (proposed), thence along the Southern line of Campbell Drive (proposed), North Seventy-three degrees fifty-eight minutes East, one hundred forty-six and twenty eight hundreds feet (N 73° 58' E 146.28') to an iron pin, thence South sixteen degrees two minutes East, one hundred fifty feet (S 16° 02' E 150.00') to an iron pin on the Northern right of way line of the Pennsylvania Power and Light Co., thence along same, South seventy-three degrees fifty-eight minutes West, one hundred twenty-one feet (S 73° 58' W 121.00') to an iron pin on the Eastern right of way line of County Line Road, thence along same North twenty-five degrees thirty-six minutes West, one hundred fifty-two and twelve hundreds feet (N 25° 36' W 152.12') to an iron pin, the place of beginning. Containing 20,046 Square Feet of ground and being Lot #2 as shown on the Plot Plan of "Cullen Manor" as recorded in Columbia County in Map Book # \_\_\_\_, Page # \_\_\_\_.

Tax Parcel #14-09-011-02

BEING KNOWN AS: 202 Greco Lane, Wilburton, PA 17888

REAL DEBT: \$190,153.92

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: James Hubler and Donna Hubler, h/w

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



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Tax Parcel #14-09-011-02

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REAL DEBT: \$190,153.92

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

LAW OFFICES

**McCABE, WEISBERG & CONWAY, P.C.**

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

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

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

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

JOSEPH F. RIGA\*  
Of Counsel

June 20, 2005

\* 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'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. James Hubler and Donna Hubler, h/w  
Columbia County Court of Common Pleas Number 2005-CV-566

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):

James C. Hubler a/k/a James Hubler  
Donna P. Hubler a/k/a Donna Hubler  
202 Greco Lane  
Wilburton, PA 17888

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,  
Legal Assistant to,  
TERRENCE J. McCABE, Esquire

TJM/ao

Enclosures

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

McCABE, WEISBERG & CONWAY, P.C.  
ATTORNEYS AT LAW  
FIRST UNION BUILDING  
123 S. BROAD STREET, SUITE 2080  
PHILADELPHIA, PA 19109



WACHOVIA

3-50/310

23672

NUMBER

PAY: Two Thousand \*\*\*\*\* 00/100

AMOUNT

DATE

Jun 16/2005 \$2,000.00

TO THE Sheriff of Columbia County

ORDER

OF

Listing Property for Sheriff's Sale

ESCROW TRUST  
VOID AFTER 90 DAYS

*Tenney McCall*

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

1023672 0310005031200012430022