SHERIFF'S SALE COST SHEET

Beneficial Cons. Dis. Co. VS. France M. Kuczynski
NO. 27-06 ED NO. 136-07 JD DATE/TIME OF SALE May 24 09:30

DOCKET/RETURN	$15.00	
SERVICE PER DEF.	$ 225.00	
LEVY (PER PARCEL	$15.00	
MAILING COSTS	$ 52.50	
ADVERTISING SALE BILLS & COPIES	$17.50	
ADVERTISING SALE (NEWSPAPER)	$15.00	
MILEAGE	$ 12.00	
POSTING HANDBILL	$15.00	
CRYING/ADJOURN SALE	$10.00	
SHERIFF'S DEED	$35.00	
TRANSFER TAX FORM	$25.00	
DISTRIBUTION FORM	$25.00	
COPIES	$ 7.50	
NOTARY	$ 10.00	
TOTAL **********		$ 479.50
WEB POSTING	$150.00	
PRESS ENTERPRISE INC.	$ 82.00	
SOLICITOR'S SERVICES	$75.00	
TOTAL **********		$ 124.00
PROTHONOTARY (NOTARY)	$10.00	
RECORDER OF DEEDS	$ 42.50	
TOTAL **********		$ 52.50

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20__	$ 65.00	
SCHOOL DIST. 20__	$	
DELINQUENT 20__	$ 3505.92	
TOTAL **********		$ 3570.92

MUNICIPAL FEES DUE:

SEWER 20__	$	
WATER 20__	$	
TOTAL **********		$ 0.00

SURCHARGE FEE (DSTE)		$ 160.00
MISC.	$	
	$	
TOTAL **********		$ 0.00

TOTAL COSTS (OPENING BID) $ 5351.92

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Beneficial Cons. Dis. Co. VS Terrance Kuczynski

NO. 29-06 ED NO. 1135-05 JD

DATE/TIME OF SALE: 5-24-06 0930

BID PRICE (INCLUDES COST) $ 20,000.00

POUNDAGE – 2% OF BID $ 400.00

TRANSFER TAX – 2% OF FAIR MKT $ -0-

MISC. COSTS $ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE $ 6161.92

PURCHASER(S): Beneficial Consumer Discount

ADDRESS: 401 Market St. Bloomsburg, PA 17815

NAMES(S) ON DEED:

PURCHASER(S) SIGNATURE(S): William Shaffer Esq. atty/agent for Beneficial Consumer Discount Co.

TOTAL DUE: $ 6161.92

LESS DEPOSIT: $ 2000.00

DOWN PAYMENT: $

TOTAL DUE IN 8 DAYS $ 4161.92

Copy

RECORD OWNER AND

LIEN CERTIFICATE

Commonwealth Land Title Insurance Company

Premier Real Estate Settlement Services, Inc.

Elwood R. Harding, Jr., Agent

No. 2006-08

ATTACHED TO AND FORMING A PART OF RECORD OWNER AND LIEN

CERTIFICATE NO. 2006 - 08

****

Subject to the encumbrance and claims as follows:

TAXES: Account No. 01-11-12-06 Collected by Sheriff

Lienable Water and Sewer Rents – NONE

Mechanics and Municipal Claims – NONE

Mortgages: 1) Terrance Kuczynski to Beneficial Consumer Discount Co
Dated Jan. 9, 2002
Recorded in Columbia County as Instrument No. 200200468

Beneficial Coonsumer Discount Co. vs. Terrance M. Kuczynski
Complaint in Mortgage Foreclosure filed on Sept. 13, 2005, to #1136 MF -CV- 2005.
Defendant to be served by Regular Mail, Certified Mail and Posting as per court order dated Oct. 26, 2005
Property posted December 28, 2005.
Judgment in Mortgage Foreclosure filed Jan. 30, 2006
Writ of Execution # 29 ED 2006 filed 2-22-2006
Notice served by Sheriff posting property on April 6, 2006

Bankruptcies: None of record in Columbia County

Exceptions: **THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHTS OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED TO HEREIN AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT**

NOTE: The status or validity of title to the subject premises may be affected by matters disclosed by survey, rights of parties in possession and other items not found of record and not certified hereon. Therefore, the Applicant is cautioned against using this Certificate as a basis for consummating a real estate transaction, until this Certificate is converted into a Title Binder or Commitment at which time additional exceptions and settlement requirements will be added.

Settlement or removal of items and exceptions will not be made on this Certificate. This Certificate may be converted into a report for title insurance at any time. If the conversion is made within six months from the date hereof, credit will be allowed against the fee previously paid.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Record Owner and Lien Certificate

Order No. 2006 –08 Effective Date: _May 24, 2006

Based upon the examination of evidence in the appropriate public records, Company certifies that the premises endorsed hereon are subject to the liens, encumbrances and exceptions to title hereinafter set forth. This Certificate does not constitute title insurance; liability hereunder is assumed by the Company solely in its capacity as a abstractor for its negligence, mistakes or omissions in a sum not exceeding Two Thousand Dollars unless otherwise endorsed hereon.

Legal Description – See attached Exhibit A

Record Owner: Terrance Kuczynski

Title to the said premises is vested in Terrance Kuczynski

ALL THAT CERTAIN tract of land situate in the Township of Beaver, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center of Legislative Route No. 19016, said point being at the southeast corner of lands of Norman L. Bernadine Smith, said lands being lot No. 2 of the subdivision of Helen Kuczynski; thence along said lands of Norman L. and Bernadine Smith, north 7 degrees 15 minutes 25 seconds east, a distance of 541.34 feet to an iron pin in place; thence along lands now or formerly of Yamulla Trucking Company, north 88 degrees 20 minutes 50 seconds east a distance of 160.44 feet to an iron pin, said pin being in the northwest corner of Lot No. 4 of the subdivision of Helen Kuczynski; thence along Lot No. 4, south 7 degrees 15 minutes 25 seconds west, a distance of 557.96 feet to a point in the center of Legislative Route 19016; thence continuing in the center of Legislative Route No. 19016, north 85 degrees 42 minutes 57 seconds west, a distance of 158.71 feet to the point of BEGINNING.

BEING LOT NO. 3 of the subdivision of Helen Kuczynski in Beaver Township.

CONTAINING 2.00 acres of land more or less. This description is prepared from a survey of the subdivision of Helen Kuczynski in Beaver Township, prepared by Orangeville Surveying Consultants and dated July 14, 1977.

EXCEPTING AND RESERVING from the above-described tract of land:

ALL THAT CERTAIN piece, parcel or tract of land situated in the Township of Beaver, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows to wit;

BEGINNING at a set iron pin in line of lands of Norman L. and Bernadine L. Smith, said point being north 06 degrees 14 minutes 39 seconds east 291.35 feet from a point in the centerline of State Route No. 2024, said point being in the southeast corner of lands of Norman L. and Bernadine L. Smith and the southwest corner of lands of Terrance Kuczynski; thence from the place of beginning and along lands of Norman L. and Bernadine L. Smith, north 06 degrees 14 minutes 39 seconds east 249.99 feet to an existing iron pipe; thence along lands now or late of Yamulla's Trucking Company, north 87 degrees 20 minutes 02 seconds east 160.44 feet to an existing iron pin, thence along lands now or late of James and Katherine Yannes, south 06 degrees 14 minutes 39 seconds west 265.50 feet to an iron pin set; thence along Parcel No. 1, north 87 degrees 07 minutes 38 seconds west 158.78 feet to an iron pin, the place of BEGINNING.

CONTAINING 0.938 acres of land, more or less.

THE PROPERTY IDENTIFICATION NUMBER FOR THE ABOVE DESCRIBED PARCEL IS 01-11-12-06.

UNDER AND SUBJECT to any and all conditions, reservations, convenants, restrictions and agreements contained in the chain of title.

BEING KNOWN AS: 861 Beaver Valley Road, Bloomsburg, PA 17815 - REAL DEBT $90,597.04;

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

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

* Licensed in PA & NJ
** Licensed in PA & NY
# Licensed in PA & NM
‡ Licensed in PA, NJ & NY
† Licensed in NY & CT
Licensed in NY
* Mortgage Attorney for NJ
* Mortgage Attorney for NY

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

May 30, 2006

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

Re: ***Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania vs. Terrance M. Kuczynski***
C.C.P. Columbia County, No. 2005-CV-1136
Premises: 861 Beaver Valley Road, Bloomsburg, PA 17815
Date of Sheriff's Sale: May 24, 2006 at 9:30 a.m.

Dear Sheriff:

Enclosed please find two completed Realty Transfer Tax Statement of Value forms and a check in the amount of $4,161.92 for the balance due, necessary to complete settlement in this matter.

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

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

Very truly yours,

Cherilyn Morgan
Legal Assistant

cmo
encl

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

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

B TRANSFER DATA

Date of Acceptance of Document	
Grantor(s) Lessor(s) Sheriff of Columbia County	Grantee(s) Lessee(s) Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania
Street Address: P.O. Box 380, 35 W. Main Street	Street Address: 961 Weigel Drive, P.O. Box 8621
City: Bloomsburg State: PA Zip Code: 17815	City: Elmhurst State: IL Zip Code: 60126

C PROPERTY LOCATION

Street Address	City, Township, Borough
861 Beaver Valley Road	Beaver Township

County	School District	Tax Parcel Number
Columbia		01-11-012-06

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
$20,000.00	$0	$20,000.00
4. County Assessed Value	**5. Common Level Ratio Factor**	**6. Fair Market Value**
$19,437.00	3.26	$63,364.62

E EXEMPTION DATA

7a. Amount of Exemption Claimed	7b. Percentage of Interest Conveyed
100%	100%

8. Check appropriate box below for exemption claimed.

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

☐ Transfer to Industrial Development Agency.

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

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

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

☐ Transfer from mortgagor to a holder of a mortgage in default. Instrument Number 200200468

☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)

☐ Statutory corporate consolidation, merger or division. (Attach copy of art of jn.)

☐ Other. (Please explain exemption claimed, if other than those listed above. Gain property was sold at Sher iff's Sale on May 14, 2008 to Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania, executing grantee and holder of a mortgage in default and is, therefore, tax exempt.

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

Signature of Correspondent or Responsible Party	Date
Terrence J. McCabe	5/30/08

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 MICROPRINTED BORDER

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

WACHOVIA
3-50/310

30361
NUMBER

PAY: Four Thousand One Hundred Sixty One ********** 92/100

DATE: May 30/2006

AMOUNT: $4,161.92

TO THE ORDER OF: Sheriff of Columbia County

Balance due to Sheriff

ESCROW TRUST
VOID AFTER 90 DAYS

Terence J McCabe

SAFEGUARD SECURE

Security Features Included. Details on back.

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

⑈030361⑈ ⑆031000503⑆ 20000124300 2 2⑈

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Brandon Eyerly, Publisher , being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice May 3, 10, 17, 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 .....18th.....day of .....May.....2006...

.....

(Notary Public)

My commission expires

Commonwealth Of Pennsylvania
Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2007
Member, Pennsylvania Association Of Notaries

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

.....

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
First Union Building
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	:	COLUMBIA COUNTY COURT OF COMMON PLEAS
v.	:	NUMBER 2005-CV-1136
TERRANCE M. KUCZYNSKI	:	

AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA:
SS.
COUNTY OF PHILADELPHIA:

Terrence J. McCabe, Esquire, being duly sworn according to law, deposes and says that the following is true and correct to the best of his knowledge and belief:

1. That he is counsel for the above-named Plaintiff;

2. That on March 3, 2006, per the attached Court Order, Plaintiff served a true and correct copy of the Notice of Sheriff's Sale upon the Defendant, Terrence M. Kuczynski, by regular mail, certificate of mailing and certified mail, return receipt requested, addressed to his last-known address of 861 Beaver Valley Road, Bloomsburg, PA 17815. True and correct copies of the letter, certificate of mailing and certified receipt are attached hereto, made a part hereof, and marked as Exhibit "A."

3. That on April 6, 2006, in accordance with the attached

Court Order, Plaintiff served a true and correct copy of the Notice of Sheriff's Sale upon the Defendant, Terrence Kuczynski by posting the same at the mortgage premises of 861 Beaver Valley Road, Bloomsburg, PA 17815. True and correct copy of the Sheriff's Return of Service form indicating the same is attached hereto, made a part hereof, and marked Exhibit "B."

TERRENCE J. McCABE, ESQUIRE

SWORN TO AND SUBSCRIBED

BEFORE ME THIS 24th DAY

OF APRIL, 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, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Attorney for Plaintiff

BENEFICIAL CONSUMER DISCOUNT COMPANY d/b/a BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA	:	COLUMBIA COUNTY COURT OF COMMON PLEAS
v.	:	
TERRANCE M. KUCZYNSKI	:	NUMBER 2005-CV-1136

O R D E R

AND NOW, this 25th day of October, 2005, the Plaintiff is granted leave to serve the Complaint in Mortgage Foreclosure and all other subsequent pleadings that require personal service and the Notice of Sheriff's Sale upon the Defendant, Terrance M. Kuczynski, by regular mail and by certified mail, return receipt requested, and by posting at the Defendants' last-known address and the mortgaged premises known in this herein action as 861 Beaver Valley Road, Bloomsburg, PA 17815.

BY THE COURT:

/S/ Scott W. Naus
J.

7005 1160 0001 3511 8467

U.S. Postal Service™
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here
MAR - 3 2006
PHILADELPHIA PA 19110
USPS
LAND TITLE STA

Sent To: Terrence M Kuczynski
Street, Apt. No., or PO Box No.: 861 Beaver Valley Rd
City, State, ZIP+4: Bloomsburg, PA 17815

PS Form 3800, June 2002 — See Reverse for Instructions

LAW OFFICES
EISBERG & CONWAY, P.C.

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

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

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

JOSEPH F. RIGA*
Of Counsel

** Licensed in PA & 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

March 3, 2006

Terrence M. Kuczynski
861 Beaver Valley Road
Bloomsburg, PA 17815

Re: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania
v. Terrance M. Kuczynski
Columbia County Court of Common Pleas Number 2005-CV-1136

Dear Terrence M. Kuczynski:

Enclosed please find Notice of Sheriff's Sale of Real Property relative to the above-captioned matter.

Very truly yours,

TERRENCE J. McCABE

TJM/mgl

Enclosure

SENT VIA REGULAR MAIL AND
CERTIFIED MAIL NO. 7005-1160-0001-3511-8467
RETURN RECEIPT REQUESTED

Exhibit A

Name and Address of Sender
McCabe, Weisberg and Conway, P.C.
123 S. Broad St., Suite 2080
Philadelphia, PA 19109
Attn: Michelle Glynn

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

UNITED STATES POSTAGE PITNEY BOWES $ 01.20⁰ 02 1A 0004605770 MAR 03 2006 MAILED FROM ZIP CODE 19109

MAR - 3 2006

Line	Article Number	Addressee Name, Street and PO Address	Postage									RD Fee	RR Fee
1	Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania v. Terrance M. Kuczynski	Terrence M. Kuczynski 861 Beaver Valley Road, Bloomsburg, PA 17815											
2	Mortgage Electronic Registration Systems, Inc. as Nominee for Aegis Funding Corporation v. John G. Kerila and Pamela L. Kerila	Pamela L. Kerila 421 Weldon Street Latrobe, PA 15650											
3		John G. Kerila 421 Weldon Street Latrobe, PA 15650											
4	Household Finance Corporation v. Elysia D. Torrance	Elysia D. Torrance, 200 Maple Drive Morgantown, PA 19543											
5													
6													
7													
8													
9													
10													
11													
12													

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per *(Name of receiving employee)*	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is $500 per piece subject to additional limitations for multiple pieces lost or damages in a single catastrophic occurrence. The maximum indemnity payable on Express Mail merchandise insurance is $500, but optional Express Mail Service merchandise is available for up to $5,000 to some, but not all countries. The maximum indemnity payable is $25,000 for registered mail. See *Domestic Mail Manual* R900, S913, and S921 for limitations of coverage on insured and COD mail. See *International Mail Manual* for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.
4			

PS Form 3877, August 2000

Complete by Typewriter, Ink, or Ball Point Pen

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 DBA BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA
VS
TERRANCE KUCZYNSKI

Docket # 29ED2006

MORTGAGE FORECLOSURE

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, APRIL 6, 2006, AT 2:30 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON TERRANCE KUCZNYSKI AT 861 BEAVER VALLEY RD, BLOOMSBURG BY POSTING TO THE FRONT DOOR A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, APRIL 06, 2006

Wendy Westover
NOTARY PUBLIC

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

Timothy T. Chamberlain
X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X
J. ARTER
DEPUTY SHERIFF

Exhibit B

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 X ☐ Agent ☒ Addressee

B. Received by (Printed Name) MAR 0 1 2006 C. Date of Delivery

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

1. Article Addressed to:

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

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 9055 9891

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

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 X Terrence A Doyle ☐ Agent ☒ Addressee

B. Received by (Printed Name) Terrence A Doyle C. Date of Delivery MAR 01 2006

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

1. Article Addressed to:

Dept. of Welfare
PO Box 8486
Harrisburg, PA 17105

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 9055 9822

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

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 X Terrence A Doyle ☐ Agent ☒ Addressee

B. Received by (Printed Name) Terrence A Doyle C. Date of Delivery MAR 01 2006

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

1. Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

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 9055 9877

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

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 X ☐ Agent ☒ Addressee

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

1. Article Addressed to:

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

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 9055 9914

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

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 X ☐ Agent ☒ Addressee

B. Received by (Printed Name) Sheriff C. Date of Delivery 3 2 06

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

1. Article Addressed to:

Internal Revenue Service
1001 Liberty AVe.
Pittsburgh, PA 15222

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 9055 9860

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature X Faith Alston ☐ Agent ☒ Address

B. Received by (Printed Name) Faith Alston C. Date of Delivery MAR 02 2006

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7003 0500 0001 9055 9921

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Beneficial Consuemr Dis. Co.
PO Box 8621
Elmhurst, IL 60126

COMPLETE THIS SECTION ON DELIVERY

A. Signature X KEN. W. CHARLET ☐ Agent ☒ Address

B. Received by (Printed Name) C. Date of Delivery MAR 03 2006

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7003 0500 0001 9055 9884

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

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 PA
Dept. 280601
Harrisburg, PA 17128

COMPLETE THIS SECTION ON DELIVERY

A. Signature X Samuel J. Ventura ☐ Agent ☒ Address

B. Received by (Printed Name) C. Date of Delivery MAR 01 2006

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7003 0500 0001 9055 9839

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

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 PA Inher. Tax
1400 Spring Garden Ave.
Philadelphia, PA 19130

COMPLETE THIS SECTION ON DELIVERY

A. Signature X ☐ Agent ☒ Address

B. Received by (Printed Name) R. Nordin C. Date of Delivery

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

PHILADELPHIA PA 19150 MAR 2 2006 U.S. POSTAL SERVICE FAIRMOUNT STATION

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 9055 9846

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

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 DISCOUNT CO

VS.

TERRANCE KUCZYNSKI

WRIT OF EXECUTION #29 OF 2006 ED

POSTING OF PROPERTY

April 19, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE PROPERTY OF TERRANCE KUCZYNSKI AT 861 BEAVER VALLEY ROAD BLOOMSBURG COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 20TH DAY OF APRIL 2006

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

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 DBA BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA

VS

TERRANCE KUCZYNSKI

Docket # 29ED2006

MORTGAGE FORECLOSURE

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, APRIL 6, 2006, AT 2:30 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON TERRANCE KUCZNYSKI AT 861 BEAVER VALLEY RD, BLOOMSBURG BY POSTING TO THE FRONT DOOR A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, APRIL 06, 2006

Wendy Westover

NOTARY PUBLIC

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

Timothy T. Chamberlain

X

TIMOTHY T. CHAMBERLAIN
SHERIFF

J. ARTER
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE
PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/23/2006

SERVICE# 1 - OF - 16 SERVICES
DOCKET # 29ED2006

PLAINTIFF BENEFICIAL CONSUMER DISCOUNT COMPANY DBA BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA

DEFENDANT TERRANCE KUCZYNSKI
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED
TERRANCE KUCZNYSKI
861 BEAVER VALLEY RD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

Post

SERVED UPON Posted

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-6-6 TIME 1430 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE:
A. PERSONAL SERVICE AT POA X 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 4-6-6

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

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

* 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

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

Of Counsel
JOSEPH F. RIGA*
LISA L. WALLACE†

FACSIMILE COVER LETTER

DATE: April 4, 2006

TO: Mr. Tim Chamberlin, Sheriff of Columbia Coumty

RE: Kuczynski, Terrance M.

FAX NO. 570-389-5625

TOTAL NUMBER OF PAGES INCLUDING THIS PAGE: 2

MESSAGE: Per our conversation, attached please find the Court Order for the above mentioned defendant. Thank you for your help.

If you do not receive all the pages, or if this is received by the wrong FAX receiver, please call us back at (215) 790-1010. Thank you.

SENDER: Michelle Glynn

FAX NO.: (215) 790-1274

CONFIDENTIAL: _____ YES _____ NO

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

Attorney for Plaintiff

BENEFICIAL CONSUMER DISCOUNT COMPANY d/b/a BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA	:	COLUMBIA COUNTY COURT OF COMMON PLEAS
v.	:	
TERRANCE M. KUCZYNSKI	:	NUMBER 2005-CV-1136

O R D E R

AND NOW, this 25th day of October, 2005, the Plaintiff is granted leave to serve the Complaint in Mortgage Foreclosure and all other subsequent pleadings that require personal service and the Notice of Sheriff's Sale upon the Defendant, Terrance M. Kuczynski, by regular mail and by certified mail, return receipt requested, and by posting at the Defendants' last-known address and the mortgaged premises known in this herein action as 861 Beaver Valley Road, Bloomsburg, PA 17815.

2005 OCT 26 A 9:21

BY THE COURT:

/S/ Scott W. Naus
J.

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

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

SUITE 600
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(856) 858-7080
FAX (856) 858-7020

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

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^

JOSEPH F. RIGA*
Of Counsel

* 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

March 22, 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. Terrance M. Kuczynski
Court of Common Pleas: Columbia County: No. 2005-CV-1136

Dear Sir/Madame:

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

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

Thank you for your assistance in this matter.

Sincerely,

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

TJM/tt

Enclosure

cc: Office of the Sheriff/Real Estate Division

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

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. Terrance M. Kuczynski	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-1136

AFFIDAVIT OF SERVICE

I, Terrence J. McCabe, Esquire, attorney for the Plaintiff in the within matter, hereby certify that on the 22nd day of March, 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 22nd DAY
OF MARCH , 2006.

Chrissandra Shaye Hamilton
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Chrissandra Shaye Hamilton, Notary Public
City of Philadelphia, Phila. County
My Commission Expires January 4, 2009

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

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. Terrance M. Kuczynski	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-1136

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 861 Beaver Valley Road, Bloomsburg, PA 17815 a copy of the description of said property is attached hereto and marked Exhibit "A."

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

   Terrence M. Kuczynski
   861 Beaver Valley Road,
   Bloomsburg, PA 17815

Exhibit A

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

   Terrence M. Kuczynski
   861 Beaver Valley Road
   Bloomsburg, PA 17815

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

   None Known

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

Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Company of Pennsylvania
P.O. Box 8621,
Elmhurst, IL 60126

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

Exhibit A

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)	861 Beaver Valley Road, Bloomsburg, PA 17815
Domestic Relations	Columbia County 700 Sawmill Road Bloomsburg, PA 17815
Commonwealth of Pennsylvania,	Department of Welfare, P.O. Box 2675, Harrisburg, PA 17105.
Internal Revenue Service Federated Investors Tower	13th Floor, Suite 1300 1001 Liberty Avenue Pittsburgh, PA 15222
United States of America c/o U.S. Attorney's for the Middle District of PA	235 North Washington Street

Scranton, PA 18503

Commonwealth of PA
Inheritance Tax Office

1400 Spring Garden Street
Philadelphia, PA 19130

Commonwealth of PA
Bureau of Individual Tax
Inheritance Tax Division

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

Department of Public Welfare
TPL Casualty Unit Estate
Recovery Program

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

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

March 22, 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. Terrance M. Kuczynski	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-1136

DATE: March 22, 2006

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

EXHIBIT B

OWNER(S): Terrance M. Kuczynski

PROPERTY: 861 Beaver Valley Road, Bloomsburg, PA 17815

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on Wednesday, May 24th, 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.

McCabe, Weisberg and Conway, P.C.
123 S. Broad St., Suite 2080
Philadelphia, PA 19109
ATTN: Charlynn Mills 26863

☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

UNITED STATES POSTAGE
PITNEY BOWES
02 1A
0004605770
$ 03.0
MAR 22 20
MAILED FROM ZIP CODE 191

Line	Article Number	Addressee Name, Street and PO Address							SC Fee	SH Fee	RD Fee	RR Fee
1	Beneficial v. Kucynski	Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania P.O. Box 8621, Elmhurst, IL 60126										
2		Commonwealth of PA Bureau of Compliance Department of Revenue Clearance Support Department 281230 Harrisburg, PA 17128-1230 Attn: Sheriff's Sales										
3		Tenant(s)/Occupant(s) 861 Beaver Valley Road, Bloomsburg, PA 17815										
4		Domestic Relations Columbia County 700 Sawmill Road Bloomsburg, PA 17815										
5		Commonwealth of Pennsylvania, Department of Welfare, P.O. Box 2675, Harrisburg, PA 17105.										
6		Internal Revenue Service Federated Investors Tower 13th Floor, Suite 1300 1001 Liberty Avenue Pittsburgh, PA 15222										
7		United States of America c/o U.S. Attorney's for the Middle District of PA 235 North Washington Street Scranton, PA 18503										
8		Commonwealth of PA Inheritance Tax Office 1400 Spring Garden Street Philadelphia, PA 19130										

EXHIBIT B

LAW TITLE STA PHILADELPHIA 19110

		Commonwealth of PA Bureau of Individual Tax Inheritance Tax Division 6th flr., Strawberry Square Dept. # 280601 Harrisburg, PA 17128											
10		Department of Public Welfare TPL Casualty Unit Estate Recovery Program P.O. Box 8486 Willow Oak Bldg., Harrisburg, PA 17105			EXHIBIT B								
Total Number of Pieces Listed by Sender 10	Total Number of Pieces Received at Post Office	Postmaster, Per *(Name of receiving employee)*	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for documented reconstruction insurance is $500 per piece subject to additional limitations for multiple pieces lost or damaged in a catastrophic occurrence. The maximum indemnity payable on Express Mail merchandise insurance is $500, but optional Express Mail Service merchandise is available for up to $5,000 in some countries, but not all countries. The maximum indemnity payable is $25,000 for registered mail. See *Domestic Mail Manual* P000, S913, and S921 for limitations of coverage on insured and COD mail. See *International Mail Manual* for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.											reconstruction of nonnegotiable documents under Express Mail

PS Form 3877, February, 2005

Complete by Typewriter, Ink, or Ball Point Pen

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

SHERIFF'S RETURN OF NO SERVICE

BENEFICIAL CONSUMER DISCOUNT COMPANY DBA BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA **29ED2006**

VS.

TERRANCE KUCZYNSKI

THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF THIS 3/1/2006 FOR THE FOLLOWING REASONS:
MOVED LEFT NO FORWARDING

SWORN AND SUBSCRIBED BEFORE ME
THIS Thursday, March 02, 2006

NOTARY PUBLIC

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

SO ANSWERS :

TIMOTHY T. CHAMBERLAIN
SHERIFF

BY:

J. CARTER
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE
PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/23/2006

SERVICE# 1 - OF - 16 SERVICES
DOCKET # 29ED2006

PLAINTIFF BENEFICIAL CONSUMER DISCOUNT COMPANY DBA BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA

DEFENDANT TERRANCE KUCZYNSKI
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED
TERRANCE KUCZNYSKI
861 BEAVER VALLEY RD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ 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) House Empty No Food PER Bloom PD

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
2-28-6	1035	[illegible]	Empty house

DEPUTY [signature] DATE 3-2-6

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.
Terrance M. Kuczynski

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

No._____ Term_____E.D.

No. _____Term_____A.D.

No. 2005-CV-1136Term_____J.D.

2006-CD-29

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: 861 Beaver Valley Road, Bloomsburg, PA 17815
(See legal description attached)

Amount due	$90,597.04	
Interest from 1/30/2006 -	$	
Total	$	Plus Costs as endorsed.

Dated: 2-23-2006
(SEAL)

Prothonotary, Common Pleas Court of
Columbia County Penna.

By: Deputy

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land situate in the Township of Beaver, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center of Legislative Route No. 19016, said point being at the southeast corner of lands of Norman L. Bernadine Smith, said lands being lot No. 2 of the subdivision of Helen Kuczynski; thence along said lands of Norman L. and Bernadine Smith, north 7 degrees 15 minutes 25 seconds east, a distance of 541.34 feet to an iron pin in place; thence along lands now or formerly of Yamulla Trucking Company, north 88 degrees 20 minutes 50 seconds east a distance of 160.44 feet to an iron pin, said pin being in the northwest corner of Lot No. 4 of the subdivision of Helen Kuczynski; thence along Lot No. 4, south 7 degrees 15 minutes 25 seconds west, a distance of 557.96 feet to a point in the center of Legislative Route 19016; thence continuing in the center of Legislative Route No. 19016, north 85 degrees 42 minutes 57 seconds west, a distance of 158.71 feet to the point of **BEGINNING.**

BEING LOT NO. 3 of the subdivision of Helen Kuczynski in Beaver Township.

CONTAINING 2.00 acres of land more or less. This description is prepared from a survey of the subdivision of Helen Kuczynski in Beaver Township, prepared by Orangeville Surveying Consultants and dated July 14, 1977.

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BEGINNING at a set iron pin in line of lands of Norman L. and Bernadine L. Smith, said point being north 06 degrees 14 minutes 39 seconds east 291.35 feet from a point in the centerline of State Route No. 2024, said point being in the southeast corner of lands of Norman L. and Bernadine L. Smith and the southwest corner of lands of Terrance Kuczynski; thence from the place of beginning and along lands of Norman L. and Bernadine L. Smith, north 06 degrees 14 minutes 39 seconds east 249.99 feet to an existing iron pipe; thence along lands now or late of Yamulla's Trucking Company, north 87 degrees 20 minutes 02 seconds east 160.44 feet to an existing iron pin, thence along lands now or late of James and Katherine Yannes, south 06 degrees 14 minutes 39 seconds west 265.50 feet to an iron pin set; thence along Parcel No. 1, north 87 degrees 07 minutes 38 seconds west 158.78 feet to an iron pin, the place of BEGINNING.

CONTAINING 0.938 acres of land, more or less.

THE PROPERTY IDENTIFICATION NUMBER FOR THE ABOVE DESCRIBED PARCEL IS 01-11-12-06.

UNDER AND SUBJECT to any and all conditions, reservations, convenants, restrictions and agreements contained in the chain of title.

BEING KNOWN AS: 861 Beaver Valley Road, Bloomsburg, PA 17815 - REAL DEBT: $90,597.04

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Terrance M. Kuczynski

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. Terrance M. Kuczynski	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-1136 2006-ED-29

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Terrence M. Kuczynski
861 Beaver Valley Road,
Bloomsburg, PA 17815

Your house (real estate) at 861 Beaver Valley Road, Bloomsburg, PA 17815, (more fully described as attached) is scheduled to be sold at the Columbia County Sheriff's Sale on May 24, 2006 at 9:30 am. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of $90,597.04 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

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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 2/23/2006

SERVICE# 9 - OF - 16 SERVICES
DOCKET # 29ED2006

PLAINTIFF BENEFICIAL CONSUMER DISCOUNT COMPANY DBA BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA

DEFENDANT TERRANCE KUCZYNSKI
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED
ELIZABETH CHYKO-TAX COLLECTOR
456 BEAVER VALLEY RD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON ELIZABETH

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 2-28-6 TIME 1030 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE:
A. PERSONAL SERVICE AT POA X 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 2-28-6

COLUMBIA COUNTY SHERIFF'S OFFICE
PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/23/2006

SERVICE# 10 - OF - 16 SERVICES
DOCKET # 29ED2006

PLAINTIFF BENEFICIAL CONSUMER DISCOUNT COMPANY DBA BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA

DEFENDANT TERRANCE KUCZYNSKI
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 Lovar

RELATIONSHIP Cost Service IDENTIFICATION _____

DATE 2-27-6 TIME 1510 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE:
A. PERSONAL SERVICE AT POA ___ POB X POE ___ CCSO ___
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE
F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS

DEPUTY [signature] DATE 2-27-6

COLUMBIA COUNTY SHERIFF'S OFFICE
PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/23/2006

SERVICE# 13 - OF - 16 SERVICES
DOCKET # 29ED2006

PLAINTIFF BENEFICIAL CONSUMER DISCOUNT COMPANY DBA BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA

DEFENDANT TERRANCE KUCZYNSKI
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 2-27-6 TIME 1450 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE:
A. PERSONAL SERVICE AT POA ___ POB X POE ___ CCSO ___
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE
_____
F. OTHER (SPECIFY) _____
_____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS

DEPUTY J. Cates DATE 2-27-6

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:28-FEB-06 FEE:$5.00 CERT. NO:1735

KJCZYNSKI TERRENCE
861 BEAVER VALLEY ROAD
BLOOMSBURG PA 17815

DISTRICT: BEAVER TWP
DEED 0283-0840
LOCATION: 861 BEAVER VALLEY RD BLOOMSBURG
PARCEL: 01 -11 -012-06,000

YEAR	BILL ROLL	AMOUNT	-----PENDING---- INTEREST	COSTS	TOTAL AMOUNT DUE
2003	PRIM	1,267.82	25.20	0.00	1,293.02
2004	PRIM	1,020.56	25.84	55.00	1,101.40
2005	PRIM	919.53	26.93	60.00	1,006.46
TOTAL DUE :					$3,400.88

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

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

REQUESTED BY: Timothy T. Chamberlain, Sheriff
dm.

REAL ESTATE OUTLINE

ED # 29-06

DATE RECEIVED 2-23-06
DOCKET AND INDEX 2-27-06
SET FILE FOLDER UP 2-27-06

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 2000.00 ✓ CK# 28055

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

SALE DATE May 24, 06 TIME 0930
POSTING DATE Apr 19, 06
ADV. DATES FOR NEWSPAPER 1ST WEEK May 3
2ND WEEK 10
3RD WEEK 17 06

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.
Terrance M. Kuczynski

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

No._____ Term_____E.D.

No. _____Term_____A.D.

No. 2005-CV-1136Term_____J.D.

2006-ED-29

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: 861 Beaver Valley Road, Bloomsburg, PA 17815
(See legal description attached)

Amount due	$90,597.04	
Interest from 1/30/2006 -	$	
Total	$	Plus Costs as endorsed.

Dated: 02-23-2006
(SEAL)

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

By: Deputy

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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. Terrance M. Kuczynski	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-1136 2006-ED-29

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Terrence M. Kuczynski
861 Beaver Valley Road,
Bloomsburg, PA 17815

Your house (real estate) at 861 Beaver Valley Road, Bloomsburg, PA 17815, (more fully described as attached) is scheduled to be sold at the Columbia County Sheriff's Sale on _____ at ____.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of $90,597.04 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

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123 South Broad Street, Suite 2080
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(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. Terrance M. Kuczynski	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-1136 2006-ED-29

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 861 Beaver Valley Road, Bloomsburg, PA 17815 a copy of the description of said property is attached hereto and marked Exhibit "A."

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

   Terrence M. Kuczynski
   861 Beaver Valley Road,
   Bloomsburg, PA 17815

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

   Terrence M. Kuczynski
   861 Beaver Valley Road
   Bloomsburg, PA 17815

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

   None Known

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

Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Company of Pennsylvania
P.O. Box 8621,
Elmhurst, IL 60126

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

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

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

Name	Address
Tennant(s)/Occupant(s)	861 Beaver Valley Road, Bloomsburg, PA 17815
Domestic Relations	Columbia County 700 Sawmill Road Bloomsburg, PA 17815
Commonwealth of Pennsylvania,	Department of Welfare, P.O. Box 2675, Harrisburg, PA 17105.
Internal Revenue Service Federated Investors Tower	13th Floor, Suite 1300 1001 Liberty Avenue Pittsburgh, PA 15222
United States of America c/o U.S. Attorney's for the Middle District of PA	235 North Washington Street Scranton, PA 18503

Commonwealth of PA
Inheritance Tax Office

1400 Spring Garden Street
Philadelphia, PA 19130

Commonwealth of PA
Bureau of Individual Tax
Inheritance Tax Division

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

Department of Public Welfare
TPL Casualty Unit Estate
Recovery Program

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

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

February 10, 2006

DATE

J. McCabe

TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land situate in the Township of Beaver, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

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CONTAINING 0.938 acres of land, more or less.

THE PROPERTY IDENTIFICATION NUMBER FOR THE ABOVE DESCRIBED PARCEL IS 01-11-12-06.

UNDER AND SUBJECT to any and all conditions, reservations, convenants, restrictions and agreements contained in the chain of title.

BEING KNOWN AS: 861 Beaver Valley Road, Bloomsburg, PA 17815 - REAL DEBT: $90,597.04

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Terrance M. Kuczynski

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

Exhibit A

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

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. Terrance M. Kuczynski	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-1136 2006-ED-29

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 861 Beaver Valley Road, Bloomsburg, PA 17815 a copy of the description of said property is attached hereto and marked Exhibit "A."

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

   Terrence M. Kuczynski
   861 Beaver Valley Road,
   Bloomsburg, PA 17815

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

   Terrence M. Kuczynski
   861 Beaver Valley Road
   Bloomsburg, PA 17815

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

   None Known

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

Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Company of Pennsylvania
P.O. Box 8621,
Elmhurst, IL 60126

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

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

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

Name	Address
Tennant(s)/Occupant(s)	861 Beaver Valley Road, Bloomsburg, PA 17815
Domestic Relations	Columbia County 700 Sawmill Road Bloomsburg, PA 17815
Commonwealth of Pennsylvania,	Department of Welfare, P.O. Box 2675, Harrisburg, PA 17105.
Internal Revenue Service Federated Investors Tower	13th Floor, Suite 1300 1001 Liberty Avenue Pittsburgh, PA 15222
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Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. Terrance M. Kuczynski	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-1136 2006-ED-29

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:

Terrence M. Kuczynski
861 Beaver Valley Road,
Bloomsburg, PA 17815

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

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 10th DAY
OF FEBRUARY , 2006.

NOTARY PUBLIC

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

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

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T. McCabe

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Attorney for Plaintiff

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Attorney for Plaintiff

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. Terrance M. Kuczynski	COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2005-CV-1136 2006-ED-29

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:

861 Beaver Valley Road, Bloomsburg, PA 17815
(more fully described as attached)

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

Terrence M. Kuczynski
861 Beaver Valley Road,
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.

February 10, 2006

DATE

J. McCabe

TERRENCE J. McCABE, ESQUIRE

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UNDER AND SUBJECT to any and all conditions, reservations, convenants, restrictions and agreements contained in the chain of title.

BEING KNOWN AS: 861 Beaver Valley Road, Bloomsburg, PA 17815 - REAL DEBT: $90,597.04

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Terrance M. Kuczynski

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

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

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

JOSEPH F. RIGA*
Of Counsel

February 10, 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. Terrance M. Kuczynski
Columbia County Court of Common Pleas Number 2005-CV-1136

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):

Terrence M. Kuczynski
861 Beaver Valley Road,
Bloomsburg, PA 17815

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

Thank you for your cooperation in this matter.

Very truly yours,

Angie Owens

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

TJM/ao
Enclosures

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

Attorney for Plaintiff

BENEFICIAL CONSUMER DISCOUNT COMPANY d/b/a BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA	:	COLUMBIA COUNTY COURT OF COMMON PLEAS
v.	:	
TERRANCE M. KUCZYNSKI	:	NUMBER 2005-CV-1136

O R D E R

AND NOW, this 25th day of October, 2005, the Plaintiff is granted leave to serve the Complaint in Mortgage Foreclosure and all other subsequent pleadings that require personal service and the Notice of Sheriff's Sale upon the Defendant, Terrance M. Kuczynski, by regular mail and by certified mail, return receipt requested, and by posting at the Defendants' last-known address and the mortgaged premises known in this herein action as 861 Beaver Valley Road, Bloomsburg, PA 17815.

BY THE COURT:

/S/ Scott W. Naus
J.

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

WACHOVIA
3-50/310

28055
NUMBER

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

DATE: Jan 25/2006

AMOUNT: $2,000.00

TO THE ORDER OF: Sheriff of Columbia County

ESCROW TRUST
VOID AFTER 90 DAYS

Listing property for Sheriff's Sale

Security Features Included. Details on back.

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

⑈028055⑈ ⑆031000503⑆ 2000012430022⑈

SHERIFF'S SALE

WEDNESDAY MAY 24, 2006 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 29 OF 2005 ED AND CIVIL WRIT NO. 1136 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 tract of land situate in the Township of Beaver, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center of Legislative Route No. 19016, said point being at the southeast corner of lands of Norman L. Bernadine Smith, said lands being lot No. 2 of the subdivision of Helen Kuczynski; thence along said lands of Norman L. and Bernadine Smith, north 7 degrees 15 minutes 25 seconds east, a distance of 541.34 feet to an iron pin in place; thence along lands now or formerly of Yamulla Trucking Company, north 88 degrees 20 minutes 50 seconds east a distance of 160.44 feet to an iron pin, said pin being in the northwest corner of Lot No. 4 of the subdivision of Helen Kuczynski; thence along Lot No. 4, south 7 degrees 15 minutes 25 seconds west, a distance of 557.96 feet to a point in the center of Legislative Route 19016; thence continuing in the center of Legislative Route No. 19016, north 85 degrees 42 minutes 57 seconds west, a distance of 158.71 feet to the point of BEGINNING.

BEING LOT NO. 3 of the subdivision of Helen Kuczynski in Beaver Township.

CONTAINING 2.00 acres of land more or less. This description is prepared from a survey of the subdivision of Helen Kuczynski in Beaver Township, prepared by Orangeville Surveying Consultants and dated July 14, 1977.

EXCEPTING AND RESERVING from the above-described tract of land:

ALL THAT CERTAIN piece, parcel or tract of land situated in the Township of Beaver, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows to wit;

BEGINNING at a set iron pin in line of lands of Norman L. and Bernadine L. Smith, said point being north 06 degrees 14 minutes 39 seconds east 291.35 feet from a point in the centerline of State Route No. 2024, said point being in the southeast corner of lands of Norman L. and Bernadine L. Smith and the southwest corner of lands of Terrance Kuczynski; thence from the place of beginning and along lands of Norman L. and Bernadine L. Smith, north 06 degrees 14 minutes 39 seconds east 249.99 feet to an existing iron pipe; thence along lands now or late of Yamulla's Trucking Company, north 87 degrees 20 minutes 02 seconds east 160.44 feet to an existing iron pin, thence along lands now or late of James and Katherine Yannes, south 06 degrees 14 minutes 39 seconds west 265.50 feet to an iron pin set; thence along Parcel No. 1, north 87 degrees 07 minutes 38 seconds west 158.78 feet to an iron pin, the place of BEGINNING.

CONTAINING 0.938 acres of land, more or less.

THE PROPERTY IDENTIFICATION NUMBER FOR THE ABOVE DESCRIBED PARCEL IS 01-11-12-06.

UNDER AND SUBJECT to any and all conditions, reservations, convenants, restrictions and agreements contained in the chain of title.

BEING KNOWN AS: 861 Beaver Valley Road, Bloomsburg, PA 17815 - REAL DEBT $90.597.04;

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Terrance M. Kuczynski

TERRENCE J. McCABE, ESQUIRE

123 South Broad Street, Suite 2080

Philadelphia, PA 19109 (215)790 1010

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.

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

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

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

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

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