### SHERIFF'S SALE COST SHEET

NO. 132-07 ED NO. 177-47	S. <u>/ )cy</u> ID DATE/TIM	_ / IE OF SALE_	mysol	
DOCKET/RETURN SERVICE PER DEF. LEVY (PER PARCEL MAILING COSTS ADVERTISING SALE BILLS & COPIES ADVERTISING SALE (NEWSPAPER) MILEAGE POSTING HANDBILL CRYING/ADJOURN SALE SHERIFF'S DEED TRANSFER TAX FORM DISTRIBUTION FORM COPIES NOTARY TOTAL ************************************	\$15.00 \$\frac{2}{0}\omega\circ}\$15.00 \$\frac{7}{2}\omega\circ}\$17.50 \$15.00 \$\frac{15.00}{515.00}\$10.00 \$\frac{35.00}{525.00}\$25.00			
WEB POSTING PRESS ENTERPRISE INC. SOLICITOR'S SERVICES TOTAL ************************************	\$150.00 \$_208, 34	•		
PROTHONOTARY (NOTARY) RECORDER OF DEEDS TOTAL *********	\$ <del>10.0</del> 0 \$_ *******	\$ <del></del>	_	
REAL ESTATE TAXES:  BORO, TWP & COUNTY 20  SCHOOL DIST. 20  DELINQUENT 20  TOTAL ************************************	\$ \$ \$ <u></u>	\$ 5,00	_	
MUNICIPAL FEES DUE:  SEWER 20_ WATER 20_ TOTAL *********	\$ \$ *******	so-	_	
SURCHARGE FEE (DSTE) MISC TOTAL *********	\$ \$_ ******	s /50,00 s - 6-	- ).:./V!	
TOTAL COSTS (OP)		2.	- 2000 <u>\$ 894,74</u> /105.70	De Portine

## facsimile TRANSMITTAL

to: Sheriff of Columbia County

fax #: 570-389-5625

re: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of

Permsylvania

VS.

Ronald L. Deihl a/k/a Ronald Deihl

date

September 17, 2007

pages: 2

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

From the dosk of...

DENISE WILLIAMS 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.

TERRENCE J. McCABE<sup>AAA</sup> MARC S. WEISBERG\*\* EDWARD D. CONWAY MARGARET GAIRO LISA L. WALLACEAN BRENDA L. BRÜĞDÖN\* MICHELLE M. MONTE ^^ MONICA G. CHRISTIE I PRANK DUBIN ANDREW L. MARKOWITZ ROBERT W. CUSICK \* BONNIE DAHL\* ANGELA M. MICHAEL» SCOTT TAGGART\* DEBORAH K. CURRAN±+ LAURA H.G. O'SULLIVANSO STEPHANCE H. HURLEY.

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

SESTIE 600. 216 HADDON AVENUE WESTMONT, NJ 08108 (856) 858-7080 FAN (856) 858-7020

SUITE 401 145 HUGURNOT STREET NEW ROCHELLE, NY 10801. (914)-636-8900 FAX (914)-636-8961 ALSO SERVICING CONNECTIONS

SUITU 302 8101 SANDY SPRING ROAD LAURIEU, MID 20707 (301) 490-1196 FAX (301) 490-1568 ALSO SERVICING THE DISTRICT OF COLUMBIA

> SUITE 206W 6800 HERICHO TURNPIKE SYOSSET, NY 11791 (917) 351-1188 FAX (917) 351-0363

Of Counsel PITNICK & MARGOLIN, LLPA - NY DEBORALLK, CURRAN + - MD & DC LAURA H.G. O'SULLIVANA - MD & DO STEPHANICH, HURLEY . - MD

JOSEPH F. RIGA\* - PA & NJ.

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Lacoused in PA & WA Lacoused in PA & CT Lacoused in MD & DC

Learnership Mid-

Managing Amorney by NY Managing Assuring for MD

September 17, 2007

Sheriff of Columbia County Columbia County Courthouse 35 West Main Street Bloomsburg, PA 17815

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

Ronald L. Deihl a/k/a Ronald Deihl

Columbia County; Court of Common Pleas; No. 2007-CV-797

Premises: 11 Walnut Street, Hemlock Township, Bloomsburg, PA, 17815

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the November 7, 2007 Sheriff's Sale. I am requesting at this time that you stay this sale. My client has placed Defendant on a hardship program.

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

Very truly yours,

Denise Williams Legal Assistant

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625 SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice August 29 and September 5, 12, 2007 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner 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.

or Common reas or count- bia County, Civil Division, to me directed, there will be exposed to a public sale, by venue or outcry to the high- est bidder, for cash, in a courtroom or Sheriff's Office at the Columbia County Courthouse, 35 West Main St., Bloomsburg, Penna., 17815, all the right and title and interest to the defen- dants in and to: PROPERTY ADDRESS: 11 Walnut Street Hemlock Township Bloomsburg, PA 17815 HEMLOCK TOWNSHIP DEED BOOK, PAGE No.:	bscribed to before me this
101 IMPROVEMENTS: Residential Dwelling DEFENDANT: Ronald L. Deihl a/k/a Ronald Deihl	
PLAINTIFF ATTORNEY: Terrence J. McCabe, Esquire Philadelphia, PA 19109	
TIMOTHY T. CHAMBERLAIN, SHERIFF COLUMBIA COUNTY www.shqriffofcolumbia- county.com	

#### LAW OFFICES

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

TERRENCÊ J. McCABÉ\*\*\* MARC S. WEISBERG\*\* EDWARD D. CONWAY MARGARET GAIRO LISA L. WALLACE+† BRENDA L. BROGDON\* MICHELLE M. MONTE ~ MONICA G. CHRISTIE + FRANK DUBIN ANDREW L. MARKOWITZ ROBERT W. CUSICK \* BONNIE DAHL\* ANGELA M. MICHAEL» SCOTT TAGGART\* DEBORAH K. CURRANHA LAURA H.G. O'SULLIVAN±4 STEPHANIE H. HURLEY ..

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

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

SUITE 205 53 WEST 36™ STREET NEW YORK, NY 10018 (917) 351-1188 FAX (917) 351-0363 ALSO SERVICING CONNECTICUT

SUITE 302 8101 SANDY SPRING ROAD LAUREL, MD 20707 (301) 490-1196 FAX (301) 490-1568 ALSO SERVICING THE DISTRICT OF COLUMBIA

> SUITE 206W 6800 JERICHO TURNPIKE SYOSSET, NY 11791 (917) 351-1188 FAX (917) 351-0363

Of Counsel PITNICK & MARGOLIN, LLP^ - NY DEBORAH K. CURRAN . - MD & DC LAURA H.G. O'SULLIVAN - MD & DC STEPHANIE H. HURLEY ... MD JOSEPH F. RJGA\* - PA & NJ

Licensed in PA & NI Licensed in PA & NY Licensed in NY Licement in NJ Licensed in PA & WA
Licensed in PA & WA
Licensed in PA, NJ & NY
Licensed in NY & CT
Licensed in MD & DC
Licensed in MD

Managing Alteracy for NY
Managing Attendey for MD

August 31, 2007

Sheriff's Office Columbia County Courthouse 35 West Main Street Bloomsburg PA 178.5 Atta: Timothy Chamberlain

Re:

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

Ronald L. Deihl a/k/a Ronald Deihl

Columbia County; Court of Common Pleas; No. 2007-CV-797

Premises: 11 Walnut Street, Hemlock Township, Bloomsburg, PA, 17815

Dear Sheriff Chamber ain:

As you know, the above-captioned matter is currently scheduled for the September 19, 2007 Sheriff's Sale. I am requesting at this time that you postpone this matter to the November 7, 2007 @ 10:00 a.m..

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

> Very truly yours, Novlett A. Smith Legal Assistant

SENT VIA FACSIMILE TRANSMITTAL-NUMBER 570-389-5625 SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

# facsimile TRANSMITTAL

to:

Sheriff Timothy Chamberlain/Columbia County Sheriff's Office

fax #:

570-339-5625

re:

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

Pennsylvania

vs.

Ronald L. Deihl a/k/a Ronald Deihl

date

August 31, 2007

pages:

2

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

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

MAKE CHECKS PAYBLE TO: Tax Notice 2007 County & Municipality
HEMLOCK TWP Denise D Ottaviani 116 Frosty Valley Road Bloomsburg PA 17815

HOURS:MARCH - APRIL: TUE & THUR 1PM TO 6PM WATER
JUNE 19.21,28.28: 1PM TO 6PM
OR BY APPOINTMENT. PHONE:570-784-9310

FOR: COLUMBIA COUNTY SINKING GENERAL DESCRIPTION ASSESSMENT 22,577 1.345 .85 2.5 .0002 6.146LESS DISCOUNT DATE 03/01/2007 135.98 18.81 55.31 29.76 4.43 AX AMOUNT DUEL INCL PENALTY 138.76 30.37 19.19 56.44 4.52 BILL NO. 19318

152.64

TAXES ARE DUE & PAYABLE • PROMPT PAYMENTIS REQUESTED If you desire a receipt, send a self-addressed stamped envelope with your payment. THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT. DEIHL RONALD L BLOOMSBURG PA 17815 11 WALNUT STREET have been calculated for your convenience The discount & penalty PARCEL: 18 -01A-101-00,000 11 WALNUT ST PAY THIS AMOUNT Penalty .1791 Acres Discount Total Assessment CNTY 10 % 8 Buildings Land 10 % T\P April 30 June 30
If paid on or before 244.29 22,577 20,077 2,500 249.28 January 1, 2008 courthouse on: This tax returned to If paid after June 30 274.2 33.41 21.11 62.08 4.97

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0 нз

NAME AND ADDRESS CORRECTION REQUESTED

#### CIVIL ACTION LAW

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

COURT OF COMMON PLEAS COLUMBIA COUNTY

v.

Ronald L. Deihl a/k/a Ronald Deihl

State of the state

Number 2007-CV-797 2007-ED-132

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

TO: Ronald L. Deihl a/k/a Ronald Deihl

11 Walnut Street

Bloomsburg, PA 17815

Your house (real estate) at 11 Walnut Street, Hemlock Township, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on Sept. 19, 2007 at 10:00 Eastern Time, in the Sheriff's Office of the Columbia County Courthouse, Main Street. Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$106,268.81 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:

- The sale will be canceled if you pay to Beneficial Consumer Discount Company 1. 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.
- You may be able to stop the sale by filing a petition asking the Court to strike or 2. 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

If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. 1. You may find out the price bid by calling Terrence J. McCabe, Esquire at (215) 790-1010.

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN DATE RECEIVED 7/13/2007	SERVICE# 7 - OF - 15 SERVICES DOCKET # 132ED2007
	L CONSUMER DISCOUNT COMPANY D/B/A L MORTGAGE COMPANY OF PENNSYLVANIA
DEFENDANT RONALD L. ATTORNEY FIRM KODAK AN  PERSON/CORP TO SERVED  DENISE OTTAVIANI-TAX COLLECTOR  116 FROSTY VALLEY RD	PAPERS TO SERVED
BLOOMSBURG	
SERVED UPON OFFICE	
RELATIONSHIP N/A	IDENTIFICATION
DATE 1 AUG 67 TIME 1355 MIL	
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B. HOUSEHOLD M C. CORPORATION D. REGISTERED A	VICE AT POA POB POE CCSO EMBER: 18+ YEARS OF AGE AT POA MANAGING AGENT GENT PLACE OF ATTEMPTED SERVICE
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IN TA.	X PAYMENT BOX
ATTEMPTS DATE TIME	OFFICER REMARKS
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#### LAW OFFICES

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

TERRENCE J. McCABE\*\*\* MARC S. WEISBERG\*\* EDWARD D. CONWAY SUITE 2080 MARGARET GAIRO 123 SOUTH BROAD STREET LISA L. WALLACE: 1 PHILADELPHIA, PA 19109 BRENDA L BROGDON\* (215) 790-1010 MICHELLE M. MONTE \*\* FAX (215) 790-1274 MONICA G. CRRISTIE : FRANK DUBIN ANDREW L. MARKOWITZ ROBERT W. CUSICK \* BONNIE DAHL\*

\$1,0TF 600 216 HADDON AVENUE WESTMONT, NJ 08108 (856) 858-7080 FAX (856) 858-7020

**SHITE 205** 53 WEST 36 III STREET NEW YORK, NY 10018 (917) 351-1188 FAX (917) 351-0363

SUITE 302 8101 SANDY SPRING ROAD LAUREL, MD 20707 (301) 490-1196 FAX (301) 490-1568

SUITE 206W 6800 JERICHO TURNPIKE SYOSSET NV 11791 (917) 351-1188 FAX (917) 351-0363

Of Counsel PITNICK & MARGOLIN, LLP\* - NY DEBORAH K. CURRAN 4 - MD & DC LAURA H.G. O'SULLIVAN4 - MD & DC STEPHANIE II HURLEY .. . MO JOSEPH F. RIGA\* - PA & NJ

July 24, 2007

Licensed in PA & NJ Licensed in P.A.A. NV

ANGELA M. MICHAEL»

DEBORAH K. CURRAN±+

STEPHANIE H. HURLEY\*\*

LAURA H.G. O'SULLIVAN±4

SCOTT TAGGART\*

Licensed in NY

Licensed in PA & WA

\*\*\* Lacaused in PA N1 & NY
Lacaused in PA N1 & CT

Licensed in MD & DC Licensed in MD

Managing Attorney for N Magazing Afferred for MD

> Prothonotary's Office Columbia County Courthouse 35 West Main Street Bloomsburg, PA 17815

Re: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of PA

VS.

Ronald L. Deihl a/k/a Ronald Deihl

CCP, Columbia County, No. 2007-CV-797

Premises: 11 Walnut Street, Hemlock TownshipBloomsburg, PA 17815

#### Dear Sir or Madam:

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

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

Thank you for your assistance in this matter.

Very truly yours,

Jolande N. Holmes, for

McCabe, Weisberg and Conway, P.C.

/inh

Enclosures

cc: Office of the Sheriff/Real Estate Division

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

McCABE, WEISBERC ND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESQUIRE - ID # 34687 MARGARET GAIRO, ESQUIRE - ID # 34419

FRANK DUBIN, ESQUIRE - ID # 19280 BONNIE DAHL, ESQUIRE - ID # 79294

ANDREW L. MARKOWITZ, ESQUIRE - 1D # 28009

123 South Broad Street, Suite 2080 Philadelphia, Pennsylvania 19109

(215) 790-1010

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

 $\mathbf{V}$ 

Ronald L. Deihl a/k/a Ronald Deihl Defendant

Attorneys for Plaintiff

COURT OF COMMON PLEAS COLUMBIA COUNTY

Number 2007-CV-797

#### AFFIDAVIT OF SERVICE

I, the undersigned, attorney for the Plaintiff in the within matter, hereby certify that on the 23rd day of July, 2007, 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 certificates of mailing are also attached hereto, made a part hereof and marked as Exhibit "B."

SWORN TO AND SUBSCRIBED

BEFORE ME THIS 23rd DAY

OF JULY , 2007.

SOTARV/BÚBLÍC

McCABE, WEISBERG, AND CONWAY, P.C.

Attorneys for Plaintiff

TERRENCE J. McCABE, ESOUIRE

MARC S. WEISBERG, ESQUIRE

EDWARD D. CONWAY, ESQUIRE

MARGARET GAIRO, ESQUIRE

FRANK DUBIN, ESQUIRE

BONNIE DAHL, ESQUIRE

ANDREW L. MARKOWITZ, ESQUIRE

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal Susan J. Markowitz, Notary Public City Of Philadelphia, Philadelphia County My Commission Expires Feb. 13, 2011

Member, Pennsylvania Association of Notaries

McCABE, WEISBERG AND CONWAY, P.C. BY: TERRENCE J. McCABE, ESQUIRE - 1D # 16496 MARC S. WEISBERG, ESOUIRE - 1D # 17616

MARC S. WEISBERG, ESQUIRE - 1D # 17616 EDWARD D. CONWAY, ESQUIRE - 1D # 34687 MARGARET GAIRO, ESQUIRE - 1D # 34419

FRANK DUBIN, ESQUIRE - ID # 19280 BONNIE DAHL, ESQUIRE - ID # 79294

ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009

123 South Broad Street, Suite 2080 Philadelphia, Pennsylvania 19109

(215) 790-1010

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

 $\mathbf{v}$ .

Ronald L. Deihl a/k/a Ronald Deihl Defendant

Attorneys for Plaintiff

COURT OF COMMON PLEAS COLUMBIA COUNTY

Number 2007-CV-797

#### **AFFIDAVIT PURSUANT TO RULE 3129**

I, the undersigned, 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: 11 Walnut Street, Hemlock Township, Bloomsburg, PA 17815, a copy of the description of said property is attached hereto and marked Exhibit "A".

l. Name and address of Owner or Reputed Owner:

Name Address

Ronald L. Deihl a/k/a 11 Walnut Street

Ronald Deihl Bloomsburg, PA 17815

2. Name and address of Defendant in the judgment:

Name Address

Ronald L. Deihl a/k/a 11 Walnut Street

Ronald Deihl Bloomsburg, PA 17815

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

Name Address

None other.

4.	Name and address of the last record	ed holder of every mortgage of record:
	Name	Address
	None other.	
5.	Name and address of every other pe	rson who has any record lien on the property:
	Name	Address
	None.	
6.	Name and address of every other pe property which may be affected by t	rson who has any record interest in the he sale:
	Name	Address
	None.	
7.	Name and address of every other perhas any interest in the property which	rson of whom the plaintiff has knowledge who h may be affected by the sale:
	Name	Address
	Tenants	11 Walnut Street Bloomsburg, PA 17815
	Commonwealth of PA Department of Public Welfare	P.O. Box 2675 Harrisburg, PA 17105
	Commonwealth of Pennsylvania Inheritance Tax Office	1400 Spring Garden Street Philadelphia, PA 19130
	Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
	Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
	Domestic Relations Columbia County	700 Sawmill Road Bloomsburg, PA 17815
	Internal Revenue Service Technical Support Group	William Green Federal Bldg. Record 329, 600 Arch Street Philadelphia, PA 19106

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

235 North Washington Street Scranton, PA 18503

Commonwealth of Pennsylvania, Dept. of Revenue, Bureau of Compliance, Clearance Support

ATTN: Sheriff Sales

Dept. 281230

Harrisburg, PA 17128

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.

DATE: July 23, 2007 McCABE, WEISBERG, AND CONWAY, P.C.

Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
FRANK DUBIN, ESQUIRE
BONNIE DAHL, ESQUIRE
ANDREW L. MARKOWITZ, ESQUIRE



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

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESQUIRE - ID # 34687 MARGARET GAIRO, ESQUIRE - ID # 34419 FRANK DUBIN, ESQUIRE - ID # 19280 BONNIE DAHL, ESQUIRE - ID # 79294 ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009 123 South Broad Street, Suite 2080 Attorneys for Plaintiff

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

COURT OF COMMON PLEAS COLUMBIA COUNTY

v.

Number 2007-CV-797

Ronald L. Deihl a/k/a Ronald Deihl Defendant

Philadelphia, Pennsylvania 19109

(215) 790-1010

DATE: July 23, 2007

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

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

OWNERS: Ronald L. Deihl a/k/a Ronald Deihl

PROPERTY: 11 Walnut Street, Hemlock Township, Bloomsburg, PA 17815

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Sheriff's Sale on WEDNESDAY, SEPTEMBER 19, 2007, at 10:00 a.m., Eastern Time, 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 thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.



Name and Address of Sender McCabe, Weisberg and Conway, P.C. 123 S. Broad St., Suite 2080 Philadelphia, PA 19109 ATTN: Jolande Holmes- 30941 Total Number of Pieces Lusted by Sender E III 1/2 Ø S. ~J 9 Ġ Beneficial v. Deihl Total Number of Pieces Received at Post Office Article Manabo Domestic Relations Columbia County 700 Sawmill Road Postmaster. Per (Name of receiving employee) Clearance Support ATTN: Sheriff Sales United States of America c/o U.S. Attorney for the Middle District of PA 235 North Washington Street Scranton, PA 18503 Recovery Program Willow Oak Building 6th Floor, Strawberry Square Department \$280601 Harrisburg, PA 17128 Bureau of Individual Tax Commonwealth of Pennsylvania 1400 Spring Garden Street Philadelphia, PA 19130 Commonwealth of Pennsylvania Harrisburg, PA 17105 Department of Public Welfare P.O. Box 2675 Commonwealth of PA Bloomsburg, PA 17815 Harrisburg, PA 17128 Bureau of Compliance Commonwealth of Pennsylvania. Room 3259, 600 Arch Street Philadelphia, PA 19106 William Green Federal Bldg Bloomsburg, PA 17815 Inheritance Tax Division Inheritance Tax Office Dept. of Revenue Harrisburg, PA J7105-8486 P.O. Box 8486 Walnut Street Dept. 281230 Internal Revenue Service Department of Public Welfare IPL Casualty Unit Estate echnical Support Group Addresse Name, Street and PO Address ☐ Ragistered
☐ Refum Receipt for Merchandise
☐ Signature Confirmation □ Recorded Delivery (International) In Haldedhard while, it is not extracted and extract and Hermelian particle which is not considering managed the electron reaching the form of the horizontal particle and the processing of the Postage 後大小人の大きな `}). · 通行報告 1 年 新 通行 1 年 八 年 日 (14,72) OF: in sér. Kijity 1000000 25 85 73

#### TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622

## SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380

OURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX: (570) 389-5625 24 HOUR PHONE (570) 784-6300

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

BENEFICIAL CONSUMER DISCOUNT CO

VS.

RONALD DEIHL

WRIT OF EXECUTION #132 OF 2007 ED

#### POSTING OF PROPERTY

August 16, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE PROPERTY OF RONALD DEIHL. AT 11 WALNUT STREET BLOOMSBURG COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

Jan Jan

EPUTY SHERIFF

SO ANSWERS

TIMOTHY T. CHAMBERLAIN

SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 16<sup>TH</sup>

DAY OF AUGUST 2007

COMMONWEALTH OF PENNSYLVANIA

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

Domestic  ANDER CO  Complete its item 4 if Reservint your notes that we continue or on the from the fr	7006		eritance	ired. ne reverse /ou. mailpiece,	ON Complete	7006 2760	ω 4	ual Tax	sce,
ENDER: COMPLETE THIS SECTION  Complete items 1, 2, ar J. 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.	2760 0004 5957 7247	Mail Selivery?	D. Is delivery address different from item 1? If YES, enter delivery address below:	by ( Printed Name)	COMPLETE THIS SECTION ON DELIVERY  A. Signature	0622 2565 4000	Service Type  Mail Express Mail  Registered Return Receipt for Insured Mail C.O.D.  Restricted Delivery? (Extra Fee)	If YES, enter delivery address below:	
COMPLETE THIS SECTION ON THE A. Signature  A		Express Mail  - Return Receipt for Merchandise  - C.O.D.  (Extra Fee)	7 17 D Yes	Addressee C. Date of Delivery	VERY	ュ こ7もロ	α 4	SALE	ant fressee
DELIVERY  DELIVERY  DELIVERY  BI Addressee  All Date Delivery  Delivery  The local 10 Types	0004 5957 7216	3. Service Type  B Certified Mail	D. Is delivery address clinerer troublem in fixes, enter delivery address below:	B. Received by (Printed Name) C. D	COMPLETE THIS SECTION ON DELIVERY	0004 5957 7292	Service Type  **E Certified Mail	U. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No LE	
102695-02-M-1540	2565 4000	Type tifled Mail jistered _rred Mall ted Deliver	No enter delivery address below:	1 ~ I*	65/	5 2760 0004	3. Service Type  ☐ Certified Mail ☐ Express ☐ Registered ☐ Return F ☐ Insured Mail ☐ C.O.D.  4. Restricted Delivery? (Extra Fee)	D. Is delivery addir	
Dome	7	☐ Express Mail ☐ Return Receipt for Merchandise ☐ C.O.D. ☐ Yes	11		THIS SECTION ON DELIVERY	5957 7278 ュ 2760 102595-02-M-1540 teturn Receipt	I ☐ Express Mail☐ Return Receipt for Merchandise☐ C.O.D.	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
Domestic Return Receipt	2565 4000 0922 900	3. Service Type  3. Service Type  4. Restricted Delivery? (Extra	D. is delivery address different fi	B. Received by (Minted Name,	COMPLETE THIS SECTION OF	2760 0004 5957 7; etum Receipt	3. Service Type  ② Certified Mail □ Express \( \text{L} \) Registered □ Return Re \( \text{L} \) Insured Mail □ C.O.D.  4. Restricted Delivery? (Extra Fee)	D. Is delivery address different from it if YES, enter delivery address be	COMPLETE THIS SECTION ON DIE

#### TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622 24 HOUR PHONE (370) 784-6300

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

Docket # 132ED2007

VS

MORTGAGE FORECLOSURE

RONALD L. DEIHL A/K/A RONALD DEIHL

#### AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, JULY 23, 2007, AT 8:56 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON RONALD DEIHL AT 11 WALNUT STREET, BLOOMSBURG BY HANDING TO MARY DIEHL, DAUGHTER, 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, JULY 24, 2007

TIMOTHY T. CHAMBERLAIN SHERIFF

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Wendy Westover, Notary Public Bloomsburg, Columbia Co., PA My Commission Expires November 07, 2009

### COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:

T. CHAMBERLAIN SERVICE# 1 - OF - 15 SERVICES DATE RECEIVED 7/13/2007 DOCKET # 132ED2007 PLAINTIFF BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA DEFENDANT RONALD L. DEIHL A/K/A RONALD DEIHL ATTORNEY FIRM KODAK AND IMBLUM PERSON/CORP TO SERVED PAPERS TO SERVED RONALD DEIHL MORTGAGE FORECLOSURE 11 WALNUT STREET **BLOOMSBURG** SERVED UPON \_\_\_\_ IDENTIFICATION \_\_\_\_\_ RELATIONSHIP DATE 7-33 TIME 3056 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 /\_\_\_\_ 7-23 DATE DEPUTY

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

DATE RECEIVED	7/13/2007	SERVICE# 12 - OF DOCKET # 132ED20	
PLAINTIFF			NT COMPANY D/B/A NY OF PENNSYLVANIA
DEFENDANT ATTORNEY FIRM	KODAK AND	DEIHL A/K/A RONALD IMBLUM	DEIHL
PERSON/CORP TO	SERVED	PAPERS TO SERV	ED
COLUMBIA COUNT	Y TAX CLAIM	MORTGAGE FORE	CLOSURE
PO BOX 380		7	
BLOOMSBURG			
SERVED UPON	DEB HillER		
RELATIONSHIP (		IDENTIFICATION	N
DATE 7-19-7 T	IME 1215 MILE	EAGEOT	HER
Race Sex 1	Height Weight	Eyes Hair A	.ge Military
TYPE OF SERVICE:	C. CORPORATION N D. REGISTERED AG	MBER: 18+ YEARS C MANAGING AGENT	OF AGE AT POA
	F. OTHER (SPECIFY	)	
ATTEMPTS DATE	TIME O	FFICER R	EMARKS
DEPUTY	ada	DATE	19-7

### COUNTY OF COLUMBIA REAL ESTATE TAX LIEN CERTIFICATE

DATE: 20-JUL-07

FEE:\$5.00

CERT. NO:3650

DEIHL RONALD L 11 WALNUT STREET BLOOMSBURG PA 17815

DISTRICT: HEMLOCK TWP

DEED

LOCATION: 11 WALNUT ST BLOOMSBURG PARCEL: 18 -01A-101-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	COSTS	TOTAL AMOUNT DUE
2006	PRIM	0.00	0.00	0.00	0.00
TOTAL	DUE :		<b></b>		\$0.00

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: July THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF DECEMBER 31, 2006

REQUESTED BY: Timothy T. Chamberlain, Sheriff dm.

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: DATE RECEIVED	7/13/2007		9 - OF - 15 SERVICES # 132ED2007	
PLAINTIFF			DISCOUNT COMPANY D/B/ COMPANY OF PENNSYLVA	
DEFENDANT ATTORNEY FIRM	KOD	ALD L. DEIHL A/K/A AK AND IMBLUM	RONALD DEIHL	
PERSON/CORP TO			O SERVED	
DOMESTIC RELAT	IONS	MORTGAG	GE FORECLOSURE	
15 PERRY AVE.				
BLOOMSBURG				
RELATIONSHIP	ISTANCE SE	identi	FICATION	
DATE 2.16.7 T	TME 0945	MILEAGE	OTHER	
			ir Age Military	
TYPE OF SERVICE:	B. HOUSEL C. CORPOR D. REGISTI	IOLD MEMBER: 18+ ATION MANAGING A ERED AGENT	POB _X POE CCSO YEARS OF AGE AT POA AGENT ITEMPTED SERVICE	<del>-</del>
	F. OTHER (	SPECIFY)		
ATTEMPTS DATE	TIME	OFFICER	REMARKS	
				<del></del>
DEPUTY /	ech=	DAT	TE 7-16-7	_

Gosy 4 pass.

TIMOTHY T, CHAMBERLAIN



FAX: (570) 389-5625

2 Marked 7-16-07

PHONE (570) 389-3622

Friday, July 13, 2007

HMSC-C/O GAREY BITTENBENDER BLOOMSBURG,

BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA VS
RONALD L. DEIHL A/K/A RONALD DEIHL

**DOCKET #** 132ED2007

JD # 797JD2007

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain Sheriff of Columbia County

Timothy T. Chambalain

#### CIVIL ACTION LAW

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

COURT OF COMMON PLEAS COLUMBIA COUNTY

v.

Ronald L. Deihl a/k/a Ronald Deihl

Number 2007-CV-797 2007-ED-132

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

TO: Ronald L. Deihl a/k/a Ronald Deihl

11 Walnut Street

Bloomsburg, PA 17815

Your house (real estate) at 11 Walnut Street, Hemlock Township, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on Sept. 19, 2007 at 10:00 Eastern Time, in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$106,268.81 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.
- You may also be able to stop the sale through other legal proceedings. 3.

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

If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. 1. 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 thirty (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.

LAWYER REFERRAL SERVICE North Penn Legal Services 168 East 5th Street Bloomsburg, PA 17815 570-784-8760

ASSOCIATION DE LICENCIDADOS North Penn Legal Services 168 East 5th Street Bloomsburg, PA 17815 570-784-8760

#### **LEGAL DESCRIPTION**

ALL THAT CERTAIN piece, parcel or tract of land situate in the Village of Fernville, Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING on Walnut Street, (erroneously recorded as Waln Street on previous Deeds), at a point, North Sixty-two (62) degrees East, One Hundred Seventy-eight (178) feet from the Northeast intersection of Walnut Street and Spruce Alley; thence by lands now or formerly of Nora C. Wagner, North Twenty-eight (28) degrees West, One Hundred Fifty (150) feet to Cliff Alley; thence by the same, North Sixty-two (62) degrees East, Fifty-two (52) feet to a corner in an abandoned public road; thence by the same, South Twenty-eight (28) degrees East, One Hundred Fifty (150) feet to Walnut Street; thence by the same, South Sixty-two (62) degrees West, Fifty-two (52) feet to a point, the place of BEGINNING. BEING the Easterly Fifty-two (52) feet of Lot No. 46.

SUBJECT, HOWEVER, to all reservations contained in former deeds.

BEING KNOWN AS 11 Walnut Street, Bloomsburg, PA 17815.

BEING TAX PARCEL NO. 18-01A-101.

BEING THE SAME PREMISES which First Columbia Bank and Trust Company, Executor of the Estate of Maxine C. Laubach, Deceased, by Deed dated August 16, 1995 and recorded August 18, 1995 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Volume 603, Page 873, granted and conveyed unto Ronald L. Deihl and Donna L. Deihl, his wife. AND THE SAID Donna L. Deihl departed this life on September 30, 2002, whereupon title to such premises vested solely in Ronald L. Deihl by operation of law.

REAL DEBT: \$106,268.81

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Ronald L. Deihl a/k/a Ronald Deihl

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

## REAL ESTATE OUTLINE

ED#<u>/33-07</u>

DATE RECEIVED DOCKET AND INDEX 7-13-0	<u>01</u>
CHECK FOR PROPER 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 \$1,259.00 OR	CK#_98666_
SALE DATE POSTING DATE ADV. DATES FOR NEWSPAPER	TIME /OCO  1 <sup>ST</sup> WEEK Aug. 29  2 <sup>ND</sup> WEEK Sept. 7  3 <sup>RD</sup> WEEK /J 7

## SHERIFF'S SALE

Wednesday, September 19th, 2007 at 10:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 132ED2007 AND CIVIL WRIT NO. 797JD2007 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:

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#### 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 in 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 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 the bidder will be considered forfeited, but will be applied against any damages recoverable. The defalting 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.

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Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
Plaintiff	
v.	No Term E.D.
Ronald L. Deihl a/k/a Ronald Deihl	No A.D
Defendant	N. 2007 CV 707T
	No. 2007-CV-797TermJ.D.  3007-ED-132
	WRIT OF EXECUTION
Commonwealth of Pennsylvania:	MORTGAGE FORECLOSURE
County of Columbia	
TO THE SHERIFF OF COLUMBIA COUNTY PEN	INSYLVANIA
To satisfy the judgement, interest and costs in the above matter you (specifically described property below):  Being Known As:  11 Walnut Street, Hemlock Town	
Amount Due	\$ 106,268.81
Interest from 07/11/2007 to DATE OF SALE	\$
@ \$17.47 per diem Costs	\$
Total	\$ Plus Costs as endorsed.
Dated: <u>1-13-み</u> のこり (SEAL)	Prothonotary, Common Pleas Court of Columbia County Penna.
	By: Photo 9. Burney Deputy

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania	IN THE COURT OF C	
Plaintiff v.	NoTern	mE.D.
Ronald L. Deihl a/k/a Ronald Deihl	No Te	ermA.D
Defendant	No. <u>2007-CV-797</u> Term_	J.D.
Commonwealth of Pennsylvania:	WRIT OF	ED 132 EXECUTION FORECLOSURE
County of Columbia		
TO THE SHERIFF OF COLUMBIA COUNTY P	ENNSYLVANIA	
To satisfy the judgement, interest and costs in the above matter y (specifically described property below):  Being Known As: 11 Walnut Street, Hemlock Tov		
Amount Due	\$ 106,268.81	
Interest from 07/11/2007 to DATE OF SALE  @ \$17.47 per diem Costs	\$ \$	
Total	\$ Plu endorsed.	s Costs as
Dated: ) - 13 - 200	Prothonotary, Common Columbia County Penr	
	By: Eliptet 9.	Manuer Deputy

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA		
Plaintiff			
v.	NoE.D.		
Ronald I Deihl a/k/a Ronald Deihl	NoA.D		
Defendant	No. <u>2007-CV-797</u> TermJ.D.		
	3007-CV-79/TermJ.D.		
	WRIT OF EXECUTION		
Commonwealth of Pennsylvania:	MORTGAGE FORECLOSURE		
County of Columbia			
TO THE SHERIFF OF COLUMBIA COUNTY PEN	NNSYLVANIA		
To satisfy the judgement, interest and costs in the above matter you (specifically described property below):  Being Known As:  11 Walnut Street, Hemlock Town			
Amount Due	\$ 106,268.81		
Interest from 07/11/2007 to DATE OF SALE	\$		
@ \$17.47 per diem Costs	\$		
Total	\$ Plus Costs as endorsed.		
Dated: 13-2001 (SEAL)	Prothonotary, Common Pleas Court of Columbia County Penna.		
	By: Ch fluit A. Beres Deputy		

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SUBJECT, HOWEVER, to all reservations contained in former deeds.

BEING KNOWN AS 11 Walnut Street, Bloomsburg, PA 17815.

BEING TAX PARCEL NO. 18-01A-101.

BEING THE SAME PREMISES which First Columbia Bank and Trust Company, Executor of the Estate of Maxine C. Laubach, Deceased, by Deed dated August 16, 1995 and recorded August 18, 1995 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Volume 603, Page 873, granted and conveyed unto Ronald L. Deihl and Donna L. Deihl, his wife. AND THE SAID Donna L. Deihl departed this life on September 30, 2002, whereupon title to such premises vested solely in Ronald L. Deihl by operation of law.

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BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESQUIRE - ID # 17616 FDWARD D. CONWAY ESQUIRE - ID # 34687

EDWARD D. CONWAY, ESQUIRE - ID # 34687 MARGARET GAIRO, ESQUIRE - ID # 34419

FRANK DUBIN, ESQUIRE - ID # 19280 BONNIE DAHL, ESQUIRE - ID # 79294

ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009

123 South Broad Street, Suite 2080 Philadelphia, Pennsylvania 19109

(215) 790-1010

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

v.

Ronald L. Deihl a/k/a Ronald Deihl Defendant

Attorneys for Plaintiff

COURT OF COMMON PLEAS COLUMBIA COUNTY

707.ED-132

Number 2007-CV-797

AFFIDAVIT PURSUANT TO RULE 3129

I, Andrew L. Markowitz, 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: 11 Walnut Street, Hemlock Township, Bloomsburg, PA 17815, a copy of the description of said property is attached hereto and marked Exhibit "A".

1. Name and address of Owner or Reputed Owner:

Name Address

Ronald L. Deihl a/k/a 11 Walnut Street

Ronald Deihl Bloomsburg, PA 17815

2. Name and address of Defendant in the judgment:

Name Address

Ronald L. Deihl a/k/a 11 Walnut Street

Ronald Deihl 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:

Name Address

None other.

4.	Name and address of the last recorded holder of every mortgage of record:	
	Name	Address
	None other.	
5.	Name and address of every other pers	son who has any record lien on the property:
	Name	Address
	None.	
6.	Name and address of every other person who has any record interest in the property which may be affected by the sale:	
	Name	Address
	None.	
7.	Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:	
	Name	Address
	Tenants	11 Walnut Street Bloomsburg, PA 17815
	Commonwealth of PA Department of Public Welfare	P.O. Box 2675 Harrisburg, PA 17105
	Commonwealth of Pennsylvania Inheritance Tax Office	1400 Spring Garden Street Philadelphia, PA 19130
	Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
	Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
	Domestic Relations Columbia County	700 Sawmill Road Bloomsburg, PA 17815
	Internal Revenue Service Technical Support Group	William Green Federal Bldg. Room 3259, 600 Arch Street Philadelphia, PA 19106

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

235 North Washington Street Scranton, PA 18503

Commonwealth of Pennsylvania, Dept. of Revenue, Bureau of Compliance, Clearance Support

ATTN: Sheriff Sales Dept. 281230

Harrisburg, PA 17128

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.

DATE: July 9, 2007

McCABE, WEISBERG, AND CONWAY, P.C.

BY: \_\_\_\_\_ Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
FRANK DUBIN, ESQUIRE
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FRANK DUBIN, ESQUIRE - 1D # 19280 BONNIE DAHL, ESQUIRE - 1D # 79294

ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009

123 South Broad Street, Suite 2080 Philadelphia, Pennsylvania 19109

(215) 790-1010

Repeficial Consumer Discount

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

v.

Ronald L. Deihl a/k/a Ronald Deihl Defendant

**Attorneys for Plaintiff** 

COURT OF COMMON PLEAS COLUMBIA COUNTY

Number 2007-CV-797 1007-ED-132

# **CERTIFICATE**

Andrew L. Markowitz, Esquire hereby states that he is the attorney for the Plaintiff in the above-captioned matter and that the property is not subject to the provisions of Act 91 because it is:

- ( ) An FHA insured mortgage
- ( ) Non-owner occupied
- ( ) Vacant
- (X) Act 91 procedures have been fulfilled.

This certification is made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

McCABE, WEISBERG & CONWAY, PC

BY: \_\_\_\_\_

Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE MARC S. WEISBERG, ESQUIRE EDWARD D. CONWAY, ESQUIRE MARGARET GAIRO, ESQUIRE FRANK DUBIN, ESQUIRE BONNIE DAHL, ESQUIRE

ANDREW L. MARKOWITZ, ESQUIRE

#### LAW OFFICES

# McCABE, WEISBERG & CONWAY, P.C.

TERRENCE J. McCABE\*\*\* MARC S. WEISBERG\*\* EDWARD D. CONWAY MARGARET GAIRO LISA L. WALLACE+† BRENDA L. BROGDON\* MICHELLE M. MONTE ^^ MONICA G. CHRISTIE + FRANK DUBIN ANDREW L. MARKOWITZ ROBERT W. CUSICK \* BONNIE DAHL\* ANGELA M. MICHAEL» SCOTT TAGGART\* DEBORAH K. CURRAN±4 LAURA H.G. O'SULLIVAN+A STEPHANIE H. HURLEY..

SUITE 2080 123 SOUTH BROAD STREET PHILADELPHIA, PA 19109 (215) 790-1010 FAX (215) 790-1274 SUITE 600 216 HADDON AVENUE WESTMONT, NJ 08108 (856) 858-7080 FAX (856) 858-7020

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

SUITE 302 8101 SANDY SPRING ROAD LAUREL, MD 20707 (301) 490-1196 FAX (301) 490-1568

SUITE 206W 6800 JERICHO TURNPIKE SYOSSET, NY 11791 (917) 351-1188 FAX (917) 351-0363

Of Counsel
PITNICK & MARGOLIN, J.L.P^ - NY
DEBORAH K. CURRAN \* - MD & DC
LAURA H.G. O'SULLIVAN \* MD & DC
STEPHANIE H. HURLEY \* - MD
JOSEPH F. RIGA\* - PA & NJ

July 9, 2007

Licensed in PA & WA
 Licensed in PA & WA
 Licensed in PA N5 & N7
 Licensed in N7 & CT
 Licensed in MD & DC
 Licensed in MD
 Managing Attorney for NY
 Managing Attorney for MD

Licensed in PA & NI

Licensed in PA & NY Licensed in NY

Licensed in NJ

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

Re: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of PA

vs. Ronald L. Deihl a/k/a Ronald Deihl

CCP, Columbia County, Number 2007-CV-797

Premises: 11 Walnut Street, Hemlock Township, Bloomsburg, PA 17815

#### Dear Sir or Madam:

Enclosed please find 3 copies of Notice of Sheriff's Sale of Real Estate Pursuant to PA.R.C.P. 3129 relative to the above matter. I would appreciate your serving the Notice upon the Defendant as follows:

Ronald L. Deihl a/k/a Ronald Deihl 11 Walnut Street Bloomsburg, PA 17815

After service has been completed, kindly forward to our office an affidavit indicating same. Your assistance is most appreciated.

Very truly yours;

ALM/sma Enclosures

Andrew L. Markowitz, Esquire McCabe, Weisberg & Conway, PC

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

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESQUIRE - ID # 34687 MARGARET GAIRO, ESQUIRE - ID # 34419

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

v

Ronald L. Deihl a/k/a Ronald Deihl Defendant COURT OF COMMON PLEAS COLUMBIA COUNTY

Attorneys for Plaintiff

Number 2007-CV-797

3001.ED.132

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 self the property described as follows:

11 Walnut Street, Hemlock Township, Bloomsburg, PA 17815

(more fully described as attached)

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

Ronald L. Deihl a/k/a Ronald Deihl 11 Walnut Street Hemlock Township 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.

DATE: July 9, 2007 McCABE, WEISBERG, AND CONWAY, P.C.

Attorneys for Plaintiff

ANDREW L. MARKOWITZ, ESOURE

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BEGINNING on Walnut Street, (erroneously recorded as Waln Street on previous Deeds), at a point, North Sixty-two (62) degrees East, One Hundred Seventy-eight (178) feet from the Northeast intersection of Walnut Street and Spruce Alley; thence by lands now or formerly of Nora C. Wagner, North Twenty-eight (28) degrees West, One Hundred Fifty (150) feet to Cliff Alley; thence by the same, North Sixty-two (62) degrees East, Fifty-two (52) feet to a corner in an abandoned public road; thence by the same, South Twenty-eight (28) degrees East, One Hundred Fifty (150) feet to Walnut Street; thence by the same, South Sixty-two (62) degrees West, Fifty-two (52) feet to a point, the place of BEGINNING. BEING the Easterly Fifty-two (52) feet of Lot No. 46.

SUBJECT, HOWEVER, to all reservations contained in former deeds.

BEING KNOWN AS 11 Walnut Street, Bloomsburg, PA 17815.

BEING TAX PARCEL NO. 18-01A-101.

BEING THE SAME PREMISES which First Columbia Bank and Trust Company, Executor of the Estate of Maxine C. Laubach, Deceased, by Deed dated August 16, 1995 and recorded August 18, 1995 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Volume 603, Page 873, granted and conveyed unto Ronald L. Deihl and Donna L. Deihl, his wife. AND THE SAID Donna L. Deihl departed this life on September 30, 2002, whereupon title to such premises vested solely in Ronald L. Deihl by operation of law.

REAL DEBT: \$106,268.81

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Ronald L. Deihl a/k/a Ronald Deihl

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MARGARET GAIRO, ESQUIRE - ID # 34419 FRANK DUBIN, ESQUIRE - ID # 19280 BONNIE DAHL, ESQUIRE - ID # 79294

ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009

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

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

v.

Ronald L. Deihl a/k/a Ronald Deihl Defendant

**Attorneys for Plaintiff** 

COURT OF COMMON PLEAS COLUMBIA COUNTY

Number 2007-CV-797 2007-ED-132

### **AFFIDAVIT PURSUANT TO RULE 3129**

I, Andrew L. Markowitz, 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: 11 Walnut Street, Hemlock Township, Bloomsburg, PA 17815, a copy of the description of said property is attached hereto and marked Exhibit "A".

1. Name and address of Owner or Reputed Owner:

Name Address

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Ronald Deihl Bloomsburg, PA 17815

2. Name and address of Defendant in the judgment:

Name Address

Ronald L. Deihl a/k/a 11 Walnut Street

Ronald Deihl 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:

Name Address

None other.

4.	Name and address of the last recorded holder of every mortgage of record:	
	Name	Address
	None other.	
5.	Name and address of every other pers	son who has any record lien on the property:
	Name	Address
	None.	
6.	Name and address of every other person who has any record interest in the property which may be affected by the sale:	
	Name	Address
	None.	
7.	Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:	
	Name	Address
	Tenants	11 Walnut Street Bloomsburg, PA 17815
	Commonwealth of PA Department of Public Welfare	P.O. Box 2675 Harrisburg, PA 17105
	Commonwealth of Pennsylvania Inheritance Tax Office	1400 Spring Garden Street Philadelphia, PA 19130
	Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
	Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
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	Internal Revenue Service Technical Support Group	William Green Federal Bldg. Room 3259, 600 Arch Street Philadelphia, PA 19106

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

235 North Washington Street Scranton, PA 18503

Commonwealth of Pennsylvania, Dept. of Revenue, Bureau of Compliance, Clearance Support

ATTN: Sheriff Sales Dept. 281230 Harrisburg, PA 17128

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.

DATE: July 9, 2007

McCABE, WEISBERG, AND CONWAY, P.C.

BY: \_\_

Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
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#### CIVIL ACTION LAW

Beneficial Consumer Discount Company d/b/a COURT OF COMMON PLEAS Beneficial Mortgage Company of Pennsylvania COLUMBIA COUNTY v. Number 2007-CV-797 2007-ED-132

Ronald L. Deihl a/k/a Ronald Deihl

# NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Ronald L. Deihl a/k/a Ronald Deihl 11 Walnut Street Bloomsburg, PA 17815

Your house (real estate) at 11 Walnut Street, Hemlock Township, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on Eastern Time, in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$106,268.81 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 thirty (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.

LAWYER REFERRAL SERVICE North Penn Legal Services 168 East 5th Street Bloomsburg, PA 17815 570-784-8760

ASSOCIATION DE LICENCIDADOS North Penn Legal Services 168 East 5th Street Bloomsburg, PA 17815 570-784-8760

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123 South Broad Street, Suite 2080 Philadelphia, Pennsylvania 19109

(215) 790-1010

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

V.

Ronald L. Deihl a/k/a Ronald Deihl Defendant

**Attorneys for Plaintiff** 

COURT OF COMMON PLEAS COLUMBIA COUNTY

Number 2007-CV-797

] 2007-ED-132

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1. Name and address of Owner or Reputed Owner:

Name

Address

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11 Walnut Street

Ronald Deihl

Bloomsburg, PA 17815

2. Name and address of Defendant in the judgment:

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Ronald Deihl

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:

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Address

None other.

4.	4. Name and address of the last recorded holder of every mortgage of record		
	Name	Address	
	None other.		
5.	Name and address of every other pers	son who has any record lien on the property:	
	Name	Address	
	None.		
6.		Name and address of every other person who has any record interest in the property which may be affected by the sale:	
	Name	Address	
	None.		
7.	Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:		
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United States of America c/o U.S. Attorney for the Middle

235 North Washington Street Scranton, PA 18503

District of PA

Commonwealth of Pennsylvania, Dept. of Revenue, Bureau of Compliance, Clearance Support

ATTN: Sheriff Sales

Dept. 281230

Harrisburg, PA 17128

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.

DATE: July 9, 2007

McCABE, WEISBERG, AND CONWAY, P.C.

BY: \_\_\_\_\_\_Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE

MARC S. WEISBERG, ESQUIRE

EDWARD D. CONWAY, ESQUIRE MARGARET GAIRO, ESQUIRE

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

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

v.

Ronald L. Deihl a/k/a Ronald Deihl Defendant

Attorneys for Plaintiff

COURT OF COMMON PLEAS COLUMBIA COUNTY

Number 2007-CV-797 .2007-ED-132

#### **CERTIFICATE**

Andrew L. Markowitz, Esquire hereby states that he is the attorney for the Plaintiff in the above-captioned matter and that the property is not subject to the provisions of Act 91 because it is:

- ( ) An FHA insured mortgage
- ( ) Non-owner occupied
- ( ) Vacant
- (X) Act 91 procedures have been fulfilled.

This certification is made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

McCABE, WEISBERG & CONWAY, PC

BY: Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE MARC S. WEISBERG, ESQUIRE EDWARD D. CONWAY, ESQUIRE MARGARET GAIRO, ESQUIRE FRANK DUBIN, ESQUIRE BONNIE DAHL, ESQUIRE ANDREW L. MARKOWITZ, ESQUIRE

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESQUIRE - ID # 34687 MARGARET GAIRO, ESQUIRE - ID # 34419 FRANK DUBIN, ESQUIRE - ID # 19280

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ANDREW L. MARKOWITZ, ESQUIRE - 1D # 28009

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

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

v.

Ronald L. Deihl a/k/a Ronald Deihl Defendant

Attorneys for Plaintiff

COURT OF COMMON PLEAS COLUMBIA COUNTY

Number 2007-CV-797 2007-ED -132

**CERTIFICATE** 

Andrew L. Markowitz, Esquire hereby states that he is the attorney for the Plaintiff in the above-captioned matter and that the property is not subject to the provisions of Act 91 because it is:

- ( ) An FHA insured mortgage
- ( ) Non-owner occupied
- ( ) Vacant
- (X) Act 91 procedures have been fulfilled.

This certification is made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

McCABE, WEISBERG & CONWAY, PC

BY:

Attorneys for Plaintiff

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ANDREW L. MARKOWITZ, ESOUIRE

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

3-50/310

\$2,000.00

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9/2007

Jul.

ATTORNEY'S ACCOUNT VOID AFTER 90 DAYS

Listing for Sheriff's Sale

Sheriff of Columbia County

TO THE ORDER Ь "0948666" "0310005034 2000012430048"

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