

SHERIFF'S SALE COST SHEET

Beneficial vs. Schuler
 NO. 145-06 ED NO. 965-06 JD DATE/TIME OF SALE Sept 1 - 110 Sale

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>62.72</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$ 35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>9.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>460.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>700.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>925.00</u>

PROTHONOTARY (NOTARY)	\$ 10.00
RECORDER OF DEEDS	\$
TOTAL *****	\$ <u>--0--</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****	\$ <u>5.00</u>	

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

SURCHARGE FEE (DSTE)	\$ <u>190.00</u>
MISC. <u>1.00 Screen</u>	\$ <u>2.00</u>
TOTAL *****	\$ <u>250.00</u>

TOTAL COSTS (OPENING BID) \$ 1830.00

1.00
8832.00
9000.00

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Beneficial Cons. Dis. VS Shirley D. Smith & Son, Inc.

NO. 145-06 ED NO. 775-06 JD

DATE/TIME OF SALE: 11-8-06 11:30

BID PRICE (INCLUDES COST) \$ 83,170.65

POUNDAGE - 2% OF BID \$ 1,663.41

TRANSFER TAX - 2% OF FAIR MKT \$ 1,663.41

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 86,747.47

PURCHASER(S): Peter J. Scherer III

ADDRESS: 222 Koser Rd. Litz, PA. 17543

NAMES(S) ON DEED: Peter J. Scherer III

PURCHASER(S) SIGNATURE(S): Peter J. Scherer III

TOTAL DUE: \$ 86,747.47

LESS DEPOSIT: \$ 8,832.00

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$ 77,915.47

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

FACSIMILE TRANSMITTAL SHEET

TO: *Christina Hamilton* FROM: *Tim Chamberlain*

COMPANY: DATE:

FAX NUMBER: TOTAL NO. OF PAGES INCLUDING COVER: *2*

PHONE NUMBER: ORDER'S REFERENCE NUMBER:

RE:

☐ URGENT ☐ FC

☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHE
OFFICE. IF
PLEASE CAI

BIA COUNTY SHERIFF'S
NG THESE DOCUMENTS,

fax
215-790 1274

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

AFFIDAVIT OF SERVICE

**BENEFICIAL CONSUMER DISCOUNT
COMPANY**

Docket # 145ED2006

VS

MORTGAGE FORECLOSURE

GARY & DARLYNN SCHERER

NOW THIS 12TH DAY OF JANUARY 2007 SHERIFF'S SALE WAS HELD WITH REGARD TO THE PROPERTY OF GARY & DARLYNN SCHERER AT 1183 BEAR GAP ROAD ELYSBURG (PARCEL# 13-01-2102) WITH PETER SCHERER BEING THE HIGHEST BIDDER WITH A BID OF \$84,701.00. PETER SCHERER MADE A DOWNPAYMNET OF \$8,832.00 AND HAS DEFAULTED ON PAYMENT OF THE BALANCE OF THE PURCHASE PRICE IN THE AMOUNT OF \$79,487.78. PROPERTY IS RETAINED BY GARY & DARLYNN SCHERER.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, JANUARY 12, 2007



NOTARY PUBLIC



SHERIFF TIMOTHY T. CHAMBERLAIN

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009

facsimile TRANSMITTAL

to: Sheriff Timothy Chamberlain
fax #: 570-389-5625
re: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of
Pennsylvania
vs.
Gary F. Scherer and Darlynn M. Scherer
Columbia County; Court of Common Pleas; No. 2006-CV-965
Premises: 1183 Bear Gap Road, Elysburg, PA, 17824
Date of Sheriff's Sale: November 8, 2006
date: January 11, 2007
pages: 2

From the desk of...

NOVLETT A. SMITH
LEGAL ASSISTANT
McCABE, WEISBERG & CONWAY, P.C.
123 S. BROAD STREET, SUITE 2080
PHILADELPHIA, PA 19109

215-790-1010
Fax: 215-790-1274

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

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

TERRENCE J. McCABE

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

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

January 11, 2007

Sheriff's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815
Attn: Sheriff Chamberlain

Re: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of
Pennsylvania
vs.
Gary F. Scherer and Darlynn M. Scherer
Columbia County; Court of Common Pleas; No. 2006-CV-965
Premises: 1183 Bear Gap Road, Elysburg, PA, 17824
Date of Sheriff's Sale: November 8, 2006

Dear Sheriff Chamberlain:

Please be advised that title to this property should be transferred to **Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania**, 961 Weigel Drive, 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,


Novlett A. Smith
Legal Assistant

/nas

SHERIFF'S SALE COST SHEET

Pauline vs. Gary & Darlyn Schroeder
 NO. 195-06 ED NO. 205-06 JD DATE/TIME OF SALE 11-06-09

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>270.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>25.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>100.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>9.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>985.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>700.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>925.00</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>10.00</u>
TOTAL ***** \$ <u>20.00</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>270.00</u>
SCHOOL DIST. 20	\$ <u>60.00</u>
DELINQUENT 20	\$ <u>19.00</u>
TOTAL ***** \$ <u>1975.00</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>0.00</u>	

SURCHARGE FEE (DSTE)	\$ <u>10.00</u>
MISC. _____	\$ _____
_____	\$ <u>0.00</u>
TOTAL ***** \$ _____	

TOTAL COSTS (OPENING BID) \$ 3025.00

dolores

From: woody
Sent: Thursday, January 11, 2007 7:03 AM
To: dolores
Subject: Memo to Tim

Tim,

If a purchaser defaults by failing to pay the purchase price bid at an execution sale, you must complete a return stating the sale, the amount of the bid, the amount paid, if any, on account of the purchase price, and the retention of the property by reason of the purchaser's default. The plaintiff then needs to file a petition with the court seeking a resale of the property. The property does not go to the second highest bidder at the sale. Any funds from the defaulting purchaser should be retained and applied with other proceeds on the resale for distribution which would typically be in the usual manner, unless there are excess proceeds over any loss occasioned by the resale.

Woody

1/11/2007

GARY SHEPHERD - 672-3247 - INFO ABOUT HIS
HOUSE SALE

Nakett

PETER J. SCHERER III
MARCELINE SCHERER

222 KOSER ROAD
LEWIS, PA 17543

1065

DATE Nov 8 2005 SS-727212
44052717R21

PAY TO THE
ORDER OF

Charles Court Clerk \$ 8832.00
Eight thousand eight hundred thirty two and 00/100

 Washington Mutual

WASHINGTON MUTUAL BANK, PA
P.O. BOX 5896
Lakewood, FL 33466


MEMO 10% down BenCay



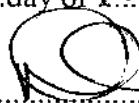
⑆021272723⑆440627172521⑆ 1065

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 October 18, 25, November 1, 2006 as printed and published; that the affiant is one of the officers or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

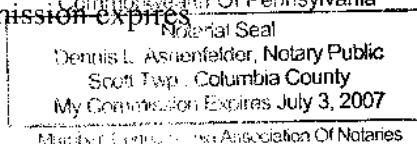


Sworn and subscribed to before me this 2ND day of November 2006



(Notary Public)

My commission expires My commission expires



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

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, COMMONWEALTH
OF PENNSYLVANIA.

BENEFICIAL CONSUMER DIS CO

VS.

GARY & DARLYN SCHERER


WRIT OF EXECUTION #145 OF 2006 ED

POSTING OF PROPERTY

October 3, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF GARY & DARLYNN SCHERER AT 1183 BEAR GAP ROAD ELYSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:

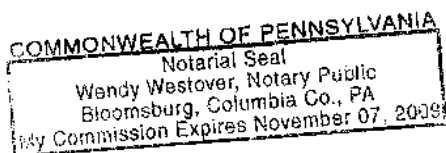

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 3RD DAY OF OCTOBER 2006





TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5825

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-4300

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

VS

Docket # 145ED2006

MORTGAGE FORECLOSURE

**GARY F. SCHERER
DARLYNN M. SCHERER**

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, SEPTEMBER 11, 2006, AT 5:30 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON DARLYNN SCHERER AT 1183 BEAR GAP ROAD, ELYSBURG BY HANDING TO DARLYNN SCHERER, , 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 TUESDAY, SEPTEMBER 12, 2006



NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009



X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X


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) 784-6300

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

VS

Docket # 145ED2006

MORTGAGE FORECLOSURE

**GARY F. SCHERER
DARLYNN M. SCHERER**

AFFIDAVIT OF SERVICE

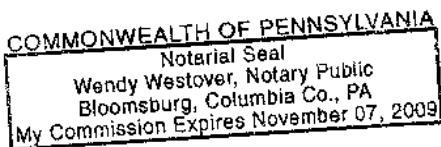
NOW, THIS MONDAY, SEPTEMBER 11, 2006, AT 5:30 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON GARY SCHERER AT 1183 BEAR GAP ROAD, ELYSBURG BY HANDING TO GARY SCHERER, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, SEPTEMBER 12, 2006



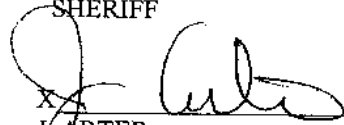
NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN
SHERIFF


X

J. ARTER
DEPUTY SHERIFF

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY
MARGARET GAIRO
RITA C. BUSCHER*
FRANK DUBIN
MONICA G. CHRISTIE*
BRENDA L. BROGDON*
BETH L. THOMAS
SEAN GARRETT*
JULIE M. FIORELLO*
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
c Managing Attorney for NJ
‡ Managing Attorney for NY

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

September 25, 2006

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

Re: Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Company of Pennsylvania
v. Gary F. Scherer and Darlynn M. Scherer, h/w
Columbia County Court of Common Pleas Number 965-CV-2006


Dear Sir/Madame:

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

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

Thank you for your assistance in this matter.

Sincerely,


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

TJM/erm

Enclosure

cc: Office of the Sheriff/Real Estate Division

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

Attorney for Plaintiff

Beneficial Consumer Discount Company
d/b/a Beneficial Mortgage Company of
Pennsylvania
V.
Gary F. Scherer and Darlynn M. Scherer,
h/w


COLUMBIA COUNTY
COURT OF COMMON PLEAS

NUMBER 965-CV-2006

AFFIDAVIT OF SERVICE

I, Terrence J. McCabe, Esquire, attorney for the Plaintiff in the within
matter, hereby certify that on the 21st day of September, 2006, a true and correct
copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent
lienholder(s) as set forth in the Affidavit Pursuant to 3129 which is attached hereto as
Exhibit "A".

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


TERRENCE J. McCABE, ESQUIRE

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 20TH DAY
OF SEPTEMBER, 2006.


NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Chrissandra Shaye Hamilton, Notary Public
City of Philadelphia, Phila. County
My Commission Expires January 4, 2009

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

Attorney for Plaintiff

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. Gary F. Scherer and Darlynn M. Scherer, h/w	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 965-CV-2006
--	--

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 1183 Bear Gap Road, Elysburg, PA 17824 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):

Gary F. Scherer
1183 Bear Gap Road,
Elysburg, PA 17824

Darlynn M. Scherer
1183 Bear Gap Road,
Elysburg, PA 17824

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

Gary F. Scherer
1183 Bear Gap Road,
Elysburg, PA 17824

Exhibit "A"

Darlynn M. Scherer
1183 Bear Gap Road,
Elysburg, PA 17824

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

Plaintiff Herein

Citifinancial,
1115 Old Berwick Road,
Bloomsburg, PA 17815

Beneficial Consumer Discount Company,
P.O. Box 8621,
Elmhurst, IL 60126

Columbia County Tax Claim Bureau,
35 West Main Street,
Basement Level,
Bloomsburg, PA 17815

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

Plaintiff Herein

Beneficial Consumer Discount Company, d/b/a
Beneficial Mortgage Company of Pennsylvania ,
25 W. Independence Street,
Shamokin, PA 17872

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 17126-1230
Attn: Sheriff's Sales

Exhibit "A"

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)	1183 Bear Gap Road, Elysburg, PA 17824
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 8406 Willow Oak Bldg., Harrisburg, PA 17105

Exhibit "A"

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

September 21, 2006

DATE



TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

Exhibit "A"

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

Attorney for Plaintiff

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. Gary F. Scherer and Darlynn M. Scherer, h/w	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 965-CV-2006
--	--

DATE: September 21, 2006

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNER(S): Gary F. Scherer and Darlynn M. Scherer, h/w

PROPERTY: 1183 Bear Gap Road, Elysburg, PA 17824

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on Wednesday, November 8, 2006, at 9:30 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

Exhibit "B"

<input type="checkbox"/> Certified	<input type="checkbox"/> Recd
<input type="checkbox"/> COD	<input type="checkbox"/> Reg'd
<input type="checkbox"/> Delivery Confirmation	<input type="checkbox"/> Ret'd
<input type="checkbox"/> Express Mail	<input type="checkbox"/> Sign
<input type="checkbox"/> Insured	

Addressee Name: Sir,

Citifinancial,

Citifinancial,
1115 Old Berwic
Bloomsburg, PA 17815



UNITED STATES POSTAGE
FIRST CLASS PERMIT NO. 1000 NEW YORK, NY
NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES
\$03.90
SEP 21 2005
MAILED FROM ZIP CODE 19109
0004653770
02 1A

0306

100

PCOLFE 19109

[illegible]

[illegible]

—

--	--

100

25

5

2

[illegible]

9		Pennsylvania, Department of Welfare, P.O. Box 2675, Harrisburg, PA 17105.																
10		Internal Revenue Service Federated Investors Tower 13th Floor, Suite 1300 1001 Liberty Avenue Pittsburgh, PA 15222																
11		United States of America c/o U.S. Attorney's for the Middle District of PA 235 North Washington Street Scranton, PA 18503																
12		Commonwealth of PA Inheritance Tax Office 1400 Spring Garden Street Philadelphia, PA 19130																
13		Commonwealth of PA Bureau of Individual Tax Inheritance Tax Division 6th flr., Strawberry Square Dept. # 280601 Harrisburg, PA 17128																
13		Department of Public Welfare TPL Casualty Unit Estate Recovery Program P.O. Box 8486 Willow Oak Bldg. Harrisburg, PA 17105																
Total Number of Pieces Listed by Sender 13		Total Number of Pieces Received at Post Office	Postmaster: Per (Name of receiving employee)															

Exhibit "B"

The full description of value is required on all domestic and international registered mail. The maximum indemnity payable for the transportation of contents under Registered Mail is \$500.00 per piece, subject to additional limitations. Insurance for valuable personal items is available for up to \$5,000.00 to cover the full value of contents. The maximum liability payable for loss or damage to contents is limited to the actual cash value of the contents at the time of loss. Insurance for valuable personal items is available for up to \$5,000.00 to cover the full value of contents. The maximum liability payable for loss or damage to contents is limited to the actual cash value of the contents at the time of loss. Insurance for valuable personal items is available for up to \$5,000.00 to cover the full value of contents. The maximum liability payable for loss or damage to contents is limited to the actual cash value of the contents at the time of loss.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/6/2006

SERVICE# 12 - OF - 19 SERVICES
DOCKET # 145ED2006

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

DEFENDANT GARY F. SCHERER
DARLYNN M. SCHERER

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED	PAPERS TO SERVED
LINDA BILINSKI-TAX COLLECTOR	MORTGAGE FORECLOSURE
153 EISENHOWER ROAD	
CATAWISSA	

SERVED UPON Linda

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 9-11-6 TIME 1800 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. A. [Signature]

DATE 9-11-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/6/2006

SERVICE# 1 - OF - 19 SERVICES
DOCKET # 145ED2006

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

DEFENDANT GARY F. SCHERER
DARLYNN M. SCHERER

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED	PAPERS TO SERVED
GARY SCHERER 622-3247	MORTGAGE FORECLOSURE
1183 BEAR GAP ROAD	
ELYSBURG	

SERVED UPON GARY

RELATIONSHIP DF IDENTIFICATION _____

DATE 9-11-6 TIME 17-30 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

9-8-6 1310 AMER Chad

DEPUTY

J. Carter

DATE 9-11-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/6/2006

SERVICE# 2 - OF - 19 SERVICES
DOCKET # 145ED2006

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

DEFENDANT GARY F. SCHERER
DARLYNN M. SCHERER

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED	PAPERS TO SERVED
DARLYNN SCHERER	MORTGAGE FORECLOSURE
1183 BEAR GAP ROAD	
ELYSBURG	

SERVED UPON DARLYNN

RELATIONSHIP WIFE IDENTIFICATION _____

DATE 9-11-6 TIME 1230 MILEAGE _____ OTHER _____

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

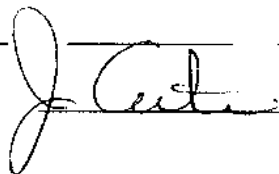
TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____


ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>9-8-6</u>	<u>1310</u>	<u>ARTER</u>	<u>Card</u>

DEPUTY



DATE 9-11-6

X KEN. W. UHARLICH <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Address B. Received by (Printed Name) _____ C. Date of Delivery _____		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: _____	
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
7005 0390 0001 2235 8274 c Return Receipt 102595-02-M-1			
SENDER: COMPLETE THIS SECTION			
■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.			
1. Article Addressed to: <p style="margin-left: 40px;">Commonwealth of PA Dept. 280601 Harrisburg, PA 17128</p>			
COMPLETE THIS SECTION ON DELIVERY			
A. Signature  <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Address		C. Date of Delivery _____	
B. Received by (Printed Name) _____		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
SEP 11 2006			
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.			
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes			

B. Received by (Printed Name) W.P. 11 2006 Delivery 11 2006	
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? (Extra Fee) <input type="checkbox"/> Yes	
7005 0390 0001 2235 8261	
Return Receipt	

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 <div style="border: 1px solid black; padding: 2px; display: inline-block;"> <input checked="" type="checkbox"/> Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address </div> </p> <p>B. Received by (Printed Name) <div style="border: 1px solid black; padding: 2px; display: inline-block;"> Judy Candela </div> </p> <p>C. Date of Delivery <div style="border: 1px solid black; padding: 2px; display: inline-block;"> 9/11/06 </div> </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="margin-left: 40px;">Beneficial Consumer Dis. Co. 25 W. Independence Street Shamokin, PA 17872</p>	<p>3. Service Type</p> <p> <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. </p>
<p>2. Article Number (Transfer from service label)</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<div style="border: 1px solid black; padding: 5px; display: inline-block; font-family: monospace; font-size: 1.2em;"> 7005 0390 0001 2235 8267 </div>	

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 145 <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>
<p>1. Article Addressed to:</p>	<p>B. Received by (Printed Name) SEP 11 2006</p> <p>C. Date of Delivery</p>
<p>OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105</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>Article Number (Transfer from service label)</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>Form 3811, February 2004</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>7005 0390 0001 2235 8304</p>	

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.		COMPLETE THIS SECTION ON DELIVERY A. Signature <i>Payle</i> <input checked="" type="checkbox"/> Agent 145 <input type="checkbox"/> Address B. Received by (Printed Name) <i>J. DOYLE</i> C. Date of Delivery <i>SEP 11 2006</i> D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
Article Addressed to: Commonwealth of PA PO box 2675 Harrisburg, PA 17105		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.	
Article Number (Transfer from service label)		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
Form 3811, February 2004		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

USA c/o Atty for Middle District
~~235 Washington St.~~
 Scranton, PA 18503

2. Article Number

(Transfer from service label)

7005 0390 0001 2235 8236

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

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)

7005 0390 0001 2235 8311

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Matthew J. ... 145
 Agent

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below:

NO

PO Box 309
 11 2005

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Matthew J. ... 145
 Agent

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below:

NO

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/6/2006

SERVICE# 3 - OF - 19 SERVICES
DOCKET # 145ED2006

PLAINTIFF

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

DEFENDANT

GARY F. SCHERER
DARLYNN M. SCHERER

ATTORNEY FIRM

McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED

PAPERS TO SERVED

CITIFINANCIAL

MORTGAGE FORECLOSURE

1115 OLD BERWICK ROAD

BLOOMSBURG

SERVED UPON POCCOE NESTICO

RELATIONSHIP BRANCH ACCOUNT MANAGER IDENTIFICATION _____

DATE 9-11-06 TIME 1500 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) 990 SCOTT TOWN
CENTER BLOOMSBURG

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 9-11-06

CLEVELAND TOWNSHIP TAX OFFICE
LINDA BILINSKI
153 EISENHOWER RD
CATAWISSA PA 17820
570-799-5591

Dear Sheriff Chamberlain:

Sheriff Sale Docket # 145ED2006 , JD# 965JBD2006

The taxes for 2006 are unpaid at this time :

County & Twp. are in penalty \$292.10

School is in face \$617.99

Years 2003, 2004, 2005 are delinquent check with Tax Claim for figures.

If I can be of further help please call me.

Respectfully



Linda Bilinski
Cleveland Tax Collector

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/6/2006

SERVICE# 13 - OF - 19 SERVICES
DOCKET # 145ED2006

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

DEFENDANT GARY F. SCHERER
DARLYNN M. SCHERER

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Leslie Levan

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION _____

DATE 9-11-6 TIME 0910 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

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

DEPUTY J. Carter DATE 9-11-6

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 11-SEP-06

FEE: \$5.00

CERT. NO: 2445

SCHERER GARY F & DARLYNN M
1183 BEAR GAP ROAD
ELYSBURG PA 17824

DISTRICT: CLEVELAND TWP
DEED 0370-0419
LOCATION: 1183 BEAR GAP RD ELYSBURG
PARCEL: 13 -01 -021-02,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2005	PRIM	971.62	13.12	0.00	984.74
TOTAL DUE :					\$984.74

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: November ,2006

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2005

REQUESTED BY:

Timothy J. Chamberlain, Sheriff
Jm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/6/2006

SERVICE# 16 - OF - 19 SERVICES
DOCKET # 145ED2006

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

DEFENDANT GARY F. SCHERER
DARLYNN M. SCHERER

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Deb Miller

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 9-11-6 TIME 0900 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter

DATE 9-11-6

REAL ESTATE OUTLINE

ED # 1:15-06

DATE RECEIVED 9-6-06
DOCKET AND INDEX 7-8-06

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ☒
COPY OF DESCRIPTION ☒
WHEREABOUTS OF LKA ☒
NON-MILITARY AFFIDAVIT ☒
NOTICES OF SHERIFF SALE ☒
WATCHMAN RELEASE FORM ☒
AFFIDAVIT OF LIENS LIST ☒
CHECK FOR \$1,350.00 OR 2,100.00 ☒ CK# 31894
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Nov. 8, 06 TIME 0930
POSTING DATE Oct. 3, 06
ADV. DATES FOR NEWSPAPER
1ST WEEK Oct. 15,
2ND WEEK 25
3RD WEEK Nov. 1, 06

SHERIFF'S SALE

WEDNESDAY NOVEMBER 8, 2006 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 145 OF 2006 ED AND CIVIL WRIT NO. 965 OF 2006 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 Cleveland Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the southeasterly right-of-way of Pa. State Highway Legislative Route No. 19002 leading from Bear Gap to Numidia, said pin being 195.60 feet distant on a course running North 88 degrees 00 minutes East from a nail in the center of the steel bridge crossing the South Branch of Roaring Creek; thence along the southeasterly (previously erroneously described as southwesterly) right-of-way of Pa. State Highway Legislative Route No. 19002, North 52 degrees 57 minutes East, 84.67 feet to an iron pin; thence along same, North 41 degrees 32 minutes East, 256.00 feet to an iron pin and other lands now or late of Jacob E. and Frances V. Leisenring; thence along lands now or late of said Leisenring, South 3 degrees 46 minutes West, 383.09 feet to an iron pin; thence along same, North 78 degrees 38 minutes west, 76.00 feet to an iron pin; thence along same, North 47 degrees 50 minutes West, 185.71 feet to the place of BEGINNING. CONTAINING 1.004 acres of land in all.

BEING KNOWN AS:

1183 Bear Gap Road, Elysburg, PA 17824

REAL DEBT: \$113,366.10

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Gary F. Scherer and Darlynn M Scherer / 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 NOVEMBER 8, 2006 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 145 OF 2006 ED AND CIVIL WRIT NO. 965 OF 2006 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 Cleveland Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the southeasterly right-of-way of Pa. State Highway Legislative Route No. 19002 leading from Bear Gap to Numidia, said pin being 195.60 feet distant on a course running North 88 degrees 00 minutes East from a nail in the center of the steel bridge crossing the South Branch of Roaring Creek; thence along the southeasterly (previously erroneously described as southwesterly) right-of-way of Pa. State Highway Legislative Route No. 19002, North 52 degrees 57 minutes East, 84.67 feet to an iron pin; thence along same, North 41 degrees 32 minutes East, 256.00 feet to an iron pin and other lands now or late of Jacob E. and Frances V. Leisenring; thence along lands now or late of said Leisenring, South 3 degrees 46 minutes West, 383.09 feet to an iron pin; thence along same, North 78 degrees 38 minutes west, 76.00 feet to an iron pin; thence along same, North 47 degrees 50 minutes West, 185.71 feet to the place of BEGINNING. CONTAINING 1.004 acres of land in all.

BEING KNOWN AS:

1183 Bear Gap Road, Elysburg, PA 17824

REAL DEBT: \$113,366.10

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Gary F. Scherer and Darlynn M Scherer / 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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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.sheriffcolumbiacounty.com

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

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

V.

Gary F. Scherer and Darlynn M. Scherer,
h/w

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

No. 145ED Term 2006 E.D.

No. _____ Term _____ A.D.

No. 965-CV-2006 Term _____ J.D.

**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: 1183 Bear Gap Road, Elysburg, PA 17824
(See legal description attached)

Amount due \$113,366.10

Interest from 08/29/2006 - \$
(to date of sale, per diem \$18.64)

Total \$ Plus Costs as endorsed.

Dated: 9-6-2006
(SEAL)

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

By:

Deputy

LEGAL DESCRIPTION

ALL that certain piece, parcel or tract of land situate in Cleveland Township, Columbia County, Pennsylvania, bounded and described as follows:

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BEING KNOWN AS: 1183 Bear Gap Road, Elysburg, PA 17824

REAL DEBT: \$113,366.10

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Gary F. Scherer and Darlynn M. Scherer, h/w

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

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. Gary F. Scherer and Darlynn M. Scherer, h/w	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 965-CV-2006 <i>2006-ED-145</i>
--	--

AFFIDAVIT PURSUANT TO RULE 3129

I, Terrence J. McCabe, Esquire, attorney for Plaintiff in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 1183 Bear Gap Road, Elysburg, PA 17824 a copy of the description of said property is attached hereto and marked Exhibit "A."

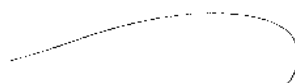
1. Name and address of Owner(s) or Reputed Owner(s):

Gary F. Scherer
1183 Bear Gap Road,
Elysburg, PA 17824

Darlynn M. Scherer
1183 Bear Gap Road,
Elysburg, PA 17824

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

Gary F. Scherer
1183 Bear Gap Road,
Elysburg, PA 17824



Darlynn M. Scherer
1183 Bear Gap Road,
Elysburg, PA 17824

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

Plaintiff Herein

Citifinancial,
1115 Old Berwick Road,
Bloomsburg, PA 17815

Beneficial Consumer Discount Company,
P.O. Box 8621,
Elmhurst, IL 60126

Columbia County Tax Claim Bureau,
35 West Main Street,
Basement Level,
Bloomsburg, PA 17815

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

Plaintiff Herein

Beneficial Consumer Discount Company, d/b/a
Beneficial Mortgage Company of Pennsylvania ,
25 W. Independence Street,
Shamokin, pA 17872

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)	1183 Bear Gap Road, Elysburg, PA 17824
Domestic Relations	Columbia County 700 Sawmill Road Bloomsburg, PA 17815
Commonwealth of Pennsylvania,	Department of Welfare, P.O. Box 2675, Harrisburg, PA 17105.
Internal Revenue Service Federated Investors Tower	13th Floor, Suite 1300 1001 Liberty Avenue Pittsburgh, PA 15222
United States of America c/o U.S. Attorney's for the Middle District of PA	235 North Washington Street Scranton, PA 18503
Commonwealth of PA Inheritance Tax Office	1400 Spring Garden Street Philadelphia, PA 19130
Commonwealth of PA Bureau of Individual Tax Inheritance Tax Division	6th flr., Strawberry Square Dept. # 280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	P.O. Box 8486 Willow Oak Bldg., Harrisburg, PA 17105

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

September 5, 2006

DATE



TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

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

Exhibit A

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

Attorney for Plaintiff

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. Gary F. Scherer and Darlynn M. Scherer, h/w	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 965-CV-2006 <i>2006-ED-145</i>
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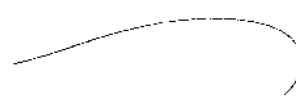
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United States of America c/o U.S. Attorney's for the Middle District of PA	235 North Washington Street Scranton, PA 18503
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September 5, 2006

DATE



TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

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

Exhibit A

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

Attorney for Plaintiff

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. Gary F. Scherer and Darlynn M. Scherer, h/w	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 965-CV-2006 <i>2006-ED-145</i>
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AFFIDAVIT OF DEFENDANTS' WHEREABOUTS

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

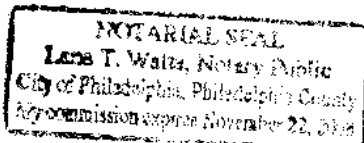
Gary F. Scherer
Darlynn M. Scherer
1183 Bear Gap Road,
Elysburg, PA 17824

T. McCabe

TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 5th DAY
OF September , 2006.

Lana T. Walter
NOTARY PUBLIC



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

Attorney for Plaintiff

Beneficial Consumer Discount
Company d/b/a Beneficial Mortgage
Company of Pennsylvania
V.
Gary F. Scherer and Darlynn M. Scherer,
h/w

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NUMBER 965-CV-2006

2006-ED. 145

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Gary F. Scherer
Darlynn M. Scherer
1183 Bear Gap Road,
Elysburg, PA 17824

T. McCabe

TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 5th DAY
OF September, 2006.

Jana J. Sells
NOTARY PUBLIC

NOTARIAL SEAL
Lana T. Watts, Notary Public
City of Philadelphia, Philadelphia County
My commission expires November 22, 2008

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Attorney for Plaintiff

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--	--

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Gary F. Scherer
Darlynn M. Scherer
1183 Bear Gap Road,
Elysburg, PA 17824

Your house (real estate) at 1183 Bear Gap Road, Elysburg, PA 17824, (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 **\$113,366.10**, obtained by Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call Terrence J. McCabe, Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

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

*****This letter is an attempt to collect a debt and any information obtained will be used for that purpose.*****

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

SIR OR MADAM:

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

INSTRUCTIONS

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

1183 Bear Gap Road, Elysburg, PA 17824
(more fully described as attached)

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

Gary F. Scherer
Darlynn M. Scherer
1183 Bear Gap Road,
Elysburg, PA 17824

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.

September 5, 2006

DATE

T. McCabe

TERRENCE J. McCABE, ESQUIRE

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REAL DEBT: \$113,366.10

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Gary F. Scherer and Darlynn M. Scherer, h/w

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

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. Gary F. Scherer and Darlynn M. Scherer, h/w	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 965-CV-2006 <i>2006-ED-145</i>
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TO: Sheriff of Columbia County
Courthouse, Main Street
P.O. Box 380
Bloomsburg, PA 17815

SIR OR MADAM:

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

INSTRUCTIONS

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

**1183 Bear Gap Road, Elysburg, PA 17824
(more fully described as attached)**

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

Gary F. Scherer
Darlynn M. Scherer
1183 Bear Gap Road,
Elysburg, PA 17824

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.

September 5, 2006

DATE

T. McCabe

TERRENCE J. McCABE, ESQUIRE

LEGAL DESCRIPTION

ALL that certain piece, parcel or tract of land situate in Cleveland Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the southeasterly right-of-way of Pa. State Highway Legislative Route No. 19002 leading from Bear Gap to Numidia, said pin being 195.60 feet distant on a course running North 88 degrees 00 minutes East from a nail in the center of the steel bridge crossing the South Branch of Roaring Creek; thence along the southeasterly (previously erroneously described as southwesterly) right-of-way of Pa. State Highway Legislative Route No. 19002, North 52 degrees 57 minutes East, 84.67 feet to an iron pin; thence along same, North 41 degrees 32 minutes East, 256.00 feet to an iron pin and other lands now or late of Jacob E. and Frances Y. Leisenring; thence along lands now or late of said Leisenring, South 3 degrees 46 minutes West, 383.09 feet to an iron pin; thence along same, North 78 degrees 38 minutes west, 76.00 feet to an iron pin; thence along same, North 47 degrees 50 minutes West, 185.71 feet to the place of BEGINNING. CONTAINING 1.004 acres of land in all.

BEING KNOWN AS: 1183 Bear Gap Road, Elysburg, PA 17824

REAL DEBT: \$113,366.10

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Gary F. Scherer and Darlynn M. Scherer, h/w

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

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

TERRENCE J. McCABE

SUITE 2080
123 SOUTH BROAD STREET
PHILADELPHIA, PENNSYLVANIA 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 5, 2006

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

Re: Beneficial Consumer Discount Company
d/b/a Beneficial Mortgage Company of Pennsylvania
v. Gary F. Scherer and Darlynn M. Scherer, h/w
Columbia County Court of Common Pleas Number 965-CV-2006

Dear Sheriff:

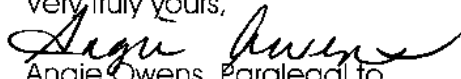
Enclosed please find two copies of Notice of Sheriff's Sale of Real Property relative to the above matter. I would appreciate your serving the Notice upon the Defendant(s):

Gary F. Scherer
Darlynn M. Scherer
1183 Bear Gap Road,
Elysburg, PA 17824

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

Thank you for your cooperation in this matter.

Very truly yours,


Angie Owens, Paralegal to,
TERRENCE J. McCABE, Esquire

TJM/ao
Enclosures

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

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

31894

NUMBER



WACHOVIA

3-50/310

PAY: Two Thousand

DATE

AMOUNT

Aug 29/2006

\$2,000.00



Details on back

TO THE Sheriff of Columbia County

OF

ESCROW TRUST
VOID AFTER 90 DAYS

Sheriff's deposit for listing property for sale

Terrence J. McCabe

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

"031894" :031000503:200001243002"



Security Features included