

*Refund*

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

Beneficial Cons Dis Co. vs Gary & Darlynn Scherer

NO. 31-07 ED NO. 965-06 JD

DATE/TIME OF SALE: May 2 0900

BID PRICE (INCLUDES COST) \$ 40500.00

POUNDAGE - 2% OF BID \$ 810.00

TRANSFER TAX - 2% OF FAIR MKT \$ —

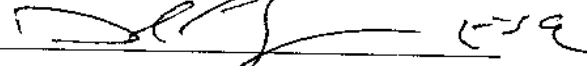
MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5259.28

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

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

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

PURCHASER(S) SIGNATURE(S):   
for Beneficial

TOTAL DUE: \$ 5259.28

LESS DEPOSIT: \$ 9002.00 - from Exec, 145 FD 2006

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

TOTAL ~~DUE IN 8 DAYS~~ \$ 3742.72

*Refund*

# SHERIFF'S SALE COST SHEET

Bancroft Corp. v. Scherf VS. Case & Dulyne Scherf  
 NO. 31-07 ED NO. 965-06 JD DATE/TIME OF SALE Aug 2 2006

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>20.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>62.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>558.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>22.77</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>247.77</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>47.50</u>	
TOTAL *****		\$ <u>57.50</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>2174.63</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>2174.43</u>	
TOTAL *****		\$ <u>4349.06</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>0.00</u>

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

TOTAL COSTS (OPENING BID) \$ 4109.78

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Benevolent Trust Inc. Co. VS County of Columbia Sheriff

NO. 31-07 ED NO. 968-06 JD

DATE/TIME OF SALE: May 2 0900

BID PRICE (INCLUDES COST) \$ 4,650,00

POUNDAGE - 2% OF BID \$ 810,00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ 250,00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5,759,28

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

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

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

PURCHASER(S) SIGNATURE(S): [Signature] LSA

for Benevolent

TOTAL DUE: \$ 5,759,28

LESS DEPOSIT: \$ 700,00 - from Enc. 145 ELS 2006

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

TOTAL DUE IN 8 DAYS \$ 5,742,72

received

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

TERRENCE J. McCABE

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

May 7, 2007

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

Re: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of  
Pennsylvania  
vs.  
Gary F. Scherer and Darlynn M. Scherer  
Columbia County; Court of Common Pleas; No. 2006-CV-965  
Premises: 1183 Bear Gap Road, Elysburg, PA, 17824  
Date of Sheriff's Sale: May 2, 2007

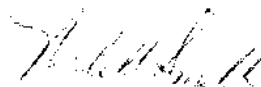
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Dear Sheriff Chamberlain:

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

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

Very truly yours,

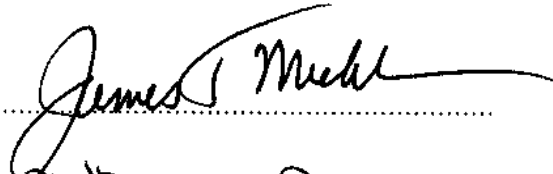
  
Novlett A. Smith  
Legal Assistant

/nas

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Jim Micklow, Treasurer 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

April 11, 18 & 25, 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.



Sworn and subscribed to before me this 26<sup>th</sup> day of April, 2007.



Commonwealth of Pennsylvania  
Notarial Seal  
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.

.....

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) 784-4380

Tuesday, February 27, 2007

**LINDA BILINSKI-TAX COLLECTOR**  
**153 EISENHOWER ROAD**  
**CATAWISSA, PA 17820-**

**BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL**  
**MORTGAGE COMPANY OF PENNSYLVANIA**  
**VS**  
**GARY F. SCHERER AND DARLYNN M. SCHERER S/W**

DOCKET # 31ED2007

JD # 965JD2006

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale  
against this property, notify this office **IMMEDIATELY**

Please feel free to contact me with any questions if

*If you have any more  
questions please call  
me -  
Thank you  
LB*

Respectfully,

**Tax Notice** 2007 County & Municipality

CLEVELAND TWP

**MAKE CHECKS PAYABLE TO:**

Linda Bilinski  
153 EISENHOWER RD  
Catawissa PA 17820

**HOURS:** MONDAY: 6 PM TO 9 PM

MARCH - MAY: SAVE YOURSELF A TRIP &  
CALL FIRST FOR APPOINTMENT

**PHONE:** 570-799-5591

FOR: COLUMBIA COUNTY

DATE

03/01/2007

BILL NO.

5910

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	24,161	6.146	145.52	148.41	163.34
SINKING		1.345	31.85	32.51	35.75
TWP RE		4	94.71	96.61	106.30
The discount & penalty have been calculated for your convenience			272.08	277.61	305.39
<b>PAY THIS AMOUNT</b>			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

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

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 10 %  
PARCEL: 13 -01 -021-02,000  
1183 BEAR GAP RD  
.95 Acres Land 5,173  
Buildings 18,988  
Total Assessment 24,161

TH tax returned to  
courthouse on:  
January 1, 2008

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

BENEFICIAL CONSUMER DIS CO.

VS.

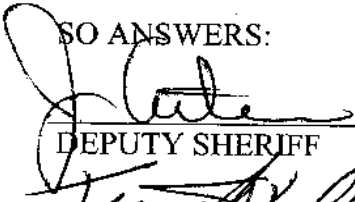
GARY & DARLYNN SCHERER


WRIT OF EXECUTION #31 OF 2007 ED

POSTING OF PROPERTY

March 27, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF GARY & DARLYNN SCHERER. AT 1183 BEAR GAP ROAD ELYSBURG  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 27<sup>TH</sup> DAY OF MARCH 2007



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 D/B/A BENEFICIAL MORTGAGE  
COMPANY OF PENNSYLVANIA

VS

Docket # 31ED2007

MORTGAGE FORECLOSURE

GARY F. SCHERER AND DARLYNN M.  
SCHERER S/W

AFFIDAVIT OF SERVICE


NOW, THIS FRIDAY, MARCH 02, 2007, AT 9:10 AM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON GARY SCHERER AT 1183 BEAR GAP ROAD, ELYSBURG BY  
HANDING TO GARY SCHERER, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT  
AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, MARCH 02, 2007

  
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Wendy Westover, Notary Public  
Bloomsburg, Columbia Co., PA  
My Commission Expires November 07, 2008



X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X   
P. D'ANGELO  
DEPUTY SHERIFF



TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

**VS**

**Docket # 31ED2007**

**MORTGAGE FORECLOSURE**

**GARY F. SCHERER AND DARLYNN M.  
SCHERER S/W**

**AFFIDAVIT OF SERVICE**

NOW, THIS FRIDAY, MARCH 02, 2007, AT 9:10 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON DARLYNN SCHERER AT 1183 BEAR GAP ROAD, ELYSBURG BY HANDING TO GARY SCHERER, HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, MARCH 02, 2007

  
NOTARY PUBLIC

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



X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X   
P. D'ANGELO  
DEPUTY SHERIFF

**eCABE, WEISBERG & CONWAY, P.C.**

TERRENCE J. McCABE\*\*\*  
 MARC S. WEISBERG\*\*  
 EDWARD D. CONWAY  
 MARGARET GABRO  
 RITA C. BUSCHER\*\*  
 MONICA G. CHRISTIE  
 ANDREW L. MARKOWITZ  
 FRANK DUBIN  
 BRENDA L. BROGDON\*  
 BONNIE DAHL\*  
 SCOTT TAGGART\*  
 ANGELA M. MICHAEL\*  
 MATTHEW DITRAPANI\*  
 WILLIAM FOLEY\*

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

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

March 5, 2007

\* Licensed in PA & NJ  
 \*\* Licensed in PA & NY  
 \* Licensed in PA & NJ  
 \* Licensed in PA & WA  
 \*\* Licensed in PA, NJ & NY  
 \* Licensed in NY & CT  
 \* Licensed in NJ  
 \* Managing Attorney for NJ  
 \* Managing Attorney for NY

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

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

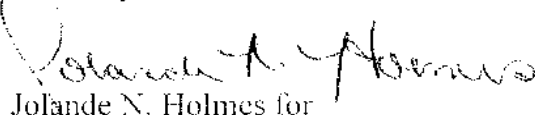
Dear Sir/Madame:

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

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

Thank you for your assistance in this matter.

Sincerely,

  
 Jolande N. Holmes for  
 McCabe, Weisberg & Conway, P.C.

/JH  
 Enclosure

cc: Office of the Sheriff/Real Estate Division

**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 GAIR, ESQUIRE - ID # 34419

Attorneys for Plaintiff

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

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

The Undersigned Esquire, attorney for the Plaintiff in the within matter,  
hereby certify that on the 5<sup>th</sup> day of March , 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 certificate of mailing are also attached hereto, made a  
part hereof and marked as Exhibit "B."

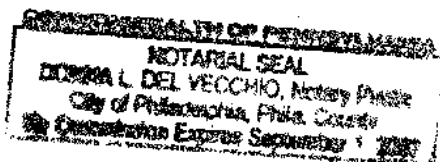
SWORN TO AND SUBSCRIBED  
BEFORE ME THIS 5<sup>th</sup> DAY  
OF MARCH , 2007.

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

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

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

**TERRENCE J. McCABE, ESQUIRE  
MARC S. WEISBERG, ESQUIRE  
EDWARD D. CONWAY, ESQUIRE  
MARGARET GAIR, ESQUIRE**



McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496

Attorneys for Plaintiff

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

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

AFFIDAVIT PURSUANT TO RULE 3129

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 1183 Bear Gap Road, Elysburg, PA 17824 a copy of the description of said property is attached hereto and marked Exhibit "A."

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

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

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

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

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

**EXHIBIT A**

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

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

Plaintiff Herein

Citifinancial,  
1115 Old Berwick Road,  
Bloomsburg, PA 17815

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

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

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

Plaintiff Herein

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

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

Name

Address

Commonwealth of PA  
Department of Revenue

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

**EXHIBIT A**

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

Name

Address

Tenant(s)/Occupant(s)

1183 Bear Gap Road,  
Elysburg, PA 17824

Domestic Relations

Columbia County  
700 Sawmill Road  
Bloomsburg, PA 17815

Commonwealth of Pennsylvania,

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

Internal Revenue Service  
Federated Investors Tower

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

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

235 North Washington Street  
Scranton, PA 18503

Commonwealth of PA  
Inheritance Tax Office

1400 Spring Garden Street  
Philadelphia, PA 19130

Commonwealth of PA  
Bureau of Individual Tax  
Inheritance Tax Division

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

Department of Public Welfare  
TPL Casualty Unit Estate  
Recovery Program


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

**EXHIBIT A**

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

March 5, 2007  
DATE

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

**EXHIBIT A**

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

Attorney for Plaintiff

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

DATE: March 5, 2007

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

PROPERTY: 1183 Bear Gap Road, Elysburg, PA 17824

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on May 2, 2007, at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

**EXHIBIT 8**







# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 2/23/2007

SERVICE# 1 - OF - 19 SERVICES  
DOCKET # 31ED2007

PLAINTIFF

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

DEFENDANT  
ATTORNEY FIRM

GARY F. SCHERER AND DARLYNN M. SCHERER S/W  
McCabe, Weisberg and Conway, PC

<b>PERSON/CORP TO SERVED</b>
GARY SCHERER
1183 BEAR GAP ROAD
ELYSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON GARY SCHERER

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

DATE 03-02-07 TIME 0910 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

03 02 - 07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 2/23/2007

SERVICE# 2 - OF - 19 SERVICES  
DOCKET # 31ED2007

PLAINTIFF

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

DEFENDANT  
ATTORNEY FIRM

GARY F. SCHERER AND DARLYNN M. SCHERER S/W  
McCabe, Weisberg and Conway, PC

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

PAPERS TO SERVED NUM 1014 DE  
MORTGAGE FORECLOSURE PAST DARLYNN SCHERER

(B) HAND TURN  
CAR (C) AT MIDDLE RD.

SERVED UPON GARY SCHERER

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

DATE 03-02-07 TIME 0910 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

3-07 1545 man - man E/C

DEPUTY

Plac. M

DATE 03-02-07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 2/23/2007

SERVICE# 12 - OF - 19 SERVICES  
DOCKET # 31ED2007

PLAINTIFF

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

DEFENDANT  
ATTORNEY FIRM

GARY F. SCHERER AND DARLYNN M. SCHERER S/W  
McCabe, Weisberg and Conway, PC

<b>PERSON/CORP TO SERVED</b>
LINDA BILINSKI-TAX COLLECTOR
153 EISENHOWER ROAD
CATAWISSA

**PAPERS TO SERVED**

MORTGAGE FORECLOSURE 487 R on RICHARD DR.  
C on HENRIK DR.

SERVED UPON ROBT. BILINSKI

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

DATE 03-02-07 TIME 0935 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

Robt. Dille DATE 03-02-07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 2/23/2007

SERVICE# 3 - OF - 19 SERVICES  
DOCKET # 31ED2007

PLAINTIFF

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

DEFENDANT  
ATTORNEY FIRM

GARY F. SCHERER AND DARLYNN M. SCHERER S/W  
McCabe, Weisberg and Conway, PC

<b>PERSON/CORP TO SERVED</b>
CITIFINANCIAL
1115 OLD BERWICK ROAD
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Rocco Nestico

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

DATE 3/1/07 TIME 10:30 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

F. OTHER (SPECIFY) Phone - 387-8480  
990 Scott town Center  
Bloomsburg PA 17815

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature] DATE 3/1/07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 2/23/2007

SERVICE# 13 - OF - 19 SERVICES  
DOCKET # 31ED2007

PLAINTIFF

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

DEFENDANT  
ATTORNEY FIRM

GARY F. SCHERER AND DARLYNN M. SCHERER S/W  
McCabe, Weisberg and Conway, PC

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON

Leslie LEVAN

RELATIONSHIP

CUSTOMER SERVICE

IDENTIFICATION

DATE 2-28-7

TIME 0855

MILEAGE

OTHER

Race

Sex

Height

Weight

Eyes

Hair

Age

Military

TYPE OF SERVICE:

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

F. OTHER (SPECIFY)

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Gole

DATE

2-28-7

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 2/23/2007

SERVICE# 16 - OF - 19 SERVICES  
DOCKET # 31ED2007

PLAINTIFF

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

DEFENDANT  
ATTORNEY FIRM

GARY F. SCHERER AND DARLYNN M. SCHERER S/W  
McCabe, Weisberg and Conway, PC

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON DEB 11/1/07

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

DATE 2-28-7 TIME 0825 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. Carter

DATE 2-28-7



COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:28-FEB-07

FEE:\$5.00

CERT. NO:3115

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

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

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	TOTAL AMOUNT
2005	PRIM	1,004.42	19.67	55.00	1,079.09
2006	PRIM	1,008.16	22.18	60.00	1,090.34
TOTAL DUE :					\$2,169.43

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: May ,2007

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2006

REQUESTED BY:

Timothy T. Chamberlain, Sheriff  
dm.

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 malpiece,  
or on the front if space permits.

Article Addressed to:

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

Article Number: 7000  
(Transfer from service label)

Form 3811, February 2004 Domestic Rel


<p>2. Article Number (Transfer from service label)</p> <p style="text-align: center; font-size: 1.2em;">7005 1160 0000 3414 9517</p>	<p>3. Service Type</p> <p> <input checked="" type="checkbox"/> Certified Mail    <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered    <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail    <input type="checkbox"/> C.O.D.         </p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>PS Form 3811, February 2004      Domestic Return Receipt      102595-02-M-1</p>	

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- 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.

A. Signature  

X 

B. Received by (Printed Name)  

Dorlene Williams

C. Date of Delivery  

3/1/04

1. Article Addressed to:

Beneficial Cons. Dis. CO.  
25 W. Independence St.  
Shamokin, PA 17872

2. Delivery Address (Different from item 1)  
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)

7005 1160 0000 3414 9524

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.	Article Addressed to:  Dept. of Public Welfare PO Box 8486 Harrisburg, PA 17105	Article Number <i>(Transfer from service label)</i> 701	Domestic Return Form 3811, February 2004
---	---	---	--

<p><b>SENDER: COMPLETE THIS SECTION</b></p> <ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul> <p>1. Article Addressed to:</p> <p style="margin-left: 40px;">Commonwealth of PA Individual Tax Dept. 280601 Harrisburg, PA 17128</p>	<p><b>COMPLETE THIS SECTION ON DELIVERY</b></p> <p>A. Signature <span style="float: right;">31</span>    <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <span style="float: right;">C. Date of Delivery</span>  <span style="float: right; font-size: 1.2em;">MAR 01 2007</span></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes          If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number</p> <p style="margin-left: 40px;">(Transfer from service label)</p>	<p>3. Service Type</p> <p> <input checked="" type="checkbox"/> Certified Mail    <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered    <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail    <input type="checkbox"/> C.O.D.         </p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p style="font-size: 1.5em; letter-spacing: 0.5em;">7005 1160 0000 3414 9579</p>	
<p>PS Form 3811, February 2004      Domestic Return Receipt      102595-02-M-11</p>	

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, & 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

- Signature Debra J. [Signature] ☒ Agent ☐ Address 31
- B. Received by (Printed Name) WILLIAM GREEN C. Date of Delivery 3/2
- D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:

## 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)

7005 1160 0000 3414 9470

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

## SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

USA c/o Atty for Middle District  
~~293~~ 293 ~~Washington St.~~  
Scranton, PA 18505

## COMPLETE THIS SECTION ON DELIVERY

- A. Signature X Michael [Signature] ☐ Agent ☒ Address 31
- B. Received by (Printed Name) Michael [Signature] C. Date of Delivery MAR 2
- D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:

## 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)

7005 1160 0000 3414 9555

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

*RECORD OWNER AND  
LIEN CERTIFICATE*

Commonwealth Land Title Insurance Company

Premier Real Estate Settlement Services, Inc.

Elwood R. Harding, Jr., Agent

No. 2006-019

ATTACHED TO AND FORMING A PART OF RECORD OWNER AND LIEN

CERTIFICATE NO. 2006 - 019

\*\*\*\*\*

Subject to the encumbrance and claims as follows:

TAXES: Account No. 13-01-021-02 collected by Sheriff

Lienable Water and Sewer Rents – None

Mechanics and Municipal Claims – None

**Mortgage:** 1) Gary F. Scherer and Darlynn M. Scherer to Beneficial Consumer Discount Co  
D/b/a Beneficial Mortgage Company of Pennsylvania

Dated 9-24-2002

Recorded in Columbia County Instr. # 200211420

Beneficial Consumer Discount Company vs. Gary F. Scherer and Darlynn M. Scherer

Complaint in Mortgage Foreclosure filed on July 19, 2006 to #965-MF- 2006.

Defendant served by Sheriff on July 27, 2006

Judgment in Mortgage Foreclosure filed August 28, 2006

Writ of Execution # 145 ED- 2006 filed September 6, 2006

served by Sheriff on September 11, 2006

**Judgments:** Citifinancial vs. Gary F. Scherer filed 6-17-2003 to # 670 JU 2003

Notice of sale served by Sheriff on September 11, 2006

Bankruptcies: None of record in Columbia County

**Exceptions:**

1) Adverse for deed to Commonwealth for 2135 sq. ft. as recorded in RB 331, pg 939

2) Rights of way as recorded in Columbia County Miscellaneous Book 9, page 576 and 584; and Book 11, pg 164

**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. 2006-019

Effective Date: November 8, 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: Gary F. Scherer and Darlynn M. Scherer

Title to the said premises is vested in Gary F. Scherer and Darlynn M. Scherer

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

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

of BEGINNING. CONTAINING 1.004 acres of land in all.



# REAL ESTATE OUTLINE

ED # 31-07

DATE RECEIVED 2-23-07  
DOCKET AND INDEX 2-27-07

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LKA ✓  
NON-MILITARY AFFIDAVIT ✓  
NOTICES OF SHERIFF SALE ✓  
WATCHMAN RELEASE FORM ✓  
AFFIDAVIT OF LIENS LIST ✓  
CHECK FOR \$1,350.00 OR ✓ CK# 145-06 From other file  
**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE Mar 2 07 TIME 0900  
POSTING DATE Mar 29, 07  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Apr 11  
2<sup>ND</sup> WEEK 18  
3<sup>RD</sup> WEEK 25, 07

# SHERIFF'S SALE

WEDNESDAY MAY 2, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 31 OF 2007 ED AND CIVIL WRIT NO. 965 OF 2006 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

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

BEING KNOWN AS:

1183 Bear Gap Road, Elysburg, PA 17824

REAL DEBT: \$113,366.10

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

## TERMS OF SALE

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

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

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

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

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

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

# SHERIFF'S SALE

WEDNESDAY MAY 2, 2007 AT 9:00 AM

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

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

BEING KNOWN AS:

1183 Bear Gap Road, Elysburg, PA 17824

REAL DEBT: \$113,366.10

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

## TERMS OF SALE

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

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

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

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

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

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

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

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

No. 31 Term 2007 E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 965-CV-2006 Term \_\_\_\_\_ J.D.

**WRIT OF EXECUTION  
MORTGAGE FORECLOSURE**

**Commonwealth of Pennsylvania:**

**County of Columbia**

**TO THE SHERIFF OF \_\_\_\_\_ COLUMBIA \_\_\_\_\_ COUNTY PENNSYLVANIA**

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

Being Known As: 1183 Bear Gap Road, Elysburg, PA 17824  
(See legal description attached)

Amount due \$113,366.10

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

Total \$ Plus Costs as endorsed.

Dated: February 23, 2007  
(SEAL)

Lami B. Kline  
Prothonotary, Common Pleas Court of  
Columbia County Penna.

By:

Deputy

### **LEGAL DESCRIPTION**

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

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

REAL DEBT: \$113,366.10

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

McCABE, WEISBERG & CONWAY, P.C.,  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109  
(215) 790 1010

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  
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BRENDA L. BROGDON\*  
BONNIE DAHL\*  
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ANGELA M. MICHAEL  
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CARLA FARALDO^

SUITE 2080  
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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

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

February 21, 2007

\* 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

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

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

Dear Sir or Madam:

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

1. Original and one copy of Praecipe and Writ of Execution;
2. Original and one copy of Affidavit Pursuant to Rule 3129;
3. Original and a copy of Affidavit of Defendants' Whereabouts;
4. Original and two copies of Instructions to the Sheriff, with a Waiver of Watchman;

5. Original and two copies of Notice of Sheriff's Sale of Real Property, as well as letter addressed to the Sheriff's Office;
6. The original and five copies of the legal description;
7. Check in the amount of \$23.00, representing payment of the fee for the Writ of Execution;
8. Sheriff will paid for re-listing the property from the proceeds from the third party that failed to make settlement with the sheriff.

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

Thank you for your cooperation in this matter.

Very truly yours,

A handwritten signature in cursive script that reads "Angie Owens".

Angie Owens, Paralegal for,  
McCabe, Weisberg & Conway, P.C.

Enclosures

**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**

**Attorneys for Plaintiff**

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

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. Gary F. Scherer and Darlynn M. Scherer, h/w	COLUMBIA COUNTY COURT OF COMMON PLEAS  NUMBER 965-CV-2006 <i>2007-ED-31</i>
--	---

**AFFIDAVIT PURSUANT TO RULE 3129**

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 1183 Bear Gap Road, Elysburg, PA 17824 a copy of the description of said property is attached hereto and marked Exhibit "A."

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

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

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

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

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



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

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

Plaintiff Herein

Citifinancial,  
1115 Old Berwick Road,  
Bloomsburg, PA 17815

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

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

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

Plaintiff Herein

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

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

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

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

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

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

February 21, 2007  
DATE

**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, PA 19109  
(215) 790 1010

**Exhibit A**

**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**

**Attorneys for Plaintiff**

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

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. Gary F. Scherer and Darlynn M. Scherer, h/w	COLUMBIA COUNTY COURT OF COMMON PLEAS  NUMBER 965-CV-2006  <i>2007-ED-31</i>
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Plaintiff Herein

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25 W. Independence Street,  
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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

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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
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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 21, 2007  
DATE

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

BY: 

Attorneys for Plaintiff

**TERRENCE J. McCABE, ESQUIRE**

**MARC S. WEISBERG, ESQUIRE**

**EDWARD D. CONWAY, ESQUIRE**

**MARGARET GAJRO, ESQUIRE**



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

**Attorneys for Plaintiff**

**123 South Broad Street, Suite 2080**  
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--	--

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

**SIR OR MADAM:**

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

**INSTRUCTIONS**

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

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

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

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

**WAIVER OF WATCHMAN**

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

February 21, 2007  
DATE

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

BY: \_\_\_\_\_  
Attorneys for Plaintiff  
**TERRENCE J. McCABE, ESQUIRE**  
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**McCABE, WEISBERG AND CONWAY, P.C.**

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          **MARGARET GAIRO, ESQUIRE - ID # 34419**

**Attorneys for Plaintiff**

**123 South Broad Street, Suite 2080**  
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Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. Gary F. Scherer and Darlynn M. Scherer, h/w	COLUMBIA COUNTY COURT OF COMMON PLEAS  NUMBER 965-CV-2006
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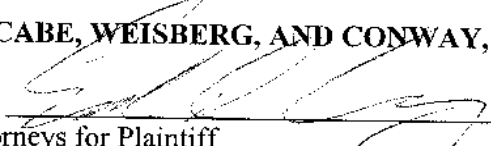
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**WAIVER OF WATCHMAN**

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 21, 2007  
DATE

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

**BY:**   
Attorneys for Plaintiff  
**TERRENCE J. McCABE, ESQUIRE**  
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**McCABE, WEISBERG AND CONWAY, P.C.**

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**  
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**MARGARET GAIRO, ESQUIRE - ID # 34419**

**Attorneys for Plaintiff**

**123 South Broad Street, Suite 2080**  
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Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. Gary F. Scherer and Darlynn M. Scherer, h/w	COLUMBIA COUNTY COURT OF COMMON PLEAS  NUMBER 965-CV-2006  <i>2007-ED 31</i>
--	---

**AFFIDAVIT OF DEFENDANTS' WHEREABOUTS**

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

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

SWORN TO AND SUBSCRIBED  
BEFORE ME THIS 21st DAY  
OF FEBRUARY, 2007.

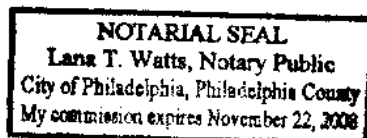
**McCABE, WEISBERG, AND CONWAY, P.C.**

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

Attorneys for Plaintiff

**TERRENCE J. McCABE, ESQUIRE**  
**MARC S. WEISBERG, ESQUIRE**  
**EDWARD D. CONWAY, ESQUIRE**  
**MARGARET GAIRO, ESQUIRE**

*Lana T. Watts*  
\_\_\_\_\_  
NOTARY PUBLIC



**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**

**Attorneys for Plaintiff**

**123 South Broad Street, Suite 2080**  
**Philadelphia, Pennsylvania 19109**  
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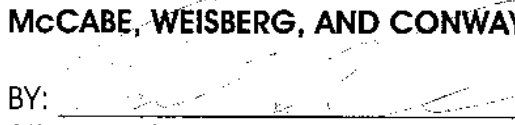
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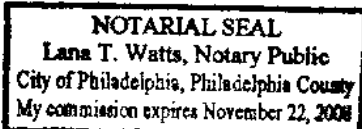
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**TERRENCE J. McCABE, ESQUIRE**  
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LAW OFFICES

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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

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

February 21, 2007

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

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

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

Dear Sheriff:

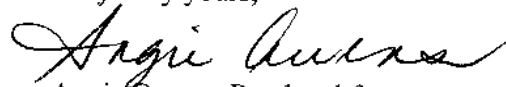
Enclosed please find two copies of Notice of Sheriff's Sale of Real Property relative to the above matter. I would appreciate your serving the Notice upon the Defendant(s):

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

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

Thank you for your cooperation in this matter.

Very truly yours,

  
Angie Owens, Paralegal for,  
McCabe, Weisberg & Conway, P.C.



**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**

**Attorneys for Plaintiff**

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

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania V. Gary F. Scherer and Darlynn M. Scherer, h/w	COLUMBIA COUNTY COURT OF COMMON PLEAS  NUMBER 965-CV-2006  <i>2007-ED-31</i>
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**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

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

Your house (real estate) at 1183 Bear Gap Road, Elysburg, PA 17824, (more fully described as attached) **is scheduled to be sold at the Columbia County Sheriff's Sale on \_\_\_\_\_, at 9:30 a.m.,** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of **\$113,366.10**, obtained by Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania against you.

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

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

1. The sale will be canceled if you pay to Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg & Conway, P.C., 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 McCabe, Weisberg & Conway, P.C., 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 McCabe, Weisberg & Conway, P.C., at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

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

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

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

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

## LEGAL DESCRIPTION

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

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

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

REAL DEBT: \$113,366.10

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

McCABE, WEISBERG & CONWAY, P.C.,  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109  
(215) 790 1010

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