

SHERIFF'S SALE COST SHEET

Household Finance Corp. vs. Dooney & Ann Newfer
 NO. 81-05 ED NO. 576-05 JD DATE/TIME OF SALE 8-31-05 1030

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>285.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>67.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>9.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>559.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>865.52</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1090.52</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>216.43</u>	
SCHOOL DIST. 20	\$ <u>718.38</u>	
DELINQUENT 20	\$ <u>911.91</u>	
TOTAL *****		\$ <u>1846.72</u>

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

SURCHARGE FEE (DSTE)	\$ <u>200.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 3749.24

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Household Finance Cons. vs Rochney & Anne Neuffer

NO. 81-05 ED NO. 570-05 JD

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

BID PRICE (INCLUDES COST) \$ 3749.24

POUNDAGE - 2% OF BID \$ 74.98

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3824.22

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S) Michael Blaney

TOTAL DUE: \$ 3824.22

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2474.22

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

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY
MARGARET GAIRO
RITA C. BUSCHIER*†
MONICA G. CHRISTIE ‡
FRANK DUBIN
BRENDA L. BROGDON*
SEAN GARRETT*+
BONNIE DAHL*
BETH L. THOMAS
SVEN E. PFAHLERT*
JOSEPH VACCARO*
MICHELE DELILLO*
CATANIA TRIGO^

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

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

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

JOSEPH F. RIGA*
Of Counsel

September 1, 2005

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

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

**Re: Household Finance Consumer Discount Company vs. Rodney A. Neufer and
Anna M. Neufer h/w
C.C.P. Columbia County, No. 2005-CV-570
Premises: 2665 Johnson Road, Millville, PA 17846
Date of Sheriff's Sale: August 31, 2005 at 10:30 a.m.**

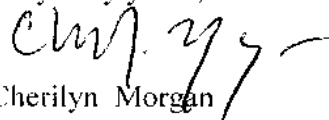
Dear Sheriff:

Enclosed please find two completed Realty Transfer Tax Statement of Value forms and a check in the amount of \$2,474.22 for the balance due, necessary to complete settlement in this matter.

Please be advised that title to this property should be transferred to **Household Finance Consumer Discount Company, 961 Weigel Drive, P.O. Box 8621, Elmhurst, IL 60126**, in the deed poll.

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

Very truly yours,


Cherilyn Morgan
Legal Assistant

cmo
encl



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF REAL ESTATE TAXES
HARRISBURG, PA 17126-0001

REALTY TRANSFER TAX STATEMENT OF VALUE

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

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

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

B TRANSFER DATA

Date of Acceptance of Document

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

Grantee(s) / Lessee(s) Household Finance Consumer Discount Company

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

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

City: Bloomsburg State: PA Zip Code: 17815

City: Elmhurst State: IL Zip Code: 60126

C PROPERTY LOCATION

Street Address:
2665 Johnson Road

City, Township Borough:
Mount Pleasant Township

County:
Columbia

School District

Tax Parcel Number:
26-02-002-42

D VALUATION DATA

1. Actual Cash Consideration:
\$3,824.22

2. Other Consideration:
\$0

3. Total Consideration:
\$3,824.22

4. County Assessed Value:
\$24,166.00

5. Common Level Ratio Factor:
*3.26

6. Fair Market Value:
\$78,781.16

E EXEMPTION DATA

1a. Amount of Exemption Claimed 100%

1b. Percentage of Interest Conveyed 100%

2. Check appropriate Box Below for Exemption Claimed.

☐ Will or intestate succession (Name of Decedent) (Estate File Number)

☐ Transfer to Industrial Development Agency.

☐ Transfer to a trust (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)

☐ Transfers to the Commonwealth, the United States and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach a copy of resolution.)

☐ Transfer from mortgagor to a holder of a mortgage in default. Instrument # 260112646
Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)

☐ Statutory corporation consolidation, merger or division. (Attach copy of articles.)

☐ Other (Please explain exemption claimed, if other than listed above.) This property was sold at Sheriff's Sale on August 31, 2005 to Household Finance Consumer Discount Company, executing creditor and holder of a mortgage in default and is, thus, tax exempt.

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

Signature of Correspondent or Responsible Party

Date

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

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

MCCABE, WEISBERG & CONWAY, P.C.

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



WACHOVIA

3-50/310

25225

NUMBER

PAY: Two Thousand Four Hundred Seventy Four ***** 22/100

DATE

Sep 1/2005

AMOUNT

\$2,474.22

TO THE Sheriff of Columbia County
ORDER

ESCROW TRUST
VOID AFTER 90 DAYS

OF

Balance due to Sheriff

Terence McCall

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

025225 031000503 200001243002

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.

HOUSEHOLD FINANCE CONS. DIS.

VS.

RODNEY & ANNA NEUFER

WRIT OF EXECUTION #81 OF 2005 ED

POSTING OF PROPERTY

July 21, 2005 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF RODNEY & ANNA NEUFER AT 2665 JOHNSON ROAD MILLVILLE
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 21ST DAY OF JULY 2005

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

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

HOUSEHOLD FINANCE CONSUMER
DISCOUNT COMPANY

VS

Docket # 81ED2005

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

RODNEY A. NEUFER
ANNA M. NEUFER

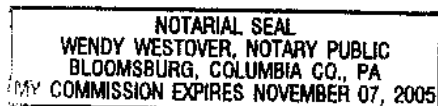
AFFIDAVIT OF SERVICE

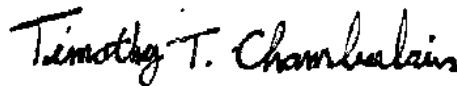
NOW, THIS WEDNESDAY, JULY 06, 2005, AT 2:20 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON ANNA NEUFER AT 14 POPS LANE,
BLOOMSBURG BY HANDING TO RODNEY NEUFER, HUSBAND, A TRUE AND ATTESTED
COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, JULY 06, 2005

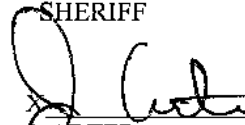

NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN
SHERIFF


J. ARTER
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 388
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

HOUSEHOLD FINANCE CONSUMER
DISCOUNT COMPANY

VS

Docket # 81ED2005

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

RODNEY A. NEUFER
ANNA M. NEUFER

AFFIDAVIT OF SERVICE

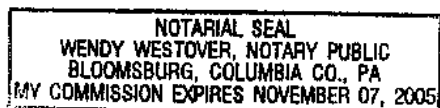
NOW, THIS WEDNESDAY, JULY 06, 2005, AT 2:20 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON RODNEY NEUFER AT 14 POPS
LANE, BLOOMSBURG BY HANDING TO RODNEY NEUFER, , A TRUE AND ATTESTED COPY
OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.


SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, JULY 06, 2005

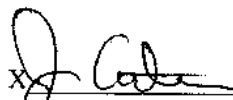


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF



J. CARTER
DEPUTY SHERIFF

<p>item 4 if Restricted Delivery is desired.</p> <p>Print your name and address on the reverse so that we can return the card to you.</p> <p>Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>Article Addressed to:</p> <p>Commonwealth of PA Inherit. Tax 1400 Spring Garden St., Philadelphia, PA 19130</p>	<p>Article Number</p> <p>(Transfer from service label)</p> <p>7004 2</p>	<p>Domestic Return</p>
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SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature 81 <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address</p> <p>B. Received by (Printed Name) JUL 01 2005</p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p style="text-align: center; padding: 20px 0;">OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p>2. Article Number (Transfer from service label)</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p style="font-size: 1.2em; font-weight: bold;">7003 0500 0001 9056 1306</p>	

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

Article Addressed to:

Commonwealth of PA Indiv. Tax
Dept. 280601
Harrisburg, PA 17128

Article Number

7004

SENDER: COMPLETE THIS SECTION	
<p>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>Print your name and address on the reverse so that we can return the card to you.</p> <p>Attach this card to the back of the mailpiece, or on the front if space permits.</p>	
Article Addressed to:	
Household Realty Corp.	
PO Box 8604	
Elmhurst, IL 60126	
Article Number	7004
(Transfer from service label)	
Form 3811, February 2004	Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY	
A. Signature X KEN. W. CHARLET <div style="float: right;"> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address </div>	
B. Received by (<i>Printed Name</i>)	C. Date of Delivery JUL 05 2000
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes	
2890 0001 4116 1749	

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:

United States of America c/o US Attv.
235 North Washington St.
Scranton, PA 18503

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature] ⁸¹
☐ Agent ☒ Address

B. Received by (Printed Name)

C. Date of Delivery

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

JUL 6 2005

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 1695

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

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:

Household Realty Corp.
961 Weigel Drive
Elmhurst, IL 60126

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature] ⁸¹
☒ Agent ☐ Address

B. Received by (Printed Name)

C. Date of Delivery

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

JUL 05 2005

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 1725

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature] ⁸¹
☒ Agent ☐ Address

B. Received by (Printed Name)

C. Date of Delivery

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

JUL 01 2005

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)

7003 0500 0001 9056 1283

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

TERRENCE J. McCABE***
 MARC S. WEISBERG**
 EDWARD D. CONWAY
 MARGARET GAJRO
 RITA C. BUSCHER**
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SUITE 205
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 NEW YORK, NY 10018
 (917) 351-1188
 FAX (917) 351-0363

JOSEPH F. RIGA*
Of Counsel

* Licensed in PA & NJ
 ** Licensed in PA & NY
 + Licensed in PA & NJ
 ++ Licensed in PA, NJ & NY
 + Licensed in NY & CT
 ^ Licensed in NY
 † Managing Attorney for NJ
 + Managing Attorney for NY

July 12, 2005

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

Re: Household Finance Consumer Discount Company
 v. Rodney A. Neufer and Anna M. Neufer, h/w
 Columbia County Court of Common Pleas Number 2005-CV-570
 ACTION IN MORTGAGE FORECLOSURE
 PREMISES: 2665 Johnson Road, Millville, PA 17846

Dear Sir/Madame:

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

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

Thank you for your assistance in this matter.

Sincerely,



Terrence J. McCabe, Esquire
 McCabe, Weisberg and Conway, P.C.

TJM/sy

Enclosure

cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

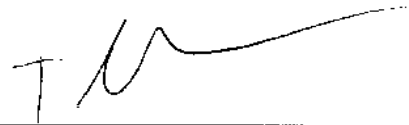
(215) 790-1010

Household Finance Consumer Discount Company V. Rodney A. Neufer and Anna M. Neufer, h/w	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-570
--	--

AFFIDAVIT OF SERVICE

I, Terrence J. McCabe, Esquire, attorney for the Plaintiff in the within matter,
hereby certify that on the 12th day of July, 2005, a true and correct copy of the Notice of Sheriff's
Sale of Real Property was served on all pertinent lienholder(s) as set forth in the Affidavit
Pursuant to 3129 which is attached hereto as Exhibit "A".

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

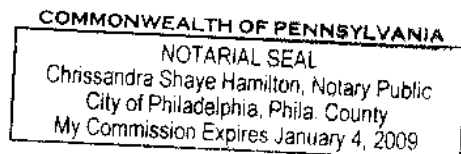


TERRENCE J. McCABE, ESQUIRE

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 12th DAY
OF July, 2005.



NOTARY PUBLIC



McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

Household Finance Consumer Discount Company V. Rodney A. Neufer and Anna M. Neufer, h/w	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-570
--	--

AFFIDAVIT PURSUANT TO RULE 3129

I, Terrence J. McCabe, Esquire, attorney for Plaintiff in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 2665 Johnson Road, Millville, PA 17846 a copy of the description of said property is attached hereto and marked Exhibit "A."

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

Rodney A. Neufer
14 Pops Lane
Bloomsburg, PA 17815

Anna M. Neufer
14 Pops Lane
Bloomsburg, PA 17815

Exhibit A

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

Rodney A. Neufer
14 Pops Lane
Bloomsburg, PA 17815

Anna M. Neufer
14 Pops Lane
Bloomsburg, PA 17815

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

None

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

Plaintiff Herein

Household Realty Corporation
P.O. Box 8604
Elmhurst, IL 60126
Attn: Al Spears

Household Finance Consumer Discount Company
636 Grand Regency Blvd
Brandon, FL 33510

Exhibit A

Household Realty Corporation,
961 Weigel Drive
Elmhurst, IL 60126

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

Name

Address

Commonwealth of PA
Department of Revenue

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

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

Name

Address

Tenant(s)/Occupant(s)

2665 Johnson Road
Millville, PA 17846

Domestic Relations

Columbia County
700 Sawmill Road
Bloomsburg, PA 17815

Commonwealth of Pennsylvania,

Department of Welfare,
P.O. Box 2675,
Harrisburg, PA 17105.

Internal Revenue Service
Federated Investors Tower

13th Floor, Suite 1300
1001 Liberty Avenue
Pittsburgh, PA 15222

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

235 North Washington Street
Scranton, PA 18503

Commonwealth of PA
Inheritance Tax Office

1400 Spring Garden Street
Philadelphia, PA 19130

Commonwealth of PA
Bureau of Individual Tax
Inheritance Tax Division

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

Department of Public Welfare
TPL Casualty Unit Estate
Recovery Program

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

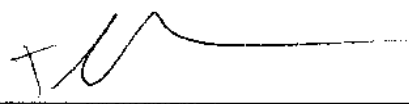
Columbia County Tax Claim Bureau

Columbia County Courthouse
35 West Main Street
P.O. Box 380
Bloomsburg, PA 17815

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

July 12, 2005

DATE



TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

Exhibit A

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

Household Finance Consumer Discount Company V. Rodney A. Neufer and Anna M. Neufer, h/w	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-570
--	--

DATE: July 12, 2005

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

Exhibit B

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNER(S): Rodney A. Neufer and Anna M. Neufer, h/w

PROPERTY: 2665 Johnson Road, Millville, PA 17846

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on August 31, 2005 at 10:30 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

Affix Stamp
(if issued as a
certificate of if
or for addition;
copies of this b
*Postmark and
Date of Receipt*

Check type of mail or service:

☐ Certified ☐ Recorded Delivery (International)

☐ COD ☐ Registered

☐ Delivery Confirmation ☐ Return Receipt for Merchandise

☐ Express Mail ☐ Signature Confirmation

☐ Insured

Article Number

HFC v. Neuffer

Rodney A. Neuffer
14 Pops Lane
Bloomsburg, PA 17815

Anna M. Neuffer
14 Pops Lane
Bloomsburg, PA 17815

2

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4

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2

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Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
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98	98
99	99
100	100

Postmaster, Per (Name of receiving employee)

**Total Number of Pieces
Received at Post Office**

2

PS Form 3877, February, 2005

Complete by Typewriter, Ink, or Ball Point Pen



02 1A \$01.80
0004396337 JUL 12 2005
MAILED FROM ZIP CODE 19109

024

0004396337

MAILED FROM ZIP CODE 19109

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the nonrecognition of consignee's address under Express Mail domestic registrations is \$500 per piece subject to additional limitations for multiple pieces. Most first class letters and documents in a single metropolitan postoffice. The maximum indemnity payable on Express Mail merchandise is \$500. But optional Express Mail Service insurance is available up to \$5,000 to same, but not all countries. The maximum indemnity payable is \$25,000 for registered mail. *Domestic Mail Manual* 9000, 8911, and 8912 for limitations of coverage on insured and COD mail. *International Mail Manual* limitations of coverage on international mail. Special handling charges apply only to Standard Mail (65) and Standard Mail (66) airbills.

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

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

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

Line	Article Number	Addressee Name, Street and PO Address	Postage	Fee	Hand Cha
1	HFC v. Neuffer	Household Realty Corporation P.O. Box 8604 Elmhurst, IL 60126 Attn: Al Spears			
2		Household Finance Consumer Discount Company 636 Grand Regency Blvd Brandon, FL 33510			
3		Household Realty Corporation, 961 Weigel Drive Elmhurst, IL 60126			
4		Commonwealth of PA Department of Revenue Bureau of Compliance Clearance Support Department 281230 Harrisburg, PA 17128-1230 Attn: Sheriff's Sales			
5		Tenant(s)/Occupant(s) 2665 Johnson Road Millville, PA 17846			
6		Domestic Relations Columbia County 700 Sawmill Road Bloomsburg, PA 17815			
7		Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105			
8		Internal Revenue Service Federated Investors Tower 13th Floor, Suite 1300 1001 Liberty Avenue Pittsburgh, PA 15222			

Exhibit B



COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/30/2005

SERVICE# 6 - OF - 20 SERVICES
DOCKET # 81ED2005

PLAINTIFF HOUSEHOLD FINANCE CONSUMER DISCOUNT
COMPANY

DEFENDANT RODNEY A. NEUFER
ANNA M. NEUFER

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	WRIT OF EXECUTION - MORTGAGE
2665 JOHNSON ROAD	FORECLOSURE
MILLVILLE	

SERVED UPON Empty House

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-7-05 TIME 1455 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. C. [Signature]

DATE 7-7-05

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 388
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Thursday, June 30, 2005

TENANT(S)
2665 JOHNSON ROAD
MILLVILLE, PA 17846-

HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY
VS
RODNEY A. NEUFER
ANNA M. NEUFER

DOCKET # 81ED2005

JD # 570JD2005

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

Household Finance Consumer Discount Company V. Rodney A. Neufer and Anna M. Neufer, h/w	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-570
--	--

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Rodney A. Neufer
14 Pops Lane
Bloomsburg, PA 17815

Anna M. Neufer
14 Pops Lane
Bloomsburg, PA 17815

Your house (real estate) at 2665 Johnson Road, Millville, PA 17846, (more fully described as attached) is scheduled to be sold at the Columbia County Sheriff's Sale on Aug. 31, 2005 at 10:30 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$103,910.09 obtained by Household Finance 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 canceled if you pay to Household Finance Consumer Discount Company the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call Terrence J. McCabe, Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

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

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT
HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS
OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.
IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY
BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT
AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE
PERSONS AT A REDUCED FEE OR NO FEE.**

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an existing iron pin located along the Eastern proposed fifty-foot right-of-way and the Southwestern corner of land now or late of Debbie A. Force, thence along the Southern property line of land now or formerly of Debbie A. Force, North 74 degrees 04 minutes, 59 seconds East, 225 feet to an existing iron pin; thence along land now or formerly of George W. Johnson, et ux, South 22 degrees 08 minutes 39 seconds East, 397.33 feet to an existing axle corner; thence along land now or formerly of Elmer L. Hartzell and Dennis B. Hartzell, South 74 degrees 08 minutes, 51 seconds West, 280.96 feet to an iron pin set; thence along land now or formerly of Franklin D. Roadarmel, et ux, North 13 degrees 30 minutes 19 seconds West, 344.49 feet to an iron pin set; thence continuing along same, North 17 degrees 46 minutes 00 seconds West, 50.51 feet to an existing pin, the place of beginning.

CONTAINING 2.278 acres of land with said description being taken from a survey prepared by Matthew W. Laidacker, P.L.S., dated October 25, 1996 and revised April 23, 1997. Said subdivision was approved June 17, 1997 by the Columbia County Planning Commission.

THE said grantors grant unto the said grantees, their heirs, executors, administrators and assigns, the right of ingress, egress and regress over a fifty-foot right of way leading from Township Route No. 547 to the Northwest corner of the property hereinabove described. Said fifty-foot easement is described as follows:

BEGINNING at a point located on the Southern right-of-way line of Township Route No. 547, thence continuing along same North 74 degrees 24 minutes 33 seconds East, 50.33 feet to a point; thence continuing along land now or formerly of Debbie A. Force and property about to be conveyed to Rodney A. Neuffer, et ux, South 22 degrees 07 minutes 05 seconds East, 335.87 feet to an existing iron pin; thence continuing along same, South 17 degrees 46 minutes 00 seconds East, 50.51 feet to an iron pin set; thence along land now or formerly of Franklin D. Roadarmel, et ux, South 74 degrees 39 minutes 00 seconds West, 46.49 feet to a point; thence continuing along same North 22 degrees 07 minutes 05 seconds West, 386.47 feet to a point, the place of beginning.

Tax Parcel #26-02-002-42

BEING KNOWN AS: 2665 Johnson Road, Millville, PA 17846

REAL DEBT: \$103,910.09

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Rodney A. Neuffer and Anna M. Neuffer, h/w

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/30/2005

SERVICE# 1 - OF - 20 SERVICES
DOCKET # 81ED2005

PLAINTIFF HOUSEHOLD FINANCE CONSUMER DISCOUNT
COMPANY

DEFENDANT RODNEY A. NEUFER
ANNA M. NEUFER

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED	PAPERS TO SERVED
RODNEY NEUFER	WRIT OF EXECUTION - MORTGAGE
14 POPS LANE	FORECLOSURE
BLOOMSBURG	

SERVED UPON Rodney

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-6-5 TIME 1420 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. Gail DATE 7-6-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/30/2005

SERVICE# 2 - OF - 20 SERVICES
DOCKET # 81ED2005

PLAINTIFF HOUSEHOLD FINANCE CONSUMER DISCOUNT
COMPANY

DEFENDANT RODNEY A. NEUFER
ANNA M. NEUFER

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED	PAPERS TO SERVED
ANNA NEUFER	WRIT OF EXECUTION - MORTGAGE
14 POPS LANE	FORECLOSURE
BLOOMSBURG	

SERVED UPON RODNEY

RELATIONSHIP Husband IDENTIFICATION _____

DATE 7-6-05 TIME 1420 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 7-6-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/30/2005

SERVICE# 13 - OF - 20 SERVICES
DOCKET # 81ED2005

PLAINTIFF HOUSEHOLD FINANCE CONSUMER DISCOUNT
COMPANY

DEFENDANT RODNEY A. NEUFER
ANNA M. NEUFER

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED	PAPERS TO SERVED
MARJORIE CRAWFORD-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE FORECLOSURE
276 MELLICK HOLLOW RD	
BLOOMSBURG	

SERVED UPON MARJORIE

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-6-5 TIME 1125 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. C. [Signature]

DATE 7-6-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/30/2005

SERVICE# 14 - OF - 20 SERVICES
DOCKET # 81ED2005

PLAINTIFF HOUSEHOLD FINANCE CONSUMER DISCOUNT
COMPANY

DEFENDANT RODNEY A. NEUFER

ANNA M. NEUFER

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

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

SERVED UPON Leslie Levan

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-6-5 TIME 0845 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. Galt

DATE 7-6-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/30/2005

SERVICE# 17 - OF - 20 SERVICES
DOCKET # 81ED2005

PLAINTIFF HOUSEHOLD FINANCE CONSUMER DISCOUNT
COMPANY

DEFENDANT RODNEY A. NEUFER
ANNA M. NEUFER

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-1-5 TIME 0825 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. Cate

DATE 7-1-5

.... COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:01-JUL-05

FEE:\$5.00

CERT. NO:961

NEUFER ANNA M & RODNEY A
2665 JOHNSON ROAD
MILLVILLE PA 17846

DISTRICT: MT PLEASANT TWP
DEED 0659-0230
LOCATION: 2665 JOHNSON RD MILLVILLE
PARCEL: 26 -02 -002-42,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2003	PRIM	62.49	0.00		0.00	62.49
2004	PRIM	833.11	11.31		0.00	844.42
TOTAL DUE :						\$906.91

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

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

REQUESTED BY: Timothy T. Chamberlain, Sheriff

2003
Taxes
under
Bankruptcy

REAL ESTATE OUTLINE

ED # 81-05

DATE RECEIVED 6-30-05
DOCKET AND INDEX 6-30-05
SET FILE FOLDER UP 6-30-05

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# 23638

****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
1ST WEEK Aug. 10
2ND WEEK 17
3RD WEEK 24, 05

SHERIFF'S SALE

WEDNESDAY AUGUST 31, 2005 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 81 OF 2005 ED AND CIVIL WRIT NO. 570 OF 2005 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and tract of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an existing iron pin located along the Eastern proposed fifty-foot right-of-way and the Southwestern corner of land now or late of Debbie A. Force, thence along the Southern property line of land now or formerly of Debbie A. Force, North 74 degrees 04 minutes, 59 seconds East, 225 feet to an existing iron pin; thence along land now or formerly of George W. Johnson, et ux, South 22 degrees 08 minutes 39 seconds East, 397.33 feet to an existing axle corner; thence along land now or formerly of Elmer L. Hartzell and Dennis B. Hartzell, South 74 degrees 08 minutes, 51 seconds West, 280.96 feet to an iron pin set; thence along land now or formerly of Franklin D. Roadarmel, et ux, North 13 degrees 30 minutes 19 seconds West, 344.49 feet to an iron pin set; thence continuing along same, North 17 degrees 46 minutes 00 seconds West, 50.51 feet to an existing pin, the place of beginning.

CONTAINING 2.278 acres of land with said description being taken from a survey prepared by Matthew w. Laidacker, P.L.S., dated October 25, 1996 and revised April 23, 1997. Said subdivision was approved June 17, 1997 by the Columbia County Planning Commission. THE said grantors grant unto the said grantees, their heirs, executors, administrators and assigns, the right of ingress, egress and regress over a fifty-foot right of way leading from Township Route No. 547 to the Northwest corner of the property hereinabove described. Said fifty-foot easement is described as follows:

BEGINNING at a point located on the Southern right-of-way line of Township Route No. 547, thence continuing along same North 74 degrees 24 minutes 33 seconds East, 50.33 feet to a point; thence continuing along land now or formerly of Debbie A. Force and property about to be conveyed to Rodney A. Neufer, et ux, South 22 degrees 07 minutes 05 seconds East, 335.87 feet to an existing iron pin; thence continuing along same, South 17 degrees 46 minutes 00 seconds East, 50.51 feet to an iron pin set; thence along land now or formerly of Franklin D. Roadarmel, et ux, South 74 degrees 39 minutes 00 seconds West, 46.49 feet to a point; thence continuing along same North 22 degrees 07 minutes 05 seconds West, 386.47 feet to a point, the place of beginning.

Tax Parcel #26-02-002-42

BEING KNOWN AS: 2665 Johnson Road, Millville, PA 17846

REAL DEBT: \$103,910.09

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Rodney A. Neufer and Anna M. Neufer, h/w

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

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

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

SHERIFF'S SALE

WEDNESDAY AUGUST 31, 2005 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 81 OF 2005 ED AND CIVIL WRIT NO. 570 OF 2005 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and tract of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an existing iron pin located along the Eastern proposed fifty-foot right-of-way and the Southwestern corner of land now or late of Debbie A. Force, thence along the Southern property line of land now or formerly of Debbie A. Force, North 74 degrees 04 minutes, 59 seconds East, 225 feet to an existing iron pin; thence along land now or formerly of George W. Johnson, et ux, South 22 degrees 08 minutes 39 seconds East, 397.33 feet to an existing axle corner; thence along land now or formerly of Elmer L. Hartzell and Dennis B. Hartzell, South 74 degrees 08 minutes, 51 seconds West, 280.96 feet to an iron pin set; thence along land now or formerly of Franklin D. Roadarmel, et ux, North 13 degrees 30 minutes 19 seconds West, 344.49 feet to an iron pin set; thence continuing along same, North 17 degrees 46 minutes 00 seconds West, 50.51 feet to an existing pin, the place of beginning.

CONTAINING 2.278 acres of land with said description being taken from a survey prepared by Matthew w. Laidacker, P.L.S., dated October 25, 1996 and revised April 23, 1997. Said subdivision was approved June 17, 1997 by the Columbia County Planning Commission. THE said grantors grant unto the said grantees, their heirs, executors, administrators and assigns, the right of ingress, egress and regress over a fifty-foot right of way leading from Township Route No. 547 to the Northwest corner of the property hereinabove described. Said fifty-foot easement is described as follows:

BEGINNING at a point located on the Southern right-of-way line of Township Route No. 547, thence continuing along same North 74 degrees 24 minutes 33 seconds East, 50.33 feet to a point; thence continuing along land now or formerly of Debbie A. Force and property about to be conveyed to Rodney A. Neuffer, et ux, South 22 degrees 07 minutes 05 seconds East, 335.87 feet to an existing iron pin; thence continuing along same, South 17 degrees 46 minutes 00 seconds East, 50.51 feet to an iron pin set; thence along land now or formerly of Franklin D. Roadarmel, et ux, South 74 degrees 39 minutes 00 seconds West, 46.49 feet to a point; thence continuing along same North 22 degrees 07 minutes 05 seconds West, 386.47 feet to a point, the place of beginning.

Tax Parcel #26-02-002-42

BEING KNOWN AS: 2665 Johnson Road, Millville, PA 17846

REAL DEBT: \$103,910.09

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Rodney A. Neuffer and Anna M. Neuffer, h/w

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

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

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

SHERIFF'S SALE

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BEGINNING at a point located on the Southern right-of-way line of Township Route No. 547, thence continuing along same North 74 degrees 24 minutes 33 seconds East, 50.33 feet to a point; thence continuing along land now or formerly of Debbie A. Force and property about to be conveyed to Rodney A. Neuffer, et ux, South 22 degrees 07 minutes 05 seconds East, 335.87 feet to an existing iron pin; thence continuing along same, South 17 degrees 46 minutes 00 seconds East, 50.51 feet to an iron pin set; thence along land now or formerly of Franklin D. Roadarmel, et ux, South 74 degrees 39 minutes 00 seconds West, 46.49 feet to a point; thence continuing along same North 22 degrees 07 minutes 05 seconds West, 386.47 feet to a point, the place of beginning.

Tax Parcel #26-02-002-42

BEING KNOWN AS: 2665 Johnson Road, Millville, PA 17846

REAL DEBT: \$103,910.09

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Rodney A. Neuffer and Anna M. Neuffer, h/w

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

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

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

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

Household Finance Consumer Discount
Company
V.
Rodney A. Neufer and Anna M. Neufer, h/w

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

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2005-CV-570 Term _____ J.D.

2005-ED-81

**WRIT OF EXECUTION
MORTGAGE FORECLOSURE**

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA **COUNTY PENNSYLVANIA**

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

Being Known As: 2665 Johnson Road, Millville, PA 17846

Amount due \$103,910.09

Interest from 6/25/05 to \$
(per diem \$17.04)

Total \$ Plus Costs as endorsed.

Dated: _____

6/30/05
(SEAL)

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

By: Elizabeth A. Brennan Deputy

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an existing iron pin located along the Eastern proposed fifty-foot right-of-way and the Southwestern corner of land now or late of Debbie A. Force, thence along the Southern property line of land now or formerly of Debbie A. Force, North 74 degrees 04 minutes, 59 seconds East, 225 feet to an existing iron pin; thence along land now or formerly of George W. Johnson, et ux, South 22 degrees 08 minutes 39 seconds East, 397.33 feet to an existing axle corner; thence along land now or formerly of Elmer L. Hartzell and Dennis B. Hartzell, South 74 degrees 08 minutes, 51 seconds West, 280.96 feet to an iron pin set; thence along land now or formerly of Franklin D. Roadarmel, et ux, North 13 degrees 30 minutes 19 seconds West, 344.49 feet to an iron pin set; thence continuing along same, North 17 degrees 46 minutes 00 seconds West, 50.51 feet to an existing pin, the place of beginning.

CONTAINING 2.278 acres of land with said description being taken from a survey prepared by Matthew W. Laidacker, P.L.S., dated October 25, 1996 and revised April 23, 1997. Said subdivision was approved June 17, 1997 by the Columbia County Planning Commission.

THE said grantors grant unto the said grantees, their heirs, executors, administrators and assigns, the right of ingress, egress and regress over a fifty-foot right of way leading from Township Route No. 547 to the Northwest corner of the property hereinabove described. Said fifty-foot easement is described as follows:

BEGINNING at a point located on the Southern right-of-way line of Township Route No. 547, thence continuing along same North 74 degrees 24 minutes 33 seconds East, 50.33 feet to a point; thence continuing along land now or formerly of Debbie A. Force and property about to be conveyed to Rodney A. Neufer, et ux, South 22 degrees 07 minutes 05 seconds East, 335.87 feet to an existing iron pin; thence continuing along same, South 17 degrees 46 minutes 00 seconds East, 50.51 feet to an iron pin set; thence along land now or formerly of Franklin D. Roadarmel, et ux, South 74 degrees 39 minutes 00 seconds West, 46.49 feet to a point; thence continuing along same North 22 degrees 07 minutes 05 seconds West, 386.47 feet to a point, the place of beginning.

Tax Parcel #26-02-002-42

BEING KNOWN AS: 2665 Johnson Road, Millville, PA 17846

REAL DEBT: \$103,910.09

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Rodney A. Neufer and Anna M. Neufer, h/w

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

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

Household Finance Consumer Discount Company V. Rodney A. Neufer and Anna M. Neufer, h/w	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-570
--	--

2005-ED-81

AFFIDAVIT PURSUANT TO RULE 3129

I, Terrence J. McCabe, Esquire, attorney for Plaintiff in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 2665 Johnson Road, Millville, PA 17846 a copy of the description of said property is attached hereto and marked Exhibit "A."

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

Rodney A. Neufer
14 Pops Lane
Bloomsburg, PA 17815

Anna M. Neufer
14 Pops Lane
Bloomsburg, PA 17815

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

Rodney A. Neufer
14 Pops Lane
Bloomsburg, PA 17815

Anna M. Neufer
14 Pops Lane
Bloomsburg, PA 17815

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

None

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

Plaintiff Herein

Household Realty Corporation
P.O. Box 8604
Elmhurst, IL 60126
Attn: Al Spears

Household Finance Consumer Discount Company
636 Grand Regency Blvd
Brandon, FL 33510

Household Realty Corporation,
961 Weigel Drive
Elmhurst, IL 60126

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

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

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

Name	Address
Tenant(s)/Occupant(s)	2665 Johnson Road Millville, PA 17846
Domestic Relations	Columbia County 700 Sawmill Road Bloomsburg, PA 17815
Commonwealth of Pennsylvania,	Department of Welfare, P.O. Box 2675, Harrisburg, PA 17105.

Internal Revenue Service
Federated Investors Tower

13th Floor, Suite 1300
1001 Liberty Avenue
Pittsburgh, PA 15222

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

235 North Washington Street
Scranton, PA 18503

Commonwealth of PA
Inheritance Tax Office

1400 Spring Garden Street
Philadelphia, PA 19130

Commonwealth of PA
Bureau of Individual Tax
Inheritance Tax Division

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

Department of Public Welfare
TPL Casualty Unit Estate
Recovery Program

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

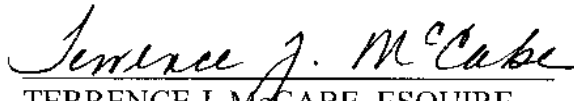
Columbia County Tax Claim Bureau

Columbia County Courthouse
35 West Main Street
P.O. Box 380
Bloomsburg, PA 17815

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

June 25, 2005

DATE


TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an existing iron pin located along the Eastern proposed fifty-foot right-of-way and the Southwestern corner of land now or late of Debbie A. Force, thence along the Southern property line of land now or formerly of Debbie A. Force, North 74 degrees 04 minutes, 59 seconds East, 225 feet to an existing iron pin; thence along land now or formerly of George W. Johnson, et ux, South 22 degrees 08 minutes 39 seconds East, 397.33 feet to an existing axle corner; thence along land now or formerly of Elmer L. Hartzell and Dennis B. Hartzell, South 74 degrees 08 minutes, 51 seconds West, 280.96 feet to an iron pin set; thence along land now or formerly of Franklin D. Roadarmel, et ux, North 13 degrees 30 minutes 19 seconds West, 344.49 feet to an iron pin set; thence continuing along same, North 17 degrees 46 minutes 00 seconds West, 50.51 feet to an existing pin, the place of beginning.

CONTAINING 2.278 acres of land with said description being taken from a survey prepared by Matthew W. Laidacker, P.L.S., dated October 25, 1996 and revised April 23, 1997. Said subdivision was approved June 17, 1997 by the Columbia County Planning Commission.

THE said grantors grant unto the said grantees, their heirs, executors, administrators and assigns, the right of ingress, egress and regress over a fifty-foot right of way leading from Township Route No. 547 to the Northwest corner of the property hereinabove described. Said fifty-foot easement is described as follows:

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Tax Parcel #26-02-002-42

BEING KNOWN AS: 2665 Johnson Road, Millville, PA 17846

REAL DEBT: \$103,910.09

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Rodney A. Neufer and Anna M. Neufer, h/w

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

Exhibit A

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

Household Finance Consumer Discount Company V. Rodney A. Neufer and Anna M. Neufer, h/w	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-570
--	--

2005-ED-51

AFFIDAVIT PURSUANT TO RULE 3129

I, Terrence J. McCabe, Esquire, attorney for Plaintiff in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 2665 Johnson Road, Millville, PA 17846 a copy of the description of said property is attached hereto and marked Exhibit "A."

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

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Household Realty Corporation
P.O. Box 8604
Elmhurst, IL 60126
Attn: Al Spears

Household Finance Consumer Discount Company
636 Grand Regency Blvd
Brandon, FL 33510

Household Realty Corporation,
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Internal Revenue Service
Federated Investors Tower

13th Floor, Suite 1300
1001 Liberty Avenue
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United States of America
c/o U.S. Attorney's for the
Middle District of PA

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Commonwealth of PA
Inheritance Tax Office

1400 Spring Garden Street
Philadelphia, PA 19130

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TPL Casualty Unit Estate
Recovery Program

P.O. Box 8486
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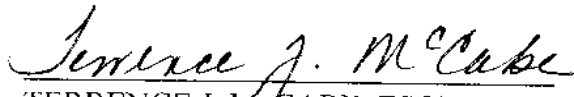
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June 25, 2005

DATE


TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

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Tax Parcel #26-02-002-42

BEING KNOWN AS: 2665 Johnson Road, Millville, PA 17846

REAL DEBT: \$103,910.09

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Rodney A. Neufer and Anna M. Neufer, h/w

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

Exhibit A

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

Household Finance Consumer Discount Company V. Rodney A. Neuffer and Anna M. Neuffer, h/w	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-570
--	--

2005 ED. 81

AFFIDAVIT OF DEFENDANTS' WHEREABOUTS

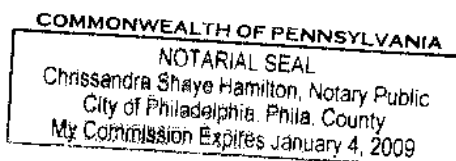
I, Terrence J. McCabe, Esquire, attorney for the Plaintiff in the within matter, being duly sworn according to law, hereby depose and say that the last-known address of the Defendant(s) are as follows:

Rodney A. Neuffer
Anna M. Neuffer
14 Pops Lane
Bloomsburg, PA 17815

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

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 25th DAY
OF JUNE, 2005.

Chrissandra Shaye Hamilton
NOTARY PUBLIC



McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

Household Finance Consumer Discount Company V. Rodney A. Neuffer and Anna M. Neuffer, h/w	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-570
--	--

2005 ED-81

AFFIDAVIT OF DEFENDANTS' WHEREABOUTS

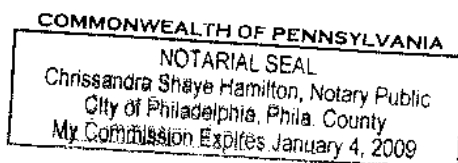
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Anna M. Neuffer
14 Pops Lane
Bloomsburg, PA 17815

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

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 25th DAY
OF JUNE, 2005.

Chrissandra Shaye Hamilton
NOTARY PUBLIC



McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

Household Finance Consumer Discount Company V. Rodney A. Neufer and Anna M. Neufer, h/w	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-570
--	--

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

2005-CV-81

SIR OR MADAM:

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

INSTRUCTIONS

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

2665 Johnson Road, Millville, PA 17846

(more fully described as attached)

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

Rodney A. Neufer
Anna M. Neufer
14 Pops Lane
Bloomsburg, PA 17815

WAIVER OF WATCHMAN

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

June 25, 2005

DATE

Terrence J. McCabe
TERRENCE J. McCABE, ESQUIRE

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

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Household Finance Consumer Discount Company V. Rodney A. Neuffer and Anna M. Neuffer, h/w	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-570
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2005-ED-81

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(more fully described as attached)

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Bloomsburg, PA 17815

WAIVER OF WATCHMAN

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June 25, 2005

DATE

Terrence J. McCabe
TERRENCE J. McCABE, ESQUIRE

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an existing iron pin located along the Eastern proposed fifty-foot right-of-way and the Southwestern corner of land now or late of Debbie A. Force, thence along the Southern property line of land now or formerly of Debbie A. Force, North 74 degrees 04 minutes, 59 seconds East, 225 feet to an existing iron pin; thence along land now or formerly of George W. Johnson, et ux, South 22 degrees 08 minutes 39 seconds East, 397.33 feet to an existing axle corner; thence along land now or formerly of Elmer L. Hartzell and Dennis B. Hartzell, South 74 degrees 08 minutes, 51 seconds West, 280.96 feet to an iron pin set; thence along land now or formerly of Franklin D. Roadarmel, et ux, North 13 degrees 30 minutes 19 seconds West, 344.49 feet to an iron pin set; thence continuing along same, North 17 degrees 46 minutes 00 seconds West, 50.51 feet to an existing pin, the place of beginning.

CONTAINING 2.278 acres of land with said description being taken from a survey prepared by Matthew W. Laidacker, P.L.S., dated October 25, 1996 and revised April 23, 1997. Said subdivision was approved June 17, 1997 by the Columbia County Planning Commission.

THE said grantors grant unto the said grantees, their heirs, executors, administrators and assigns, the right of ingress, egress and regress over a fifty-foot right of way leading from Township Route No. 547 to the Northwest corner of the property hereinabove described. Said fifty-foot easement is described as follows:

BEGINNING at a point located on the Southern right-of-way line of Township Route No. 547, thence continuing along same North 74 degrees 24 minutes 33 seconds East, 50.33 feet to a point; thence continuing along land now or formerly of Debbie A. Force and property about to be conveyed to Rodney A. Neufer, et ux, South 22 degrees 07 minutes 05 seconds East, 335.87 feet to an existing iron pin; thence continuing along same, South 17 degrees 46 minutes 00 seconds East, 50.51 feet to an iron pin set; thence along land now or formerly of Franklin D. Roadarmel, et ux, South 74 degrees 39 minutes 00 seconds West, 46.49 feet to a point; thence continuing along same North 22 degrees 07 minutes 05 seconds West, 386.47 feet to a point, the place of beginning.

Tax Parcel #26-02-002-42

BEING KNOWN AS: 2665 Johnson Road, Millville, PA 17846

REAL DEBT: \$103,910.09

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Rodney A. Neufer and Anna M. Neufer, h/w

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

McCABE, WEISBERG & CONWAY, P.C.

[illegible]

TJM/ao
Enclosures

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

Household Finance Consumer Discount Company V. Rodney A. Neufer and Anna M. Neufer, h/w	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-570
--	--

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Rodney A. Neufer
14 Pops Lane
Bloomsburg, PA 17815

Anna M. Neufer
14 Pops Lane
Bloomsburg, PA 17815

Your house (real estate) at 2665 Johnson Road, Millville, PA 17846, (more fully described as attached) is scheduled to be sold at the Columbia County Sheriff's Sale on _____ at _____m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$103,910.09 obtained by Household Finance 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 canceled if you pay to Household Finance Consumer Discount Company the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call Terrence J. McCabe, Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

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

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT
HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS
OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.
IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY
BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT
AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE
PERSONS AT A REDUCED FEE OR NO FEE.**

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an existing iron pin located along the Eastern proposed fifty-foot right-of-way and the Southwestern corner of land now or late of Debbie A. Force, thence along the Southern property line of land now or formerly of Debbie A. Force, North 74 degrees 04 minutes, 59 seconds East, 225 feet to an existing iron pin; thence along land now or formerly of George W. Johnson, et ux, South 22 degrees 08 minutes 39 seconds East, 397.33 feet to an existing axle corner; thence along land now or formerly of Elmer L. Hartzell and Dennis B. Hartzell, South 74 degrees 08 minutes, 51 seconds West, 280.96 feet to an iron pin set; thence along land now or formerly of Franklin D. Roadarmel, et ux, North 13 degrees 30 minutes 19 seconds West, 344.49 feet to an iron pin set; thence continuing along same, North 17 degrees 46 minutes 00 seconds West, 50.51 feet to an existing pin, the place of beginning.

CONTAINING 2.278 acres of land with said description being taken from a survey prepared by Matthew W. Laidacker, P.L.S., dated October 25, 1996 and revised April 23, 1997. Said subdivision was approved June 17, 1997 by the Columbia County Planning Commission.

THE said grantors grant unto the said grantees, their heirs, executors, administrators and assigns, the right of ingress, egress and regress over a fifty-foot right of way leading from Township Route No. 547 to the Northwest corner of the property hereinabove described. Said fifty-foot easement is described as follows:

BEGINNING at a point located on the Southern right-of-way line of Township Route No. 547, thence continuing along same North 74 degrees 24 minutes 33 seconds East, 50.33 feet to a point; thence continuing along land now or formerly of Debbie A. Force and property about to be conveyed to Rodney A. Neufer, et ux, South 22 degrees 07 minutes 05 seconds East, 335.87 feet to an existing iron pin; thence continuing along same, South 17 degrees 46 minutes 00 seconds East, 50.51 feet to an iron pin set; thence along land now or formerly of Franklin D. Roadarmel, et ux, South 74 degrees 39 minutes 00 seconds West, 46.49 feet to a point; thence continuing along same North 22 degrees 07 minutes 05 seconds West, 386.47 feet to a point, the place of beginning.

Tax Parcel #26-02-002-42

BEING KNOWN AS: 2665 Johnson Road, Millville, PA 17846

REAL DEBT: \$103,910.09

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Rodney A. Neufer and Anna M. Neufer, h/w

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

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an existing iron pin located along the Eastern proposed fifty-foot right-of-way and the Southwestern corner of land now or late of Debbie A. Force, thence along the Southern property line of land now or formerly of Debbie A. Force, North 74 degrees 04 minutes, 59 seconds East, 225 feet to an existing iron pin; thence along land now or formerly of George W. Johnson, et ux, South 22 degrees 08 minutes 39 seconds East, 397.33 feet to an existing axle corner; thence along land now or formerly of Elmer L. Hartzell and Dennis B. Hartzell, South 74 degrees 08 minutes, 51 seconds West, 280.96 feet to an iron pin set; thence along land now or formerly of Franklin D. Roadarmel, et ux, North 13 degrees 30 minutes 19 seconds West, 344.49 feet to an iron pin set; thence continuing along same, North 17 degrees 46 minutes 00 seconds West, 50.51 feet to an existing pin, the place of beginning.

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BEGINNING at a point located on the Southern right-of-way line of Township Route No. 547, thence continuing along same North 74 degrees 24 minutes 33 seconds East, 50.33 feet to a point; thence continuing along land now or formerly of Debbie A. Force and property about to be conveyed to Rodney A. Neufer, et ux, South 22 degrees 07 minutes 05 seconds East, 335.87 feet to an existing iron pin; thence continuing along same, South 17 degrees 46 minutes 00 seconds East, 50.51 feet to an iron pin set; thence along land now or formerly of Franklin D. Roadarmel, et ux, South 74 degrees 39 minutes 00 seconds West, 46.49 feet to a point; thence continuing along same North 22 degrees 07 minutes 05 seconds West, 386.47 feet to a point, the place of beginning.

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123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790 1010

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

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

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

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

JOSEPH F. RIGA*
Of Counsel

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

* Licensed in PA & NJ
** Licensed in PA & NY
*** Licensed in PA & NM
*+ Licensed in PA, NJ & NY
+ Licensed in NY & CT
^ Licensed in NY
‡ Managing Attorney for NJ
- Managing Attorney for NY

June 25, 2005

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

Re: Household Finance Consumer Discount Company
v. Rodney A. Neufer and Anna M. Neufer, h/w
Columbia County Court of Common Pleas Number 2005-CV-570

Dear Sir or Madam:

Enclosed please find the following documentation relative to the above-captioned matter:

1. Original and a copy of Default Judgment;
2. Original and two copies of Praecipe and Writ of Execution;
3. Original and one copy of Affidavit Pursuant to Rule 3129;
4. Original and a copy of Affidavit of Defendants' Whereabouts;

2005 JUN 26 10 56 03

5. Original and one copy of Affidavit of Non-Military Service;
6. Original and two copies of Instructions to the Sheriff, with a Waiver of Watchman;
7. Original and two copies of Notice of Sheriff's Sale of Real Property, as well as letter addressed to the Sheriff's Office;
8. The original and five copies of the legal description;
9. Check in the amount of \$37,000 representing payment of the fee for the Default Judgment issuing the Writ of Execution;
10. Check in the amount of \$1,350.00 representing payment of the fee for listing the property for Sheriff's Sale.

Please file the pertinent documentation of record with the Court, return a time-stamped copy of the same to my attention in the enclosed stamped, self-addressed envelope, and forward all appropriate documentation to the Sheriff's Office so that this property may be listed for Sheriff's Sale.

Thank you for your cooperation in this matter.

Very truly yours,



Angie Owens,
Legal Assistant to,
TERRENCE J. McCABE, Esquire

TJM/ao

Enclosures

PRAECIPE FOR WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 TO 3183

Household Finance Consumer Discount Company

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

VS

Rodney A. Neufer and Anna M. Neufer, h/w

No. _____ Term _____ E.D.

No. _____ Term _____ A.D..

No. 2005-CV-570 Term _____ J.D.

2005-ED-81
**PRAECIPE FOR WRIT OF EXECUTION
MORTGAGE FORECLOSURE**

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter;

Amount due \$103,910.09

Interest from 6/25/05 \$
(per diem \$17.04)

Total \$ Plus Costs as endorsed.

Terrence J. McCabe

Attorney for Plaintiff

Terrence J. McCabe, Esquire

123 S. Broad Street, Ste 2080

Philadelphia, PA 19109

Tel: 215 790 1010

NOTE: Please furnish description of Property

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an existing iron pin located along the Eastern proposed fifty-foot right-of-way and the Southwestern corner of land now or late of Debbie A. Force, thence along the Southern property line of land now or formerly of Debbie A. Force, North 74 degrees 04 minutes, 59 seconds East, 225 feet to an existing iron pin; thence along land now or formerly of George W. Johnson, et ux, South 22 degrees 08 minutes 39 seconds East, 397.33 feet to an existing axle corner; thence along land now or formerly of Elmer L. Hartzell and Dennis B. Hartzell, South 74 degrees 08 minutes, 51 seconds West, 280.96 feet to an iron pin set; thence along land now or formerly of Franklin D. Roadarmel, et ux, North 13 degrees 30 minutes 19 seconds West, 344.49 feet to an iron pin set; thence continuing along same, North 17 degrees 46 minutes 00 seconds West, 50.51 feet to an existing pin, the place of beginning.

CONTAINING 2.278 acres of land with said description being taken from a survey prepared by Matthew W. Laidacker, P.L.S., dated October 25, 1996 and revised April 23, 1997. Said subdivision was approved June 17, 1997 by the Columbia County Planning Commission.

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Tax Parcel #26-02-002-42

BEING KNOWN AS: 2665 Johnson Road, Millville, PA 17846

REAL DEBT: \$103,910.09

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Rodney A. Neufer and Anna M. Neufer, h/w

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

23638

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NUMBER

WACHOVIA

3-50/310

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AMOUNT

\$1,350.00

DATE Jun 14/2005

ESCROW TRUST
VOID AFTER 90 DAYS

James M. St.

TO THE Sheriff of Columbia County

ORDER

OF

Listing Property for Sheriff's Sale

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