

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

Green Tree Cons. Div. vs Baigmin & Tammy Allen

NO. 78-05 ED NO. 1151-04 JD

DATE/TIME OF SALE: 8-31-05 1030

BID PRICE (INCLUDES COST) \$ 4588,10

POUNDAGE - 2% OF BID \$ 91,76

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4679,86

PURCHASER(S): David H. Tinsley Agent FOR IT

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

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

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

TOTAL DUE: \$ 4679,86

LESS DEPOSIT: \$ 1350,00

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

TOTAL DUE IN 8 DAYS \$ 3329,86

# SHERIFF'S SALE COST SHEET

Green Tree Cons. Dis. vs. Benny Smith & Tammy Allen  
 NO. 78-05 ED NO. 1151-04 JD DATE/TIME OF SALE 8-31-05 1030

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>47.50</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>7.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL *****	\$ <u>474.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>797.36</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1022.36</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>341.15</u>
SCHOOL DIST. 20	\$ <u>1062.84</u>
DELINQUENT 20	\$ <u>1475.75</u>
TOTAL *****	\$ <u>2879.74</u>

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

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

TOTAL COSTS (OPENING BID) \$ 4588.10



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
PO BOX 280603  
HARRISBURG PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

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 Gregory Javardian, Esquire		Telephone Number: (215) 942-9690	
Street Address 1310 Industrial Blvd. Ste 101	City Southampton	State PA	Zip Code 18966

## B. TRANSFER DATA

## Date of Acceptance of Document

Grantor(s)/Lessor(s) Sherff of Columbia County		Grantee(s)/Lessee(s) Green Tree Consumer Discount Company	
Street Address Courthouse PO Box 380		Street Address 7360 S. Kyrene Rd.	
City Bloomsburg	State PA	Zip Code 17815	
		City Tempe	State AZ
		Zip Code 85283	

## C. PROPERTY LOCATION

Street Address RR2 Box 2387 nka 583 Hettlerville Rd		City, Township, Borough Nescopeck
County Columbia	School District	Tax Parcel Number 23-08-012-05

## D. VALUATION DATA

1. Actual Cash Consideration 4,588.10	2. Other Consideration + 0.00	3. Total Consideration = 4,588.10
4. County Assessed Value 36,004.00	5. Common Level Ratio Factor x 3.26	6. Fair Market Value = 1,117,373.04

## E. EXEMPTION DATA

1a. Amount of Exemption Claimed 100.00	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 copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 710, Page Number 602
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_

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

09/02/2005

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

THE LAW OFFICES OF GREGORY JAVARDIAN

ESCROW ACCOUNT  
1310 INDUSTRIAL BLVD., SUITE 101  
SOUTHAMPTON, PA 18966

FIRSTTRUST  
3-7380-2360

9/1/2005

PAY TO THE  
ORDER OF Sheriff

\$\*\*\*3,329.86

Three Thousand Three Hundred Twenty-Nine and 86/100\*\*\*\*\*4

DOLLARS

MEMO

GREEN TREE VS. ALLEN, B.

*Gregory Javardian*

⑈027737⑈ ⑆23607380⑆ 70 1603763⑈ MP

27737

THE LAW

*Offices of*

1310 Industrial Boulevard  
1<sup>st</sup> Floor, Suite 101  
Southampton, PA 18966

---

GREGORY JAVARDIAN

Phone: (215) 942-9690  
Fax: (215) 942-9695

September 2, 2005

Sheriff's Office of Columbia County  
Courthouse  
PO Box 380  
Bloomsburg, PA 17815  
Real Estate Division

RE: Green Tree Consumer Discount Company vs. Benjamin L. Allen, Jr. & Tammy Al. Allen

Premises: RR 2 Box 2387 N/K/A 583 Hetlerville Road Nescopeck, PA 18635

Sale: August 31, 2005

Docket No.: 2004 cv 1151 MF

Dear Sir/Madam :

Kindly have the deed prepared in the name of **Green Tree Consumer Discount Company** whose address is **7360 S. Kyrene Rd. Tempe AZ 85283**. I have enclosed for your use two transfer tax affidavits with regards to the above matter. Also please find a self-addressed stamped envelope for the return of the recorded sheriff's deed.

Thank you in advance for your cooperation with regards to this matter, should you have any questions or need additional information, feel free to contact me.

Very truly yours,

*Megan O'Brien*

Megan O'Brien for  
Law Offices of Gregory Javardian

/mo  
Enclosures

LAW OFFICES OF GREGORY JAVARDIAN  
By: GREGORY JAVARDIAN, ESQUIRE  
IDENTIFICATION NO. 55669  
1310 INDUSTRIAL BOULEVARD  
1ST FLOOR, SUITE 101  
SOUTHAMPTON, PA 18966  
(215) 942-9690

GREEN TREE CONSUMER DISCOUNT COMPANY      COURT OF COMMON PLEAS

COLUMBIA COUNTY

vs.

No.: 2004 CV 1151 MF

BENJAMIN L. ALLEN, JR.  
TAMMY A. ALLEN

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1**

I hereby certify that I have sent copies of the Notice of Sheriff Sale to the Defendants' certified and regular United States mail and all lien holders or judgment creditors of record as required by Pa.R.C.P. by first class United States mail, postage prepaid, on the date set forth below.  
(See attached Exhibit "A").

Columbia County Domestic Relations  
P.O. Box 380  
Bloomsburg, PA 17815

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

Dept. of Public Assistance  
27 E. 7<sup>th</sup> Street, P.O. Box 628  
Bloomsburg, PA 17815-9974

Tenants/Occupants  
RR 2 BOX 2387 N/K/A  
583 HETLERVILLE ROAD  
NESCOPECK, PA 18635

BENJAMIN L. ALLEN, JR.  
583 HETLERVILLE ROAD  
NESCOPECK, PA 18635

TAMMY A. ALLEN  
583 HETLERVILLE ROAD  
NESCOPECK, PA 18635

PA Department of Public Welfare  
Bureau of Child Support Enforcement  
Health and Welfare Building – Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

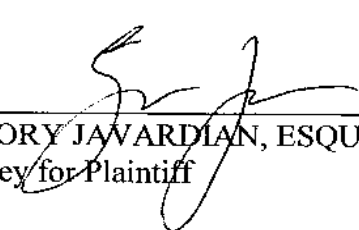
Beneficial Consumer Discount Company  
2700 Sanders Road  
Prospect Heights, IL 60070

Green Tree Consumer Discount Company  
3401 Hartzdale Drive, Suite 118  
Camp Hill, PA 17011

Green Tree Consumer Discount Company  
7360 South Kyrene Road  
Tempe, AZ 85283

Pennsylvania Housing Finance Agency  
211 N. Front Street  
Harrisburg, PA 17101-1406

Dated: 7/6/05

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQUIRE  
Attorney for Plaintiff

7160 3901 9849 0639 1060

**TO:** Tenants/Occupants  
RR 2 BOX 2387 N/K/A  
583 HETLERVILLE ROAD  
NESCOPECK, PA 18635

**SENDER:** TEP

**REFERENCE:** allen, b.

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	37
	Certified Fee	2.30
	Return Receipt Fee	1.75
	Restricted Delivery	
	Total Postage & Fees	4.42

US Postal Service

**Receipt for  
Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail



7160 3901 9849 0639 1084

**TO:** TAMMY A. ALLEN  
583 HETLERVILLE ROAD  
NESCOPECK, PA 18635

**SENDER:** TEP

**REFERENCE:** allen, b.

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	60
	Certified Fee	2.30
	Return Receipt Fee	1.75
	Restricted Delivery	
	Total Postage & Fees	4.65

US Postal Service

**Receipt for  
Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail



7160 3901 9849 0639 1077

**TO:** BENJAMIN L. ALLEN, JR.  
583 HETLERVILLE ROAD  
NESCOPECK, PA 18635

**SENDER:** TEP

**REFERENCE:** allen, b.

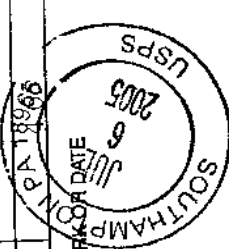
PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	60
	Certified Fee	2.30
	Return Receipt Fee	1.75
	Restricted Delivery	
	Total Postage & Fees	4.65

US Postal Service

**Receipt for  
Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail





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

**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.

**SENDER: COMPLETE THIS SECTION**  
1. Article Addressed to:  
PA Housing Finance Agency  
211 N. Front St.  
Harrisburg, PA 17101

**COMPLETE THIS SECTION ON DELIVERY**  
A. Signature *Phillip Fed...* 78  
X ☒ Agent ☐ Address  
B. Received by (Printed Name) *Phillip Fed...*  
C. Date of Delivery **JUN 27 2005**  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No  
3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) **7004 2890 0001 4116 1473**  
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-11

**COMPLETE THIS SECTION ON DELIVERY**  
A. Signature *Samuel J. Venturo* 78  
B. Received by (Printed Name) *Samuel J. Venturo*  
C. Date of Delivery **JUN 27 2005**  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

**SENDER: COMPLETE THIS SECTION**  
1. Article Addressed to:  
Green Tree Cons. Dis CO.  
7360 South Kyrene Road  
Tempe, AZ 85283

**COMPLETE THIS SECTION ON DELIVERY**  
A. Signature *Joe M. H...* 78  
X ☒ Agent ☐ Address  
B. Received by (Printed Name) *Joe M. H...*  
C. Date of Delivery **JUN 27 2005**  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No  
3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) **7004 2890 0001 4116 1466**  
Domestic Return Receipt 102595-02-M-11

**SENDER: COMPLETE THIS SECTION**  
1. Article Addressed to:  
U.S. SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
ROBERT N.C. NIX FEDERAL BUILDING  
900 MARKET STREET- 5<sup>TH</sup> FLOOR  
PHILADELPHIA, PA 19107

**SENDER: COMPLETE THIS SECTION**  
1. Article Addressed to:  
Commonwealth of PA  
PO Box 2675  
Harrisburg, PA 17105

**COMPLETE THIS SECTION ON DELIVERY**  
A. Signature *Terrence A. Doyle* 78  
X ☒ Agent ☐ Address  
B. Received by (Printed Name) *Terrence A. Doyle*  
C. Date of Delivery **JUN 27 2005**  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No  
3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

Article Number (Transfer from service label) **7004 2890 0001 411 1480**  
Form 3811, February 2004 Domestic Return Receipt 102595-02-M-154r

**COMPLETE THIS SECTION ON DELIVERY**  
A. Signature *Terrence A. Doyle* 78  
B. Received by (Printed Name) *Terrence A. Doyle*  
C. Date of Delivery **6-27-05**  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

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

**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.  
2700 Sanders Road  
Prospect Heights, IL 60070

2. Article Number

(Transfer from service label)

7004 2890 0001 4116 1442

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

78  
☐ Agent☒ Address

B. Received by (Printed Name)

C. Date of Delivery

6/27/05

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes**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:

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

2. Article Number

(Transfer from service label)

7004 2890 0001 4116 527

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

78  
☐ Agent☒ Address

B. Received by (Printed Name)

C. Date of Delivery

JUN 27 2005

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

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

2. Article Number

(Transfer from service label)

7004 2890 0001 41 1510

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

78  
☐ Agent☒ Address

B. Received by (Printed Name)

Date of Delivery

JUN 27 2005

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes



7160 3901 9849 0639 1060

3. Service Type **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:

Tenants/Occupants  
~~RR 2 BOX 2387 NESCOPECK~~  
583 HETLERVILLE ROAD  
NESCOPECK, PA 18635

COMPLETE THIS SECTION ON DELIVERY	
A. Received by (Please Print Clearly) <i>Benjamin Allen</i>	B. Date of Delivery <i>7-11-08</i>
C. Signature <i>X Benjamin Allen</i>	
D. Is delivery address different from item 1? If YES, enter delivery address below: <i>583 Hetlerville Rd (ONLY)</i>	
<input type="checkbox"/> Agent <input type="checkbox"/> Addressee <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Reference Information

allen, b.

TEP

PS Form 3811, January 2005

Domestic Return Receipt

2. Article Number



7160 3901 9849 0639 1064

3. Service Type **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:

TAMMY A. ALLEN  
583 HETLERVILLE ROAD  
NESCOPECK, PA 18635

COMPLETE THIS SECTION ON DELIVERY	
A. Received by (Please Print Clearly) <i>Benjamin Allen</i>	B. Date of Delivery <i>7-11-08</i>
C. Signature <i>X Benjamin Allen</i>	
D. Is delivery address different from item 1? If YES, enter delivery address below:	
<input type="checkbox"/> Agent <input type="checkbox"/> Addressee <input type="checkbox"/> Yes <input type="checkbox"/> No	

Reference Information

allen, b.

TEP

PS Form 3811, January 2005

Domestic Return Receipt

2. Article Number



7160 3901 9849 0639 1077

3. Service Type **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:

BENJAMIN L. ALLEN, JR.  
583 HETLERVILLE ROAD  
NESCOPECK, PA 18635

COMPLETE THIS SECTION ON DELIVERY	
A. Received by (Please Print Clearly) <i>Benjamin Allen</i>	B. Date of Delivery <i>7-11-08</i>
C. Signature <i>X Benjamin Allen</i>	
D. Is delivery address different from item 1? If YES, enter delivery address below:	
<input type="checkbox"/> Agent <input type="checkbox"/> Addressee <input type="checkbox"/> Yes <input type="checkbox"/> No	

Reference Information

allen, b.

TEP

PS Form 3811, January 2005

Domestic Return Receipt

**See Privacy Act Statement on Reverse**

☐ Certified  
☐ COD  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured

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

GREGORY JAVARDIAN  
1310 INDUSTRIAL BOULEVARD  
1ST FLOOR, SUITE 101  
SOUTHAMPTON, PA 18966

Article Number

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

Postage

1. Allen, B.

PA Department of Public Welfare  
Bureau of Child Support Enforcement  
Health and Welfare Building - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

2.

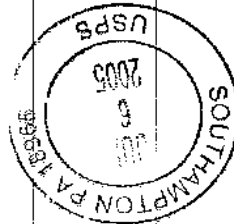
3.

Beneficial Consumer Discount Company  
2700 Sanders Road  
Prospect Heights, IL 60070

4.

Green Tree Consumer Discount Company  
3401 Hartzdale Drive, Suite 118  
Camp Hill, PA 17011

5.



6.

Green Tree Consumer Discount Company  
7360 South Kyrene Road  
Tempe, AZ 85283

7.

Pennsylvania Housing Finance Agency  
211 N. Front Street  
Harrisburg, PA 17101-1406

8.

Total Number of Pieces  
Listed by Sender

Total Number of Pieces  
Received at Post Office

Postmaster, Per (Name of receiving employee)

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

Complete by Typewriter, Ink, or Ball Point Pen

See Privacy Act Statement on Reverse

Signature Confirmation  
Restricted Delivery  
Return Receipt

SH Fee \$1.50  
RD Fee \$1.50  
RR Fee \$1.50

JUL 1 2005

June 28, 2005

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

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S): BENJAMIN L. ALLEN, JR. and TAMMY A. ALLEN

PLAINTIFF/SELLER: GREEN TREE CONSUMER DISCOUNT COMPANY

DEFENDANT(S): BENJAMIN L. ALLEN, JR. and TAMMY A. ALLEN

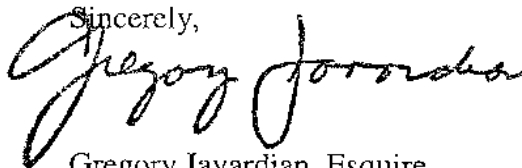
PROPERTY: RR 2 BOX 2387 N/K/A 583 HETLERVILLE ROAD  
NESCOPECK, PA 18635

COLUMBIA C.C.P. NO. 2004 CV 1151 MF

The above captioned property is scheduled to be sold at Sheriff's Sale on AUGUST 31, 2005 at 10:30 A.M., in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, PA 17815. You may hold a judgment on the property, which may be extinguished by the sale. You may wish to attend the Sheriff's Sale to protect your interest.

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.

Sincerely,

A handwritten signature in black ink, appearing to read "Gregory Javardian", written in a cursive style.

Gregory Javardian, Esquire  
Law Offices of Gregory Javardian  
1310 Industrial Boulevard  
1st Floor, Suite 101  
Southampton, PA 18966  
(215) 942-9690

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paul R. Eyerly IV, President, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since 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 Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

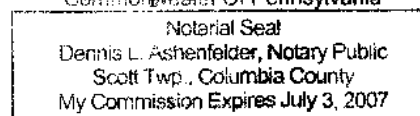


Sworn and subscribed to before me this 25<sup>th</sup> day of August 2005.



(Notary Public)

My commission expires \_\_\_\_\_ Of Pennsylvania



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.

GREEN TREE CONSUMER DIS. CO.

VS.

BENJAMIN & TAMMY ALLEN

WRIT OF EXECUTION #78 OF 2005 ED

POSTING OF PROPERTY

July 21, 2005      POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF BENJAMIN & TAMMY ALLEN AT 583 HETLERVILLE RD NESCOPECK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY DEPUTY SHERIFF JOSEPH DEVANEY.

SO ANSWERS:

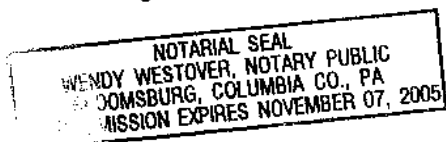
  
DEPUTY SHERIFF

  
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) 389-5623

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-4300

GREEN TREE CONSUMER DISCOUNT  
COMPANY

VS

Docket # 78ED2005

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

BENJAMIN L. ALLEN, JR.  
TAMMY A. ALLEN

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, JUNE 24, 2005, AT 2:45 PM, SERVED THE WITHIN WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE UPON BENJAMIN ALLEN JR. AT 583 HETLERVILLE RD,  
NESCOPECK BY HANDING TO TAMMY ALLEN, WIFE, 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

NOTARIAL SEAL  
WENDY WESTOVER, NOTARY PUBLIC  
BLOOMSBURG, COLUMBIA CO., PA  
MY COMMISSION EXPIRES NOVEMBER 07, 2006



X

TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
J. CARTER  
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-4300

GREEN TREE CONSUMER DISCOUNT  
COMPANY

Docket # 78ED2005

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

BENJAMIN L. ALLEN, JR.  
TAMMY A. ALLEN

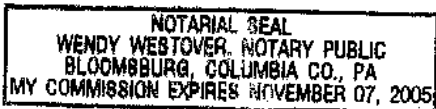
AFFIDAVIT OF SERVICE

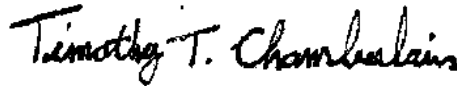
NOW, THIS FRIDAY, JUNE 24, 2005, AT 2:45 PM, SERVED THE WITHIN WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE UPON TAMMY ALLEN AT 583 HETTLERVILLE RD,  
NESCOPECK BY HANDING TO TAMMY ALLEN, , A TRUE AND ATTESTED COPY OF THE  
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

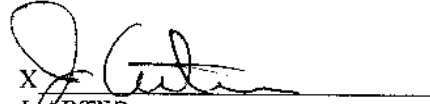
SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, JUNE 24, 2005

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





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

  
X  
\_\_\_\_\_  
J. CARTER  
DEPUTY SHERIFF

... COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 27-JUN-05

FEE: \$5.00

CERT. NO: 948

ALLEN BENJAMIN L & TAMMY A JR  
583 HETLERVILLE RD  
NESCOPECK PA 18635

DISTRICT: MIFFLIN TWP  
DEED 0607-0185  
LOCATION: 583 HETLERVILLE RD NESCOPECK  
PARCEL: 23 -08 -012-05,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2004	PRIM	1,470.75	0.00	0.00	1,470.75
TOTAL DUE :					\$1,470.75

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 J. Chamberlain, Sheriff

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/23/2005

SERVICE# 1 - OF - 16 SERVICES  
DOCKET # 78ED2005

PLAINTIFF GREEN TREE CONSUMER DISCOUNT COMPANY

DEFENDANT BENJAMIN L. ALLEN, JR.

TAMMY A. ALLEN

ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

PERSON/CORP TO SERVED
BENJAMIN ALLEN JR.
583 HETLERVILLE RD
NESCOPECK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE

FORECLOSURE

SERVED UPON Tammy

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

DATE 6-24-05 TIME 1445 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS

DATE

TIME

OFFICER

REMARKS


DEPUTY

J. Allen

DATE 6-24-05

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/23/2005

SERVICE# 2 - OF - 16 SERVICES  
DOCKET # 78ED2005

PLAINTIFF GREEN TREE CONSUMER DISCOUNT COMPANY

DEFENDANT BENJAMIN L. ALLEN, JR.

TAMMY A. ALLEN

ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

PERSON/CORP TO SERVED
TAMMY ALLEN
583 HETLERVILLE RD
NESCOPECK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Tammy

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

DATE 6-24-5 TIME 1445 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. C. Allen

DATE 6-24-5

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/23/2005

SERVICE# 7 - OF - 16 SERVICES  
DOCKET # 78ED2005

PLAINTIFF GREEN TREE CONSUMER DISCOUNT COMPANY

DEFENDANT BENJAMIN L. ALLEN, JR.

TAMMY A. ALLEN

ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

PERSON/CORP TO SERVED

DEPT. OF PUBLIC ASSISTANCE

27 E 7TH ST.

BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON ~~FABIAN~~ <sup>FABIAN</sup> Schaffler

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

DATE 6-24-5 TIME 1520 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 6-24-5

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/23/2005

SERVICE# 9 - OF - 16 SERVICES  
DOCKET # 78ED2005

PLAINTIFF GREEN TREE CONSUMER DISCOUNT COMPANY

DEFENDANT BENJAMIN L. ALLEN, JR.

TAMMY A. ALLEN

ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
SUSAN NEVEL - TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
E. 5TH ST.	FORECLOSURE
MIFFLINVILLE	

SERVED UPON Dropped in Door

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

DATE 6-24-5 TIME 1430 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. Allen

DATE 6-24-5

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 6/23/2005

SERVICE# 13 - OF - 16 SERVICES  
DOCKET # 78ED2005

PLAINTIFF GREEN TREE CONSUMER DISCOUNT COMPANY

DEFENDANT BENJAMIN L. ALLEN, JR.

TAMMY A. ALLEN

ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
COLUMBIA COUNTY TAX CLAIM	WRIT OF EXECUTION - MORTGAGE
PO BOX 380	FORECLOSURE
BLOOMSBURG	

SERVED UPON DEB Miller

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

DATE 6-24-5 TIME 1415 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS

DATE

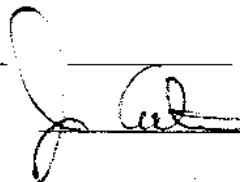
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 6-24-5



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 6/23/2005

SERVICE# 10 - OF - 16 SERVICES  
DOCKET # 78ED2005

PLAINTIFF GREEN TREE CONSUMER DISCOUNT COMPANY

DEFENDANT BENJAMIN L. ALLEN, JR.  
TAMMY A. ALLEN

ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

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

SERVED UPON Leslie Luman

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

DATE 6-24-5 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. Allen

DATE 6-24-5

# REAL ESTATE OUTLINE

ED # 78-05

DATE RECEIVED 6-23-05  
DOCKET AND INDEX 6-23-05  
SET FILE FOLDER UP 6-23-05

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 ✓ CK# 26509

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

SALE DATE Aug. 31, 05 TIME 1030  
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 31, 2005 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 78 OF 2005 ED AND CIVIL WRIT NO. 1151 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or tract of land situate in Mifflin Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a rebar found on the northerly right-of-way line of Pennsylvania State Route No. 2028, said rebar found being the southeasterly corner of land of Michael J. and Wendy J. Mowery; thence running along land of Michael J. and Wendy J. Mowery, North 12 degrees 55 minutes 55 seconds West, 195.90 feet to a rebar found at the southwesterly corner of land of Donald S. and Linda E. Karchner; thence running along land of Donald S. and Linda E. Karchner, North 78 degrees 45 minutes 16 seconds East, 272.44 feet to a rebar set; thence running along land of Benjamin L. and Joan J. Allen, South 5 degrees 01 minute 39 seconds East, 159.41 feet to a rebar set; thence continuing along the same, South 81 degrees 18 minutes 51 seconds West, 68.70 feet to a rebar set; thence continuing along the same, South 1 degree 10 minutes 57 seconds West, 116.70 feet to a rebar set on the northerly right-of-way line of Pennsylvania State Route No. 2028; thence running along the northerly right-of-way line of Pennsylvania State Route No. 2028, North 75 degrees 57 minutes 05 seconds West, 172.17 feet to a rebar found, the place of beginning.

CONTAINING 1.2453 acres of land and being more fully shown as Parcel No. 1 on survey subdivision plat entitled: "Proposed Subdivision of Property of Benjamin L. and Joan J. Allen" as prepared by Ted L. Oman and Associates, Inc., dated 6/6/95 and approved by the Mifflin Township Planning Commission on August 7, 1995, and recorded in Columbia County Map Book 7 at page 829 on August 17, 1995.

BEING known as RR 2 BOX 2387 N/K/A 583 HETLerville ROAD, NESCOPECK, PA 18635.

BEING THE SAME PREMISES which Benjamin L. Allen, Sr. and Joan J. Allen, husband and wife, and Benjamin L. Allen, Jr. and Tammy A. Allen, husband and wife, by Deed dated November 28, 1995 and recorded December 8, 1995 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 612, Page 730, granted and conveyed unto Benjamin L. Allen, Jr. and Tammy A. Allen, husband and wife.

**IMPROVEMENTS: RESIDENTIAL DWELLING.**

## 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  
Gregory Javardian  
1310 Industrial Boulevard  
Southampton, PA 18966

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

# SHERIFF'S SALE

WEDNESDAY AUGUST 31, 2005 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 78 OF 2005 ED AND CIVIL WRIT NO. 1151 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or tract of land situate in Mifflin Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a rebar found on the northerly right-of-way line of Pennsylvania State Route No. 2028, said rebar found being the southeasterly corner of land of Michael J. and Wendy J. Mowery; thence running along land of Michael J. and Wendy J. Mowery, North 12 degrees 55 minutes 55 seconds West, 195.90 feet to a rebar found at the southwesterly corner of land of Donald S. and Linda E. Karchner; thence running along land of Donald S. and Linda E. Karchner, North 78 degrees 45 minutes 16 seconds East, 272.44 feet to a rebar set; thence running along land of Benjamin L. and Joan J. Allen, South 5 degrees 01 minute 39 seconds East, 159.41 feet to a rebar set; thence continuing along the same, South 81 degrees 18 minutes 51 seconds West, 68.70 feet to a rebar set; thence continuing along the same, South 1 degree 10 minutes 57 seconds West, 116.70 feet to a rebar set on the northerly right-of-way line of Pennsylvania State Route No. 2028; thence running along the northerly right-of-way line of Pennsylvania State Route No. 2028, North 75 degrees 57 minutes 05 seconds West, 172.17 feet to a rebar found, the place of beginning.

CONTAINING 1.2453 acres of land and being more fully shown as Parcel No. 1 on survey subdivision plat entitled: "Proposed Subdivision of Property of Benjamin L. and Joan J. Allen" as prepared by Ted L. Oman and Associates, Inc., dated 6/6/95 and approved by the Mifflin Township Planning Commission on August 7, 1995, and recorded in Columbia County Map Book 7 at page 829 on August 17, 1995.

BEING known as RR 2 BOX 2387 N/K/A 583 HETLERVILLE ROAD, NESCOPECK, PA 18635.

BEING THE SAME PREMISES which Benjamin L. Allen, Sr. and Joan J. Allen, husband and wife, and Benjamin L. Allen, Jr. and Tammy A. Allen, husband and wife, by Deed dated November 28, 1995 and recorded December 8, 1995 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 612, Page 730, granted and conveyed unto Benjamin L. Allen, Jr. and Tammy A. Allen, husband and wife.

**IMPROVEMENTS: RESIDENTIAL DWELLING.**

## **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  
Gregory Javardian  
1310 Industrial Boulevard  
Southampton, PA 18966

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

# SHERIFF'S SALE

WEDNESDAY AUGUST 31, 2005 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 78 OF 2005 ED AND CIVIL WRIT NO. 1151 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or tract of land situate in Mifflin Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a rebar found on the northerly right-of-way line of Pennsylvania State Route No. 2028, said rebar found being the southeasterly corner of land of Michael J. and Wendy J. Mowery; thence running along land of Michael J. and Wendy J. Mowery, North 12 degrees 55 minutes 55 seconds West, 195.90 feet to a rebar found at the southwesterly corner of land of Donald S. and Linda E. Karchner; thence running along land of Donald S. and Linda E. Karchner, North 78 degrees 45 minutes 16 seconds East, 272.44 feet to a rebar set; thence running along land of Benjamin L. and Joan J. Allen, South 5 degrees 01 minute 39 seconds East, 159.41 feet to a rebar set; thence continuing along the same, South 81 degrees 18 minutes 51 seconds West, 68.70 feet to a rebar set; thence continuing along the same, South 1 degree 10 minutes 57 seconds West, 116.70 feet to a rebar set on the northerly right-of-way line of Pennsylvania State Route No. 2028; thence running along the northerly right-of-way line of Pennsylvania State Route No. 2028, North 75 degrees 57 minutes 05 seconds West, 172.17 feet to a rebar found, the place of beginning.

CONTAINING 1.2453 acres of land and being more fully shown as Parcel No. 1 on survey subdivision plat entitled: "Proposed Subdivision of Property of Benjamin L. and Joan J. Allen" as prepared by Ted L. Oman and Associates, Inc., dated 6/6/95 and approved by the Mifflin Township Planning Commission on August 7, 1995, and recorded in Columbia County Map Book 7 at page 829 on August 17, 1995.

BEING known as RR 2 BOX 2387 N/K/A 583 HETLERVILLE ROAD, NESCOPECK, PA 18635.

BEING THE SAME PREMISES which Benjamin L. Allen, Sr. and Joan J. Allen, husband and wife, and Benjamin L. Allen, Jr. and Tammy A. Allen, husband and wife, by Deed dated November 28, 1995 and recorded December 8, 1995 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 612, Page 730, granted and conveyed unto Benjamin L. Allen, Jr. and Tammy A. Allen, husband and wife.

**IMPROVEMENTS: RESIDENTIAL DWELLING.**

## 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  
Gregory Javardian  
1310 Industrial Boulevard  
Southampton, PA 18966

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**

**GREEN TREE CONSUMER DISCOUNT  
COMPANY**

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

**vs.**

**NO.: 2004 CV 1151 MF**

*2005-ED-76*

**BENJAMIN L. ALLEN, JR.  
TAMMY A. ALLEN**

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

**Commonwealth of Pennsylvania:**

**County of Columbia:**

**TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:**

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

Premises: RR 2 BOX 2387 N/K/A 583 HETLERVILLE ROAD, NESCOPECK, PA 18635.

(See legal description attached.)

Amount Due	<u>\$154,956.59</u>
Interest from 12/13/04 to Date of Sale (\$25.47 per diem)	\$ _____
Total	\$ _____ Plus Cost \$ _____

as endorsed.

*Terri B. Kline*  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Dated 6-22-2005  
(Seal)

ALL THAT CERTAIN piece, parcel or tract of land situate in Mifflin Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a rebar found on the northerly right-of-way line of Pennsylvania State Route No. 2028, said rebar found being the southeasterly corner of land of Michael J. and Wendy J. Mowery; thence running along land of Michael J. and Wendy J. Mowery, North 12 degrees 55 minutes 55 seconds West, 195.90 feet to a rebar found at the southwesterly corner of land of Donald S. and Linda E. Karchner; thence running along land of Donald S. and Linda E. Karchner, North 78 degrees 45 minutes 16 seconds East, 272.44 feet to a rebar set; thence running along land of Benjamin L. and Joan J. Allen, South 5 degrees 01 minute 39 seconds East, 159.41 feet to a rebar set; thence continuing along the same, South 81 degrees 18 minutes 51 seconds West, 68.70 feet to a rebar set; thence continuing along the same, South 1 degree 10 minutes 57 seconds West, 116.70 feet to a rebar set on the northerly right-of-way line of Pennsylvania State Route No. 2028; thence running along the northerly right-of-way line of Pennsylvania State Route No. 2028, North 75 degrees 57 minutes 05 seconds West, 172.17 feet to a rebar found, the place of beginning.

CONTAINING 1.2453 acres of land and being more fully shown as Parcel No. 1 on survey subdivision plat entitled: "Proposed Subdivision of Property of Benjamin L. and Joan J. Allen" as prepared by Ted L. Oman and Associates, Inc., dated 6/6/95 and approved by the Mifflin Township Planning Commission on August 7, 1995, and recorded in Columbia County Map Book 7 at page 829 on August 17, 1995.

BEING known as RR 2 BOX 2387 N/K/A 583 HETLERVILLE ROAD, NESCOPECK, PA 18635.

BEING THE SAME PREMISES which Benjamin L. Allen, Sr. and Joan J. Allen, husband and wife, and Benjamin L. Allen, Jr. and Tammy A. Allen, husband and wife, by Deed dated November 28, 1995 and recorded December 8, 1995 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 612, Page 730, granted and conveyed unto Benjamin L. Allen, Jr. and Tammy A. Allen, husband and wife.

IMPROVEMENTS: RESIDENTIAL DWELLING.

GREEN TREE CONSUMER DISCOUNT  
COMPANY

COURT OF COMMON PLEAS

COLUMBIA COUNTY

vs.

BENJAMIN L. ALLEN, JR.  
TAMMY A. ALLEN

No.: 2004 CV 1151 MF

*2005-ED-78*

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Plaintiff in the above action sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at RR 2 BOX 2387 N/K/A 583 HETLERVILLE ROAD, NESCOPECK, PA 18635:

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

Name

Last Known Address (if address cannot be  
reasonably ascertained, please indicate)

BENJAMIN L. ALLEN, JR.

583 HETLERVILLE ROAD  
NESCOPECK, PA 18635

TAMMY A. ALLEN

583 HETLERVILLE ROAD  
NESCOPECK, PA 18635

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

BENJAMIN L. ALLEN, JR.

583 HETLERVILLE ROAD  
NESCOPECK, PA 18635

TAMMY A. ALLEN

583 HETLERVILLE ROAD  
NESCOPECK, PA 18635

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

Name

Last Known Address (if address cannot be  
reasonably ascertained, please indicate)

Beneficial Consumer Discount Company

2700 Sanders Road  
Prospect Heights, IL 60070



4. Name and address of last recorded holder of every mortgage of record:

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Plaintiff.

Green Tree Consumer Discount Company	3401 Hartzdale Drive, Suite 118 Camp Hill, PA 17011
--------------------------------------	--

Green Tree Consumer Discount Company	7360 South Kyrene Road Tempe, AZ 85283
--------------------------------------	---

Pennsylvania Housing Finance Agency	211 N. Front Street Harrisburg, PA 17101-1406
-------------------------------------	--

5. Name and address of every other person who has any record lien on the property:

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

None.

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Columbia County Domestic Relations	P.O. Box 380 Bloomsburg, PA 17815
------------------------------------	--------------------------------------

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

Dept. of Public Assistance	27 E. 7 <sup>th</sup> Street, P.O. Box 628 Bloomsburg, PA 17815-9974
----------------------------	---

PA Department of Public Welfare Bureau of Child Support Enforcement	Health and Welfare Building – Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675
--	--

7. 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	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Tenants/Occupants	RR 2 BOX 2387 N/K/A 583 HETLERVILLE ROAD NESCOPECK, PA 18635
-------------------	--

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

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQUIRE  
Attorney for Plaintiff

June 19, 2005

GREEN TREE CONSUMER DISCOUNT  
COMPANY

COURT OF COMMON PLEAS

COLUMBIA COUNTY

vs.

No.: 2004 CV 1151 MF

*2005-ED. 78*

BENJAMIN L. ALLEN, JR.  
TAMMY A. ALLEN

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Plaintiff in the above action sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at RR 2 BOX 2387 N/K/A 583 HETLERVILLE ROAD, NESCOPECK, PA 18635:

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

Name

Last Known Address (if address cannot be  
reasonably ascertained, please indicate)

BENJAMIN L. ALLEN, JR.

583 HETLERVILLE ROAD  
NESCOPECK, PA 18635

TAMMY A. ALLEN

583 HETLERVILLE ROAD  
NESCOPECK, PA 18635

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

BENJAMIN L. ALLEN, JR.

583 HETLERVILLE ROAD  
NESCOPECK, PA 18635

TAMMY A. ALLEN

583 HETLERVILLE ROAD  
NESCOPECK, PA 18635

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

Name

Last Known Address (if address cannot be  
reasonably ascertained, please indicate)

Beneficial Consumer Discount Company

2700 Sanders Road  
Prospect Heights, IL 60070

4. Name and address of last recorded holder of every mortgage of record:

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Plaintiff.

Green Tree Consumer Discount Company	3401 Hartzdale Drive, Suite 118 Camp Hill, PA 17011
--------------------------------------	--

Green Tree Consumer Discount Company	7360 South Kyrene Road Tempe, AZ 85283
--------------------------------------	---

Pennsylvania Housing Finance Agency	211 N. Front Street Harrisburg, PA 17101-1406
-------------------------------------	--

5. Name and address of every other person who has any record lien on the property:

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

None.

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Columbia County Domestic Relations	P.O. Box 380 Bloomsburg, PA 17815
------------------------------------	--------------------------------------

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

Dept. of Public Assistance	27 E. 7 <sup>th</sup> Street, P.O. Box 628 Bloomsburg, PA 17815-9974
----------------------------	---

PA Department of Public Welfare Bureau of Child Support Enforcement	Health and Welfare Building – Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675
--	--

7. 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:

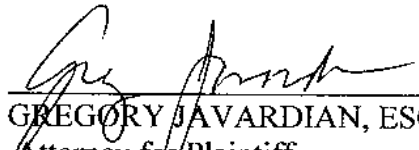
Name

Last Known Address (if address cannot be reasonably ascertained, please indicate)

Tenants/Occupants

RR 2 BOX 2387 N/K/A  
583 HETLERVILLE ROAD  
NESCOPECK, PA 18635

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

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQUIRE  
Attorney for Plaintiff

June 19, 2005

UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

IN RE:

Bankruptcy No.: 5-05-50479-JJT

Benjamin L. Allen, Jr.  
Tammy A. Allen

Chapter 13

Debtors

Green Tree Consumer Discount Co.  
7360 South Kyrene Rd.  
Tempe, AZ 85283

Movant

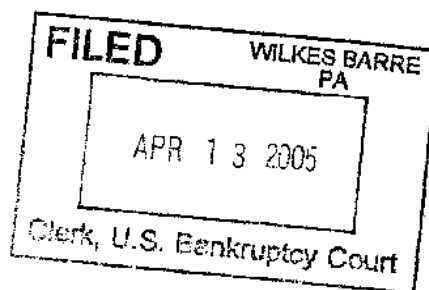
vs.

Benjamin L. Allen, Jr.  
583 Hetlerville Rd.  
Nescopeck, PA 18635  
and  
Tammy A. Allen  
583 Hetlerville Rd.  
Nescopeck, PA 18635

and

Charles DeHart, Esquire  
Standing Trustee  
P.O. Box 410  
Hummelstown, PA 17036

Respondents



.....

O R D E R

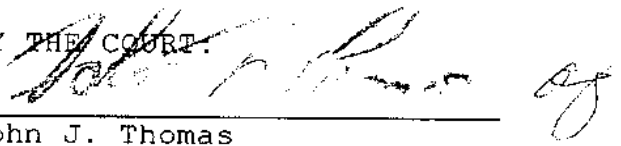
AND NOW, ~~this~~ this 13th day of April, 2005, at  
Wilkes Barre, upon failure of Debtor to file an Answer or otherwise  
plead, it is ORDERED AND DECREED that:

The Automatic Stay of all proceedings, as provided under Sec.  
362 of the Bankruptcy Reform Act of 1978 (The Code) 11 U.S.C. 362,  
is modified to allow the above Movant, its successors, assigns and

servicing agents to proceed with the execution process through, among other remedies but not limited to, Sheriff's Sale regarding premises: RR 2, Box 2387, Nescopeck, PA, 18635.

It is further Ordered that the ten (10) day stay of action as provided in Bankruptcy Rule of Procedure 4001(a)(3) is waived.

BY THE COURT:

  
\_\_\_\_\_  
John J. Thomas  
Bankruptcy Judge

INTERESTED PARTIES:

DAVID B. COMROE, ESQUIRE  
Comroe Hing LLP  
Ste. 300, 1608 Walnut Street  
Philadelphia, PA 19103-3914

Charles DeHart, Esquire  
Standing Trustee  
P.O. Box 410  
Hummelstown, PA 17036

Robert Spielman, Esq.  
29 East Main St.  
Bloomsburg, PA 17815

Benjamin L. Allen, Jr.  
583 Hetlerville Rd.  
Nescopeck PA 18635

Tammy A. Allen  
583 Hetlerville Rd.  
Nescopeck PA 18635

LAW OFFICES OF GREGORY JAVARDIAN  
By: GREGORY JAVARDIAN, ESQUIRE  
IDENTIFICATION NO. 55669  
1310 INDUSTRIAL BOULEVARD  
1ST FLOOR, SUITE 101  
SOUTHAMPTON, PA 18966  
(215) 942-9690

GREEN TREE CONSUMER DISCOUNT  
COMPANY

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

vs.

BENJAMIN L. ALLEN, JR.  
TAMMY A. ALLEN

No.: 2004 CV 1151 MF

*2005-ED-78*

**CERTIFICATION TO SHERIFF OF COLUMBIA COUNTY**  
**AS TO THE SALE OF REAL ESTATE**

I hereby certify that I am the attorney for the Plaintiff in this Mortgage Foreclosure Action and further certify this Property is:

- ☐ FHA
- ☐ Tenant Occupied
- ☐ Vacant
- ☐ Commercial
- ☐ As a result of Complaint in Assumpsit
- ☒ Act 91 complied with

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQUIRE  
Attorney for Plaintiff



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

**GREEN TREE CONSUMER DISCOUNT  
COMPANY**

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

**vs.**

**NO.: 2004 CV 1151 MF**

*2005-ED-78*

**BENJAMIN L. ALLEN, JR.  
TAMMY A. ALLEN**

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

**Commonwealth of Pennsylvania:**

**County of Columbia:**

**TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:**

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

Premises: RR 2 BOX 2387 N/K/A 583 HETLERVILLE ROAD, NESCOPECK, PA 18635.

(See legal description attached.)

Amount Due \$154,956.59

Interest from 12/13/04 to \$  
Date of Sale (\$25.47 per diem)

Total \$ Plus Cost \$

as endorsed.

Dated 6-22-2005  
(Seal)

*Fanni B. Kline*  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

ALL THAT CERTAIN piece, parcel or tract of land situate in Mifflin Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a rebar found on the northerly right-of-way line of Pennsylvania State Route No. 2028, said rebar found being the southeasterly corner of land of Michael J. and Wendy J. Mowery; thence running along land of Michael J. and Wendy J. Mowery, North 12 degrees 55 minutes 55 seconds West, 195.90 feet to a rebar found at the southwesterly corner of land of Donald S. and Linda E. Karchner; thence running along land of Donald S. and Linda E. Karchner, North 78 degrees 45 minutes 16 seconds East, 272.44 feet to a rebar set; thence running along land of Benjamin L. and Joan J. Allen, South 5 degrees 01 minute 39 seconds East, 159.41 feet to a rebar set; thence continuing along the same, South 81 degrees 18 minutes 51 seconds West, 68.70 feet to a rebar set; thence continuing along the same, South 1 degree 10 minutes 57 seconds West, 116.70 feet to a rebar set on the northerly right-of-way line of Pennsylvania State Route No. 2028; thence running along the northerly right-of-way line of Pennsylvania State Route No. 2028, North 75 degrees 57 minutes 05 seconds West, 172.17 feet to a rebar found, the place of beginning.

CONTAINING 1.2453 acres of land and being more fully shown as Parcel No. 1 on survey subdivision plat entitled: "Proposed Subdivision of Property of Benjamin L. and Joan J. Allen" as prepared by Ted L. Oman and Associates, Inc., dated 6/6/95 and approved by the Mifflin Township Planning Commission on August 7, 1995, and recorded in Columbia County Map Book 7 at page 829 on August 17, 1995.

BEING known as RR 2 BOX 2387 N/K/A 583 HETLERVILLE ROAD, NESCOPECK, PA 18635.

BEING THE SAME PREMISES which Benjamin L. Allen, Sr. and Joan J. Allen, husband and wife, and Benjamin L. Allen, Jr. and Tammy A. Allen, husband and wife, by Deed dated November 28, 1995 and recorded December 8, 1995 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 612, Page 730, granted and conveyed unto Benjamin L. Allen, Jr. and Tammy A. Allen, husband and wife.

IMPROVEMENTS: RESIDENTIAL DWELLING.

GREEN TREE CONSUMER DISCOUNT  
~~COMPANY~~

COURT OF COMMON PLEAS

COLUMBIA COUNTY

vs.

BENJAMIN L. ALLEN, JR.  
TAMMY A. ALLEN

No.: 2004 CV 1151 MF

*2005-ED-78*

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Plaintiff in the above action sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at RR 2 BOX 2387 N/K/A 583 HETLERVILLE ROAD, NESCOPECK, PA 18635:

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

Name

Last Known Address (if address cannot be  
reasonably ascertained, please indicate)

BENJAMIN L. ALLEN, JR.

583 HETLERVILLE ROAD  
NESCOPECK, PA 18635

TAMMY A. ALLEN

583 HETLERVILLE ROAD  
NESCOPECK, PA 18635

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

BENJAMIN L. ALLEN, JR.

583 HETLERVILLE ROAD  
NESCOPECK, PA 18635

TAMMY A. ALLEN

583 HETLERVILLE ROAD  
NESCOPECK, PA 18635

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

Name

Last Known Address (if address cannot be  
reasonably ascertained, please indicate)

Beneficial Consumer Discount Company

2700 Sanders Road  
Prospect Heights, IL 60070

4. Name and address of last recorded holder of every mortgage of record:	Name	Plaintiff:
	Last Known Address (if address cannot be reasonably ascertained, please indicate)	
	Green Tree Consumer Discount Company	3401 Hartzdale Drive, Suite 118 Camp Hill, PA 17011
	Green Tree Consumer Discount Company	7360 South Kyrene Road Tempe, AZ 85283
5. Name and address of every other person who has any record lien on the property:	Name	None.
	Last Known Address (if address cannot be reasonably ascertained, please indicate)	
	Pennsylvania Housing Finance Agency	211 N. Front Street Harrisburg, PA 17101-1406
	Columbia County Domestic Relations	P.O. Box 380 Bloomsburg, PA 17815
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.	Name	Columbia County Tax Claim Bureau
	Last Known Address (if address cannot be reasonably ascertained, please indicate)	Dept. of Public Assistance
	PA Department of Public Welfare	27 E. 7 <sup>th</sup> Street, P.O. Box 628 Bloomsburg, PA 17815-9974
	Bureau of Child Support Enforcement	Health and Welfare Building – Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675

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:

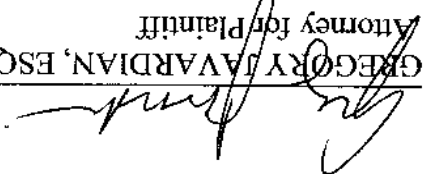
Name

Last Known Address (if address cannot be reasonably ascertained, please indicate)

Tenants/Occupants

RR 2 BOX 2387 N/K/A  
583 HETTLERVILLE ROAD  
NESCOPACK, PA 18635

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

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQUIRE  
Attorney for Plaintiff

June 19, 2005

~~GREEN TREE CONSUMER DISCOUNT~~  
COMPANY

COURT OF COMMON PLEAS

COLUMBIA COUNTY

vs.

BENJAMIN L. ALLEN, JR.  
TAMMY A. ALLEN

No.: 2004 CV 1151 MF

*2005-ED-78*

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Plaintiff in the above action sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at RR 2 BOX 2387 N/K/A 583 HETLERVILLE ROAD, NESCOPECK, PA 18635:

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

Name

Last Known Address (if address cannot be  
reasonably ascertained, please indicate)

BENJAMIN L. ALLEN, JR.

583 HETLERVILLE ROAD  
NESCOPECK, PA 18635

TAMMY A. ALLEN

583 HETLERVILLE ROAD  
NESCOPECK, PA 18635

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

BENJAMIN L. ALLEN, JR.

583 HETLERVILLE ROAD  
NESCOPECK, PA 18635

TAMMY A. ALLEN

583 HETLERVILLE ROAD  
NESCOPECK, PA 18635

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

Name

Last Known Address (if address cannot be  
reasonably ascertained, please indicate)

Beneficial Consumer Discount Company

2700 Sanders Road  
Prospect Heights, IL 60070

4. Name and address of last recorded holder of every mortgage of record:

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Plaintiff.

Green Tree Consumer Discount Company	3401 Hartzdale Drive, Suite 118 Camp Hill, PA 17011
--------------------------------------	--

Green Tree Consumer Discount Company	7360 South Kyrene Road Tempe, AZ 85283
--------------------------------------	---

Pennsylvania Housing Finance Agency	211 N. Front Street Harrisburg, PA 17101-1406
-------------------------------------	--

5. Name and address of every other person who has any record lien on the property:

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

None.

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Columbia County Domestic Relations	P.O. Box 380 Bloomsburg, PA 17815
------------------------------------	--------------------------------------

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

Dept. of Public Assistance	27 E. 7 <sup>th</sup> Street, P.O. Box 628 Bloomsburg, PA 17815-9974
----------------------------	---

PA Department of Public Welfare Bureau of Child Support Enforcement	Health and Welfare Building – Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675
--	--

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

Last Known Address (if address cannot be reasonably ascertained, please indicate)

Tenants/Occupants

RR 2 BOX 2387 N/K/A  
583 HETLERVILLE ROAD  
NESCOPECK, PA 18635

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

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQUIRE  
Attorney for Plaintiff

June 19, 2005



LAW OFFICES OF GREGORY JAVARDIAN  
By: GREGORY JAVARDIAN, ESQUIRE  
IDENTIFICATION NO. 55669  
1310 INDUSTRIAL BOULEVARD  
1ST FLOOR, SUITE 101  
SOUTHAMPTON, PA 18966  
(215) 942-9690

GREEN TREE CONSUMER DISCOUNT  
COMPANY

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

vs.

BENJAMIN L. ALLEN, JR.  
TAMMY A. ALLEN


No.: 2004 CV 1151 MF

*2005-ED-78*

**CERTIFICATION TO SHERIFF OF COLUMBIA COUNTY**  
**AS TO THE SALE OF REAL ESTATE**

I hereby certify that I am the attorney for the Plaintiff in this Mortgage Foreclosure Action and further certify this Property is:

- ☐ FHA
- ☐ Tenant Occupied
- ☐ Vacant
- ☐ Commercial
- ☐ As a result of Complaint in Assumpsit
- ☒ Act 91 complied with

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQUIRE  
Attorney for Plaintiff

GREEN TREE CONSUMER DISCOUNT  
COMPANY

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

Plaintiff

CIVIL ACTION – LAW

vs.

IN MORTGAGE FORECLOSURE

BENJAMIN L. ALLEN, JR.  
TAMMY A. ALLEN

No.: 2004 CV 1151 MF

*2005-ED-78*

Defendants

AFFIDAVIT OF NON-MILITARY SERVICE AND  
CERTIFICATION OF LAST KNOWN ADDRESS  
OF DEFENDANTS AND PLAINTIFF

COMMONWEALTH OF PENNSYLVANIA

:

:

ss

COUNTY OF BUCKS

:

The undersigned, being duly sworn according to law, deposes and says this affidavit is made on behalf of the above plaintiff, being authorized to do so, and it is averred that:

(a) BENJAMIN L. ALLEN, JR. is over 21 years of age, resides at 583  
HETLERVILLE ROAD, NESCOPECK, PA 18635;

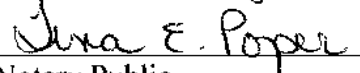
(b) TAMMY A. ALLEN is over 21 years of age, resides at resides at 583  
HETLERVILLE ROAD, NESCOPECK, PA 18635;

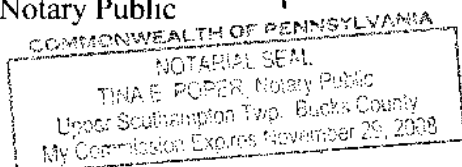
(c) Plaintiff, GREEN TREE CONSUMER DISCOUNT COMPANY, is an  
institution conducting business under the Laws of the Commonwealth of  
Pennsylvania with an address of 7360 SOUTH KYRENE ROAD, TEMPE, AZ,  
85283

Deponent further avers that none of the above is within the protection of the Soldiers' and  
Sailors' Civil Relief Act of 1940, together with the amendments thereto.

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQUIRE  
Attorney for Plaintiff

Sworn to and subscribed before me  
this 21st day of June, 2005.

  
\_\_\_\_\_  
Notary Public



UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

IN RE:

Bankruptcy No.: 5-05-50479-JJT

Benjamin L. Allen, Jr.  
Tammy A. Allen

Chapter 13

Debtors

Green Tree Consumer Discount Co.  
7360 South Kyrene Rd.  
Tempe, AZ 85283

Movant

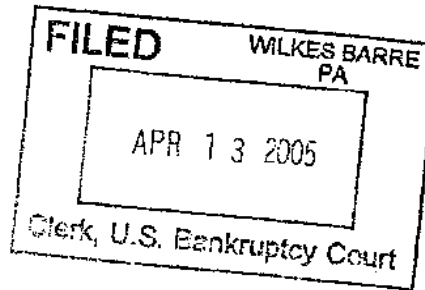
vs.

Benjamin L. Allen, Jr.  
583 Hettlerville Rd.  
Nesscopec, PA 18635  
and  
Tammy A. Allen  
583 Hettlerville Rd.  
Nesscopec, PA 18635

and

Charles DeHart, Esquire  
Standing Trustee  
P.O. Box 410  
Hummelstown, PA 17036

Respondents



.....

O R D E R

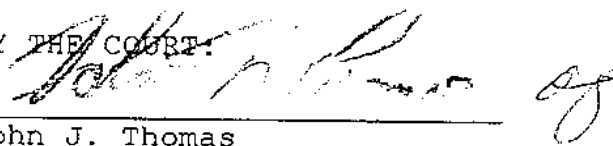
AND NOW, ~~this~~ this 13th day of April, 2005, at  
Wilkes Barre, upon failure of Debtor to file an Answer or otherwise  
plead, it is ORDERED AND DECREED that:

The Automatic Stay of all proceedings, as provided under Sec.  
362 of the Bankruptcy Reform Act of 1978 (The Code) 11 U.S.C. 362,  
is modified to allow the above Movant, its successors, assigns and

servicing agents to proceed with the execution process through, among other remedies but not limited to, Sheriff's Sale regarding premises: RR 2, Box 2387, Nescopeck, PA, 18635.

It is further Ordered that the ten (10) day stay of action as provided in Bankruptcy Rule of Procedure 4001(a)(3) is waived.

BY THE COURT:

  
John J. Thomas  
Bankruptcy Judge

INTERESTED PARTIES:

DAVID B. COMROE, ESQUIRE  
Comroe Hing LLP  
Ste. 300, 1608 Walnut Street  
Philadelphia, PA 19103-3914

Charles DeHart, Esquire  
Standing Trustee  
P.O. Box 410  
Hummelstown, PA 17036

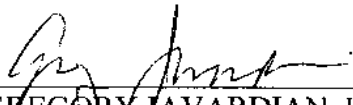
Robert Spielman, Esq.  
29 East Main St.  
Bloomsburg, PA 17815

Benjamin L. Allen, Jr.  
583 Hetlerville Rd.  
Nescopeck PA 18635

Tammy A. Allen  
583 Hetlerville Rd.  
Nescopeck PA 18635

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such 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.

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQ.  
ATTORNEY FOR PLAINTIFF  
1310 INDUSTRIAL BOULEVARD  
1<sup>ST</sup> FLOOR, SUITE 101  
SOUTHAMPTON, PA 18966

ALL THAT CERTAIN piece, parcel or tract of land situate in Mifflin Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a rebar found on the northerly right-of-way line of Pennsylvania State Route No. 2028, said rebar found being the southeasterly corner of land of Michael J. and Wendy J. Mowery; thence running along land of Michael J. and Wendy J. Mowery, North 12 degrees 55 minutes 55 seconds West, 195.90 feet to a rebar found at the southwesterly corner of land of Donald S. and Linda E. Karchner; thence running along land of Donald S. and Linda E. Karchner, North 78 degrees 45 minutes 16 seconds East, 272.44 feet to a rebar set; thence running along land of Benjamin L. and Joan J. Allen, South 5 degrees 01 minute 39 seconds East, 159.41 feet to a rebar set; thence continuing along the same, South 81 degrees 18 minutes 51 seconds West, 68.70 feet to a rebar set; thence continuing along the same, South 1 degree 10 minutes 57 seconds West, 116.70 feet to a rebar set on the northerly right-of-way line of Pennsylvania State Route No. 2028; thence running along the northerly right-of-way line of Pennsylvania State Route No. 2028, North 75 degrees 57 minutes 05 seconds West, 172.17 feet to a rebar found, the place of beginning.

CONTAINING 1.2453 acres of land and being more fully shown as Parcel No. 1 on survey subdivision plat entitled: "Proposed Subdivision of Property of Benjamin L. and Joan J. Allen" as prepared by Ted L. Oman and Associates, Inc., dated 6/6/95 and approved by the Mifflin Township Planning Commission on August 7, 1995, and recorded in Columbia County Map Book 7 at page 829 on August 17, 1995.

BEING known as RR 2 BOX 2387 N/K/A 583 HETLERVILLE ROAD, NESCOPECK, PA 18635.

BEING THE SAME PREMISES which Benjamin L. Allen, Sr. and Joan J. Allen, husband and wife, and Benjamin L. Allen, Jr. and Tammy A. Allen, husband and wife, by Deed dated November 28, 1995 and recorded December 8, 1995 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 612, Page 730, granted and conveyed unto Benjamin L. Allen, Jr. and Tammy A. Allen, husband and wife.

IMPROVEMENTS: RESIDENTIAL DWELLING.

ALL THAT CERTAIN piece, parcel or tract of land situate in Mifflin Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a rebar found on the northerly right-of-way line of Pennsylvania State Route No. 2028, said rebar found being the southeasterly corner of land of Michael J. and Wendy J. Mowery; thence running along land of Michael J. and Wendy J. Mowery, North 12 degrees 55 minutes 55 seconds West, 195.90 feet to a rebar found at the southwesterly corner of land of Donald S. and Linda E. Karchner; thence running along land of Donald S. and Linda E. Karchner, North 78 degrees 45 minutes 16 seconds East, 272.44 feet to a rebar set; thence running along land of Benjamin L. and Joan J. Allen, South 5 degrees 01 minute 39 seconds East, 159.41 feet to a rebar set; thence continuing along the same, South 81 degrees 18 minutes 51 seconds West, 68.70 feet to a rebar set; thence continuing along the same, South 1 degree 10 minutes 57 seconds West, 116.70 feet to a rebar set on the northerly right-of-way line of Pennsylvania State Route No. 2028; thence running along the northerly right-of-way line of Pennsylvania State Route No. 2028, North 75 degrees 57 minutes 05 seconds West, 172.17 feet to a rebar found, the place of beginning.

CONTAINING 1.2453 acres of land and being more fully shown as Parcel No. 1 on survey subdivision plat entitled: "Proposed Subdivision of Property of Benjamin L. and Joan J. Allen" as prepared by Ted L. Oman and Associates, Inc., dated 6/6/95 and approved by the Mifflin Township Planning Commission on August 7, 1995, and recorded in Columbia County Map Book 7 at page 829 on August 17, 1995.

BEING known as RR 2 BOX 2387 N/K/A 583 HETLERVILLE ROAD, NESCOPECK, PA 18635.

BEING THE SAME PREMISES which Benjamin L. Allen, Sr. and Joan J. Allen, husband and wife, and Benjamin L. Allen, Jr. and Tammy A. Allen, husband and wife, by Deed dated November 28, 1995 and recorded December 8, 1995 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 612, Page 730, granted and conveyed unto Benjamin L. Allen, Jr. and Tammy A. Allen, husband and wife.

IMPROVEMENTS: RESIDENTIAL DWELLING.

ALL THAT CERTAIN piece, parcel or tract of land situate in Mifflin Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a rebar found on the northerly right-of-way line of Pennsylvania State Route No. 2028, said rebar found being the southeasterly corner of land of Michael J. and Wendy J. Mowery; thence running along land of Michael J. and Wendy J. Mowery, North 12 degrees 55 minutes 55 seconds West, 195.90 feet to a rebar found at the southwesterly corner of land of Donald S. and Linda E. Karchner; thence running along land of Donald S. and Linda E. Karchner, North 78 degrees 45 minutes 16 seconds East, 272.44 feet to a rebar set; thence running along land of Benjamin L. and Joan J. Allen, South 5 degrees 01 minute 39 seconds East, 159.41 feet to a rebar set; thence continuing along the same, South 81 degrees 18 minutes 51 seconds West, 68.70 feet to a rebar set; thence continuing along the same, South 1 degree 10 minutes 57 seconds West, 116.70 feet to a rebar set on the northerly right-of-way line of Pennsylvania State Route No. 2028; thence running along the northerly right-of-way line of Pennsylvania State Route No. 2028, North 75 degrees 57 minutes 05 seconds West, 172.17 feet to a rebar found, the place of beginning.

CONTAINING 1.2453 acres of land and being more fully shown as Parcel No. 1 on survey subdivision plat entitled: "Proposed Subdivision of Property of Benjamin L. and Joan J. Allen" as prepared by Ted L. Oman and Associates, Inc., dated 6/6/95 and approved by the Mifflin Township Planning Commission on August 7, 1995, and recorded in Columbia County Map Book 7 at page 829 on August 17, 1995.

BEING known as RR 2 BOX 2387 N/K/A 583 HETLERVILLE ROAD, NESCOPECK, PA 18635.

BEING THE SAME PREMISES which Benjamin L. Allen, Sr. and Joan J. Allen, husband and wife, and Benjamin L. Allen, Jr. and Tammy A. Allen, husband and wife, by Deed dated November 28, 1995 and recorded December 8, 1995 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 612, Page 730, granted and conveyed unto Benjamin L. Allen, Jr. and Tammy A. Allen, husband and wife.

IMPROVEMENTS: RESIDENTIAL DWELLING.



ALL THAT CERTAIN piece, parcel or tract of land situate in Mifflin Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a rebar found on the northerly right-of-way line of Pennsylvania State Route No. 2028, said rebar found being the southeasterly corner of land of Michael J. and Wendy J. Mowery; thence running along land of Michael J. and Wendy J. Mowery, North 12 degrees 55 minutes 55 seconds West, 195.90 feet to a rebar found at the southwesterly corner of land of Donald S. and Linda E. Karchner; thence running along land of Donald S. and Linda E. Karchner, North 78 degrees 45 minutes 16 seconds East, 272.44 feet to a rebar set; thence running along land of Benjamin L. and Joan J. Allen, South 5 degrees 01 minute 39 seconds East, 159.41 feet to a rebar set; thence continuing along the same, South 81 degrees 18 minutes 51 seconds West, 68.70 feet to a rebar set; thence continuing along the same, South 1 degree 10 minutes 57 seconds West, 116.70 feet to a rebar set on the northerly right-of-way line of Pennsylvania State Route No. 2028; thence running along the northerly right-of-way line of Pennsylvania State Route No. 2028, North 75 degrees 57 minutes 05 seconds West, 172.17 feet to a rebar found, the place of beginning.

CONTAINING 1.2453 acres of land and being more fully shown as Parcel No. 1 on survey subdivision plat entitled: "Proposed Subdivision of Property of Benjamin L. and Joan J. Allen" as prepared by Ted L. Oman and Associates, Inc., dated 6/6/95 and approved by the Mifflin Township Planning Commission on August 7, 1995, and recorded in Columbia County Map Book 7 at page 829 on August 17, 1995.

BEING known as RR 2 BOX 2387 N/K/A 583 HETLERVILLE ROAD, NESCOPECK, PA 18635.

BEING THE SAME PREMISES which Benjamin L. Allen, Sr. and Joan J. Allen, husband and wife, and Benjamin L. Allen, Jr. and Tammy A. Allen, husband and wife, by Deed dated November 28, 1995 and recorded December 8, 1995 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 612, Page 730, granted and conveyed unto Benjamin L. Allen, Jr. and Tammy A. Allen, husband and wife.

IMPROVEMENTS: RESIDENTIAL DWELLING.

**SHERIFF'S RETURN OF SERVICE  
COLUMBIA COUNTY**

**PLAINTIFF**  
**GREEN TREE CONSUMER DISCOUNT COMPANY**

**COURT NO.:** 2004 CV 1151 MF

**DEFENDANT**  
**BENJAMIN L. ALLEN, JR.**  
**TAMMY A. ALLEN**

**TYPE OF ACTION**

**XX Notice of Sheriff's Sale**

**SERVE AT:**  
**583 HETLERVILLE ROAD**  
**NESCOPECK, PA 18635**

**SALE DATE:** \_\_\_\_\_

PLEASE SERVE DEFENDANTS WITH NOTICE OF SHERIFF'S SALE.

**SERVED**

Served and made known to \_\_\_\_\_, Defendant, on the \_\_\_\_ day of \_\_\_\_\_, 2005, at \_\_\_\_\_, o'clock \_\_\_\_ M., at \_\_\_\_\_, Commonwealth of Pennsylvania, in the manner described below:

- ☐ Defendant personally served.  
☐ Adult family member with whom Defendant(s) reside(s).  
Relationship is \_\_\_\_\_.  
☐ Adult in charge of Defendant's residence who refused to give name or relationship.  
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).  
☐ Agent or person in charge of Defendant's office or usual place of business.  
☐ \_\_\_\_\_ an officer of said Defendant's company.  
☐ Other: \_\_\_\_\_.

Description: Age \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_ Other \_\_\_\_\_

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

On the \_\_\_\_ day of \_\_\_\_\_, 2005, at \_\_\_\_ o'clock \_\_\_\_ M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: \_\_\_\_\_

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

**DEPUTIZED SERVICE**

Now, this \_\_\_\_\_ day of \_\_\_\_\_, 2005, I, Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of \_\_\_\_\_ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

**ATTORNEY FOR PLAINTIFF**  
**GREGORY JAVARDIAN, ESQUIRE**  
I.D.#55669  
1310 Industrial Boulevard  
1st Floor, Suite 101  
Southampton, PA 18966  
(215) 942-9690

**SHERIFF'S RETURN OF SERVICE  
COLUMBIA COUNTY**

**PLAINTIFF**  
**GREEN TREE CONSUMER DISCOUNT COMPANY**

**COURT NO.:** 2004 CV 1151 MF

**DEFENDANT**  
**BENJAMIN L. ALLEN, JR.**  
**TAMMY A. ALLEN**

**TYPE OF ACTION**  
**XX Notice of Sheriff's Sale**

**SERVE AT:**  
**RR 2 BOX 2387 N/K/A 583 HETLERVILLE ROAD**  
**NESCOPECK, PA 18635**

**SALE DATE:** \_\_\_\_\_

PLEASE POST SHERIFF'S HAND BILL.

**SERVED**

Served and made known to \_\_\_\_\_, Defendant, on the \_\_\_\_ day of \_\_\_\_\_, 2005, at \_\_\_\_\_, o'clock \_\_. M., at \_\_\_\_\_, Commonwealth of Pennsylvania, in the manner described below:

- ☐ Defendant personally served.  
☐ Adult family member with whom Defendant(s) reside(s).  
Relationship is \_\_\_\_\_.  
☐ Adult in charge of Defendant's residence who refused to give name or relationship.  
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).  
☐ Agent or person in charge of Defendant's office or usual place of business.  
☐ \_\_\_\_\_ an officer of said Defendant's company.  
☐ Other: \_\_\_\_\_.

Description: Age \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_ Other \_\_\_\_\_

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

On the \_\_\_\_ day of \_\_\_\_\_, 2005, at \_\_\_\_ o'clock \_\_. M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: \_\_\_\_\_

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

**DEPUTIZED SERVICE**

Now, this \_\_\_\_\_ day of \_\_\_\_\_, 2005, I, Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of \_\_\_\_\_ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

**ATTORNEY FOR PLAINTIFF**  
**GREGORY JAVARDIAN, ESQUIRE**  
I.D.#55669  
1310 Industrial Boulevard  
1st Floor, Suite 101  
Southampton, PA 18966  
(215) 942-9690

LAW OFFICES OF GREGORY JAVARDIAN  
By: GREGORY JAVARDIAN, ESQUIRE  
IDENTIFICATION NO. 55669  
1310 INDUSTRIAL BOULEVARD  
1ST FLOOR, SUITE 101  
SOUTHAMPTON, PA 18966  
(215) 942-9690

GREEN TREE CONSUMER DISCOUNT COMPANY

COURT OF COMMON PLEAS

COLUMBIA COUNTY

vs.

No.: 2004 CV 1151 MF

BENJAMIN L. ALLEN, JR.  
TAMMY A. ALLEN

*2005-ED-78*

**CERTIFICATION TO SHERIFF OF COLUMBIA COUNTY**  
**AS TO THE SALE OF REAL ESTATE**

I hereby certify that I am the attorney for the Plaintiff in this Mortgage Foreclosure Action and further certify this Property is:

- ☐ FHA
- ☐ Tenant Occupied
- ☐ Vacant
- ☐ Commercial
- ☐ As a result of Complaint in Assumpsit
- ☒ Act 91 complied with

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQUIRE  
Attorney for Plaintiff

LAW OFFICES OF GREGORY JAVARDIAN  
By: GREGORY JAVARDIAN, ESQUIRE  
IDENTIFICATION NO. 55669  
1310 INDUSTRIAL BOULEVARD  
1ST FLOOR, SUITE 101  
SOUTHAMPTON, PA 18966  
(215) 942-9690

GREEN TREE CONSUMER DISCOUNT  
COMPANY

COURT OF COMMON PLEAS

COLUMBIA COUNTY

vs.

No.: 2004 CV 1151 MF

BENJAMIN L. ALLEN, JR.  
TAMMY A. ALLEN

*2005-ED-78*

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

**TO: BENJAMIN L. ALLEN, JR.  
TAMMY A. ALLEN  
583 HETLERVILLE ROAD  
NESCOPECK, PA 18635**

Your house (real estate) at RR 2 BOX 2387 N/K/A 583 HETLERVILLE ROAD, NESCOPECK, PA 18635, is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, 2005 at \_\_\_\_\_, in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the court judgment of **\$154,956.59**, obtained by **GREEN TREE CONSUMER DISCOUNT COMPANY**, 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 cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **(215) 942-9690**.
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 notice on page two 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 (215) 942-9690.
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 in the sale. To find out if this has happened, you may call Gregory Javardian, Esquire at (215) 942-9690.
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 the 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 house. A schedule of distribution of the money bid for your house will be filed by the Sheriff. 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 distribution is wrong) are filed with the Sheriff within ten (10) days.
7. You may also have other rights and defenses, or ways of getting your home 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**SUSQUEHANNA LEGAL SERVICES  
168 E. 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
TELEPHONE: (570) 784-8760**

ALL THAT CERTAIN piece, parcel or tract of land situate in Mifflin Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a rebar found on the northerly right-of-way line of Pennsylvania State Route No. 2028, said rebar found being the southeasterly corner of land of Michael J. and Wendy J. Mowery; thence running along land of Michael J. and Wendy J. Mowery, North 12 degrees 55 minutes 55 seconds West, 195.90 feet to a rebar found at the southwesterly corner of land of Donald S. and Linda E. Karchner; thence running along land of Donald S. and Linda E. Karchner, North 78 degrees 45 minutes 16 seconds East, 272.44 feet to a rebar set; thence running along land of Benjamin L. and Joan J. Allen, South 5 degrees 01 minute 39 seconds East, 159.41 feet to a rebar set; thence continuing along the same, South 81 degrees 18 minutes 51 seconds West, 68.70 feet to a rebar set; thence continuing along the same, South 1 degree 10 minutes 57 seconds West, 116.70 feet to a rebar set on the northerly right-of-way line of Pennsylvania State Route No. 2028; thence running along the northerly right-of-way line of Pennsylvania State Route No. 2028, North 75 degrees 57 minutes 05 seconds West, 172.17 feet to a rebar found, the place of beginning.

CONTAINING 1.2453 acres of land and being more fully shown as Parcel No. 1 on survey subdivision plat entitled: "Proposed Subdivision of Property of Benjamin L. and Joan J. Allen" as prepared by Ted L. Oman and Associates, Inc., dated 6/6/95 and approved by the Mifflin Township Planning Commission on August 7, 1995, and recorded in Columbia County Map Book 7 at page 829 on August 17, 1995.

BEING known as RR 2 BOX 2387 N/K/A 583 HETLERVILLE ROAD, NESCOPECK, PA 18635.

BEING THE SAME PREMISES which Benjamin L. Allen, Sr. and Joan J. Allen, husband and wife, and Benjamin L. Allen, Jr. and Tammy A. Allen, husband and wife, by Deed dated November 28, 1995 and recorded December 8, 1995 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 612, Page 730, granted and conveyed unto Benjamin L. Allen, Jr. and Tammy A. Allen, husband and wife.

IMPROVEMENTS: RESIDENTIAL DWELLING.

26509

THE LAW OFFICES OF GREGORY JAVARDIAN

ESCROW ACCOUNT  
1310 INDUSTRIAL BLVD., SUITE 101  
SOUTHAMPTON, PA 18966

FIRSTTRUST  
3-7380-2360

6/20/2005

PAY TO THE  
ORDER OF Sheriff

\$\*\*1,350.00

DOLLARS

One Thousand Three Hundred Fifty and 00/100\*\*\*\*\*

MEMO

GREEN TREE VS. ALLEN, B.



⑈026509⑈ ⑆23607380⑆ 70 1603763⑈

Details on back



Security Features Included.