

SHERIFF'S SALE COST SHEET

Beno F. Al/ Com. J. - vs. Ronald Dahl
 NO. 140-01 FD NO. 1262-01 JD DATE/TIME OF SALE Dec. 2 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>270.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>75.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>9.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>546.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>70.00</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1130.40</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>55.00</u>	
TOTAL *****		\$ <u>65.00</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>306.23</u>	
SCHOOL DIST. 20	\$ <u>1</u>	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>316.23</u>

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

SURCHARGE FEE (DSTE)	\$ <u>190.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>- 0 -</u>

TOTAL COSTS (OPENING BID) \$ 862.13

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Beneficial Lens Inc Co VS Ronald Smith

NO. 160-09 ED NO. 1262-09 JD

DATE/TIME OF SALE: Dec 2 2000

BID PRICE (INCLUDES COST) \$ 2346.13

POUNDAGE - 2% OF BID \$ 44.92

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2391.05

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John Smith

TOTAL DUE: \$ 2391.05

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 391.05

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 2080
PHILADELPHIA, PA 19109



WACHOVIA

3-50/310

NUMBER

84854

PAY: Two Hundred Ninety One ***** DATE ***** AMOUNT ***** 05/100

Dec 4/2009 \$291.05

TO THE Sheriff of Columbia County

ORDER

OF

ATTORNEY'S ACCOUNT
VOID AFTER 90 DAYS

Steven J. McCabe

Balance Due Sheriff #201-0991pa

⑈084854⑈ ⑆031000503⑆ 2000012430048⑈

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 November 11, 18, 25, 2009 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 25th day of November 2009.

COMMONWEALTH OF PENNSYLVANIA
Notary Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
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) 389-5623

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

BENEFICIAL CONS DIS CO

VS.

RONALD DIEHL

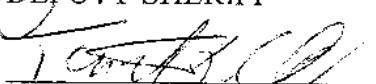
WRIT OF EXECUTION #160 OF 2009 ED

POSTING OF PROPERTY

October 29, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF RONALD DIEHL AT 11 WALNUT STREET BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 29TH DAY OF OCTOBER 2009



Sarah Jane Klingaman

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

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 # 160ED2009

MORTGAGE FORECLOSURE

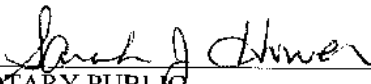
RONALD L. DEIHL

AFFIDAVIT OF SERVICE

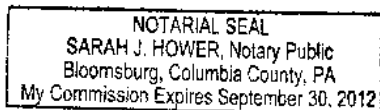
NOW, THIS TUESDAY, SEPTEMBER 22, 2009, AT 12:30 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON RONALD DEIHL AT 11 WALNUT STREET, BLOOMSBURG BY HANDING TO RONALD DEIHL, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.


SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, SEPTEMBER 23, 2009



NOTARY PUBLIC




X _____
TIMOTHY T. CHAMBERLAIN
SHERIFF


X _____
J. ARTER
DEPUTY SHERIFF

McCabe, Weisberg and Conway, PC
123 South Broad Street
Suite 2080
Philadelphia, PA 19109

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY ~
MARGARET GAIRO <
LISA J. WALLACE+<
DEBORAH K. CURRANE+
LAURA H.G. O'SULLIVAN+
GAYL C. SPIVAK* ~
FRANK DUBIN ~
ANDREW L. MARKOWITZ ~
HEIDI R. SPIVAK*
SCOTT TAGGART*
MARISA COHEN*
KATHERINE SANTANGINI^^
JASON BROOKS †
STEPHANIE H. HURLEY**
ERIN BRADY**
DIANN GREEN ~
MATTHEW CONNOR*
FAITH MIROS <
THOMAS K. TESSMER <
ERIN BRADY **

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.
SUITE 2080
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 303
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 310
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914)-636-8900
FAX (914)-636-8901
Also servicing Connecticut

SUITE 100
8101 SANDY SPRING ROAD
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia
and Virginia

September 16, 2009

* Licensed in PA
~ Licensed in PA & NJ
^^ Licensed in PA & NY
< Licensed in NY
^^ Licensed in NJ
+ Licensed in PA & WA
*** Licensed in PA, NJ & NY
† Licensed in NY & CT
+ Licensed in MD & DC
** Licensed in MD
~ Managing Attorney for NY
~ Managing Attorney for MD
~ Managing Attorney for NJ
< Licensed in VA
~ Licensed in CT & NJ

October 5, 2009

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

Re: Beneficial Consumer Discount Company d/b/a/ Beneficial Mortgage Company of Pennsylvania
vs.
Ronald L. Deihl
Columbia County, No. 2009-cv-1262
Premises: 11 Walnut Street, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service regarding the above matter. The Sheriff Sale is scheduled for **December 2, 2009 at 9:00 a.m.** Please return the copies to me in the stamped self-addressed envelope provided.

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

Thank you for your assistance in this matter.

Sincerely,

McCabe, Weisberg and Conway, P.C.

TJM/ecp
cc: Office of the Sheriff/Real Estate Division

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

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

Plaintiff

v.

Ronald L. Deihl

Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2009-cv-1262

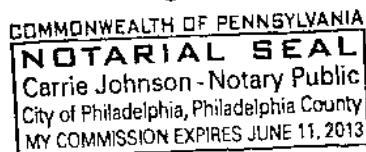
AFFIDAVIT OF SERVICE

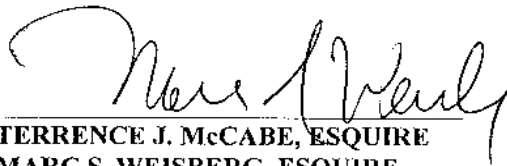
I, the undersigned attorney for the Plaintiff in the within matter, hereby certify that on the 5th day of October, 2009, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in the Affidavit Pursuant to 3129 which is attached 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 AND SUBSCRIBED
BEFORE ME THIS 5TH DAY
OF OCTOBER, 2009

NOTARY PUBLIC




TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

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

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

Attorneys for Plaintiff

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

Plaintiff

v.

Ronald L. Deihl

Defendant

COLUMBIA COUNTY COURT OF COMMON
PLEAS

NO: 2009-cv-1262

AFFIDAVIT PURSUANT TO RULE 3129

The undersigned, attorney for Plaintiff in the above action, sets 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, Bloomsburg, Pennsylvania 17815, a copy of the description of said property being attached hereto and marked Exhibit "A."

1. Name and address of Owner or Reputed Owner

Name

Address

Ronald L. Deihl

11 Walnut Street
Bloomsburg, Pennsylvania 17815

2. Name and address of Defendant in the judgment:

Name

Address

Ronald L. Deihl

11 Walnut Street
Bloomsburg, Pennsylvania 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
Discover Bank, Discover Card by its agent Discover Financial Services, LLC	P.O. Box 6011 Dover, Delaware 19903-6011
Discover Bank	P.O. Box 2003 Greenwood, Delaware 19950-0503
Discover Bank, Issuer of Discover Card By Its Agent Discover Financial Services, LLC	c/o Edward Stock, Esquire Stock and Grimes, LLP 804 West Avenue Jenkintown, Pennsylvania 19046

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

Name	Address
Plaintiff herein	

5. Name and address of every other person 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
Hemlock Township	26 Firehall Road Bloomsburg, Pennsylvania 17815

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/Occupants	11 Walnut Street Bloomsburg, Pennsylvania 17815
Commonwealth of Pennsylvania	Department of Public Welfare P.O. Box 2675 Harrisburg, PA 17105
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107

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

PA Department of Revenue

Bureau of Compliance
P.O. Box 281230
Harrisburg, PA 17128-1230

Commonwealth of Pennsylvania
Department of Revenue Bureau of
Compliance

Clearance Support Department 281230
Harrisburg, PA 17128-1230
ATTN: Sheriff's Sales

United States of America

Internal Revenue Service
Technical Support Group
William Green Federal Building
Room 3259
600 Arch Street
Philadelphia, PA 19106

Domestic Relations of Columbia
County

700 Sawmill Road
Bloomsburg, PA 17815

United States of America

c/o United States Attorney for the
Middle District of PA
235 North Washington Street
Scranton, PA 18503
and
Federal Building
228 Walnut Street
P.O. Box 11754
Harrisburg, PA 17108

8. Name and address of Attorney of record:

Name

Address


None

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

Section 4904 relating to unsworn falsification to authorities.

September 16, 2009

DATE


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET CAIRO, ESQUIRE
Attorneys for Plaintiff

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 CAIRO, 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

Plaintiff

v.

Ronald L.Deihl

Defendant

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2009-cv-1262

DATE: October 5, 2009

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Ronald L.Deihl

PROPERTY: 11 Walnut Street, Bloomsburg, Pennsylvania 17815

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Sheriff's Sale on **December 2, 2009 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 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: L. Parsons- 30941



Due Sender if COD	DC Fee	SC Fee
----------------------	-----------	-----------

Line	Article Number	
1	Beneficial Consumer Discount Company, et al v. Delht - 30941	Discover Bank, Discover Card by its agent Discover Financial Services, LLC P.O. Box 6011 Dover, Delaware 19903-6011
2		Discover Bank P.O. Box 2003 Greenwood, Delaware 19950-0503
3		Discover Bank, Issuer of Discover Card By Its Agent Discover Financial Services, LLC c/o Edward Stock, Esquire Stock and Grimes, LLP 804 West Avenue Jenkintown, Pennsylvania 19046
4		Hemlock Township 26 Firehall Road Bloomsburg, Pennsylvania 17815
5		Tenants/Occupants 11 Walnut Street Bloomsburg, Pennsylvania 17815
6		Commonwealth of Pennsylvania Dept. Of Public Welfare P.O. Box 2675 Harrisburg, PA 17105
7		Commonwealth of PA Inheritance Tax Office 110 North 8th Street Suite#204 Philadelphia, PA. 19107
8		Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Dept. 280601 Harrisburg, PA 17128
9		Dept. Of Public Welfare TPL Casualty Unit Estate Recovery Program Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486

Law Offices
Stock & Grimes, LLP
804 West Avenue
Jenkintown, Pennsylvania 19046
(215) 576-1900

Edward A. Stock
*Francis D. Grimes **

** Not Admitted in N.J.*

September 29, 2009

Office of the Sheriff
Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: Beneficial Consumer Discount Co. vs. Ronald L. Deihl
JD No. 1262-2009
Docket No. 160ED2009

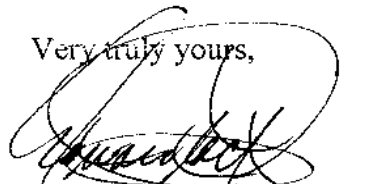
Dear Sheriff Chamberlain:

This office represents Discover Bank in regard to a judgment which was entered against Ronald L. Deihl in the Court of Common Pleas of Columbia County, Pennsylvania on September 24, 2007 as of No. 1253-CV-2007.

As of the date of this letter there is a total amount of \$22,289.65 due in regard to the judgment. This information is being furnished to you pursuant to your letter under date of September 21, 2009.

Thank you for your courtesy.

Very truly yours,



EDWARD STOCK

ES:kd

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) 784-6368

Monday, September 21, 2009

**DENISE OTTAVIANI-TAX COLLECTOR
116 FROSTY VALLEY ROAD
BLOOMSBURG, PA 17815-**

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

DOCKET # 160ED2009

JD # 1262JD2009

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

Tax Notice 2009 County & Municipality

HEMLOCK TWP
MAKE CHECKS PAYABLE TO:

Denise D Ottaviani
116 Frosty Valley Road
Bloomsburg PA 17815

HOURS: MARCH - APRIL: TUE & THUR 1PM TO 6PM
JUNE 23, 25, 30: 1 PM TO 6 PM
OR BY APPOINTMENT

PHONE: 570-784-9310

FOR: COLUMBIA County

DATE
03/01/2009

BILL NO.
19368

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	22,577	6.146	135.98	138.76	152.64
SINKING		1.345	29.76	30.37	33.41
FIRE		1	22.13	22.58	24.84
TWP RE		3.75	82.97	84.66	93.13
WATER		.00021	4.65	4.74	5.21
			275.49	281.11	309.23

The discount & penalty have been calculated for your convenience

PAY THIS AMOUNT

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

DEIHL RONALD L
11 WALNUT STREET
BLOOMSBURG PA 17815

If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

DISCOUNT	CNTY	TWTP	THIS TAX RETURNED TO COURTHOUSE ON:
Discount 2 %	2 %	2 %	January 1, 2010
Penalty 10 %	10 %	10 %	
PARCEL: 18-01A-101-00,000			
11 WALNUT ST			
.1791 Acres			
Buildings		2,500	
Land		20,077	
Total Assessment		22,577	

BLOOMSBURG SCHOOL DISTRICT
HEMLOCK TWP
2009 SCHOOL REAL ESTATE DATE 07/01/2009 BILL# 004434 TAXCOLLECTOR COPY

MAKE CHECKS PAYABLE TO:
DENISE D. OTTAVIANI
116 FROSTY VALLEY ROAD
BLOOMSBURG, PA 17815

DESCRIPTION	ASSESSMENT	RATE	2 % DISC	FACH AMOUNT	10% PENALTY
Real Estate	22577	36.200	633.92	646.86	711.55

INSTALLMENT PLAN

First Installment	215.62	8/15
Second Installment	215.62	9/11
Third Installment	215.62	10/15/09

A DEIHL RONALD L
I 11 WALNUT STREET
L BLOOMSBURG PA 17815

337.18 After 10/15/09

PROPERTY DESCRIPTION
PARCEL 18 01A10100000

11 WALNUT ST
0603-0873
0.18 ACRES

SCHOOL PENALTY @ 10%
ACCT. 12297

THIS TAX RETURNED TO COURTHOUSE
JANUARY 1, 2010

NAME AND ADDRESS CORRECTION REQUESTED

School 2009
3rd Installment
due

As of
9/25/09
County/Twp 2009
due

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

Monday, September 21, 2009

**COMMONWEALTH OF PA
110 NORTH 8TH STREET
PHILADELPHIA, PA 19107-**

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

DOCKET # 160ED2009

JD # 1262JD2009

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

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 WALNUT STREET ON PREVIOUS DEEDS), AT A POINT, NORTH 62 DEG. EAST, 178 FEET FROM THE NORTHEAST INTERSECTION OF WALNUT STREET AND SPRUCE ALLEY; THENCE BY LANDS NOW OR FORMERLY OF NORA C. WAGNER, NORTH 28 DEG. WEST, 150 FEET TO CLIFF ALLEY; THENCE BY THE SAME, NORTH 62 DEG. EAST, 52 FEET TO A CORNER IN AN ABANDONED PUBLIC ROAD; THENCE BY THE SAME, SOUTH 28 DEG. EAST, 150 FEET TO WALNUT STREET; THENCE BY THE SAME, SOUTH 62 DEG. WEST, 52 FEET TO A POINT, THE PLACE OF BEGINNING. BEING THE EASTERLY 52 FEET OF LOT NO. 46.

BEING KNOWN AS: 11 WALNUT STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 18-01A-101

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH THE ESTATE OF MAXINE C. LABACH A/K/A MAXINE W. LABACH, BY FIRST COLUMBIA BANK AND TRUST COMPANY by deed dated August 16, 1995 and recorded August 18, 1995 in the office of the Recorder in and for Columbia County in Deed Book 603, Page 873, granted and conveyed to Ronald L. Deihl and Donna L. Deihl. Donna L. Deihl departed this life on 9/30/02 thus Title to said premises is vested solely in Ronald L. Deihl by operation of law.

REAL DEBT: \$111,582.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RONALD L. DEIHL

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

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

Monday, September 21, 2009

**DISCOVER BANK
PO BOX 6011
DOVER, DE 19903-**

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

DOCKET # 160ED2009

JD # 1262JD2009

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - 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

CIVIL ACTION LAW

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

v.

Ronald L. Deihl

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2009-cv-1262

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Ronald L. Deihl
11 Walnut Street
Bloomsburg, Pennsylvania 17815

Your house (real estate) at **11 Walnut Street, Bloomsburg, Pennsylvania 17815** is scheduled to be sold at Sheriff's Sale on Dec. 2, 2009 at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$111,582.68 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 and Conway, P.C., 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 McCabe, Weisberg and Conway, P.C., 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 McCabe, Weisberg and 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 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, Pennsylvania 17815
(570) 784-8760

ASSOCIATION DE LICENCIADOS
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 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 WALNUT STREET ON PREVIOUS DEEDS), AT A POINT, NORTH 62 DEG. EAST, 178 FEET FROM THE NORTHEAST INTERSECTION OF WALNUT STREET AND SPRUCE ALLEY; THENCE BY LANDS NOW OR FORMERLY OF NORA C. WAGNER, NORTH 28 DEG. WEST, 150 FEET TO CLIFF ALLEY; THENCE BY THE SAME, NORTH 62 DEG. EAST, 52 FEET TO A CORNER IN AN ABANDONED PUBLIC ROAD; THENCE BY THE SAME, SOUTH 28 DEG. EAST, 150 FEET TO WALNUT STREET; THENCE BY THE SAME, SOUTH 62 DEG. WEST, 52 FEET TO A POINT, THE PLACE OF BEGINNING. BEING THE EASTERLY 52 FEET OF LOT NO. 46.

BEING KNOWN AS: 11 WALNUT STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 18-01A-101

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH THE ESTATE OF MAXINE C. LABACH A/K/A MAXINE W. LABACH, BY FIRST COLUMBIA BANK AND TRUST COMPANY by deed dated August 16, 1995 and recorded August 18, 1995 in the office of the Recorder in and for Columbia County in Deed Book 603, Page 873, granted and conveyed to Ronald L. Deihl and Donna L. Deihl. Donna L. Deihl departed this life on 9/30/02 thus Title to said premises is vested solely in Ronald L. Deihl by operation of law.

REAL DEBT: \$111,582.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RONALD L. DEIHL

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/21/2009

SERVICE# 1 - OF - 19 SERVICES
DOCKET # 160ED2009

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

DEFENDANT RONALD L. DEIHL
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED	PAPERS TO SERVED
RONALD DEIHL	MORTGAGE FORECLOSURE
11 WALNUT STREET	
BLOOMSBURG	

SERVED UPON RONALD

RELATIONSHIP DEF IDENTIFICATION _____

DATE 9-22-9 TIME 1230 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
	<u>9-21-9</u>	<u>1545</u>	<u>2</u>	<u>L. C.</u>

DEPUTY

J. C. C.

DATE 9-22-9

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Commonwealth of PA
Dept 280601
Harrisburg, PA 17128

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *ML*
☐ Agent
☒ Addressee

B. Received by (Printed Name)

SEP 2 3 2009

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
 (Transfer from service label)

7007 0220 0000 1020 4812

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *R. P. H.*
☐ Agent
☒ Addressee

B. Received by (Printed Name)

SEP 2 3 2009

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
 (Transfer from service label)

7007 0220 0000 1020 4751

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-154

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Discover Bank
PO box 2003
Greenwood, DE 19950

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *J. W. Marshall*
☐ Agent
☒ Addressee

B. Received by (Printed Name)

SEP 2 3 2009

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
 (Transfer from service label)

7007 0220 0000 1020 4850

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-154

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Discover Bank/c/o Atty Stock
304 West Avenue
Pensacola, FL 32506

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *ML*
☐ Agent
☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

SEP 2 4 2009

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Dept of Public Welfare
PO box 8486
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *ML*
☐ Agent
☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

SEP 2 3 2009

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

3. Also complete
y is desired.
ss on the reverse
card to you.
k of the mailpiece.
mits.

ADMINISTRATION
T OFFICE
AL BUILDING
FLOOR

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee

B. Received by (Printed Name) *[Signature]*

C. Date of Delivery *9/28/09*

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.

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee

B. Received by (Printed Name) *[Signature]*

C. Date of Delivery *SEP 23 2009*

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.

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee

B. Received by (Printed Name) *[Signature]*

C. Date of Delivery *SEP 23 2009*

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.

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Commonwealth of PA
PO box 2675
Harrisburg, PA 17105

2. Article Number (Transfer from service label) *7007 0220 0000 1020 4836*

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee

B. Received by (Printed Name) *[Signature]*

C. Date of Delivery *SEP 23 2009*

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

United States of America
PO box 11754
Harrisburg, PA 17108

2. Article Number (Transfer from service label) *7007 0220 0000 1020 4782*

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee

B. Received by (Printed Name) *[Signature]*

C. Date of Delivery *SEP 23 2009*

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

USA c/o Atty for Middle District
235 N. Washington Street
Scranton, PA 18503

18501-0309

2. Article Number (Transfer from service label) *7007 0220 0000 1020 4799*

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee

B. Received by (Printed Name) *[Signature]*

C. Date of Delivery *SEP 25 2009*

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

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
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009

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

Plaintiff

COLUMBIA COUNTY
 COURT OF COMMON PLEAS

v.

Number 2009-cv-1262

Ronald L. Deihl

Defendant

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF COLUMBIA

The undersigned, being duly sworn according to law, deposes and says that the Defendant, Ronald L. Deihl, is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940 as amended; and that the Defendant, Ronald L. Deihl, is over eighteen (18) years of age, and reside as follows:

Ronald L. Deihl
 11 Walnut Street
 Bloomsburg, Pennsylvania 17815

SWORN AND SUBSCRIBED
 BEFORE ME THIS 21ST DAY
 OF SEPTEMBER, 2009

Michelle A. Holacik
 NOTARY PUBLIC

Terrence J. McCabe
TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
ANDREW L. MARKOWITZ, ESQUIRE
 Attorneys for Plaintiff

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
 Michelle A. Holacik - Notary Public
 City of Philadelphia, Philadelphia County
 MY COMMISSION EXPIRES MAR. 28, 2013

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

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

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

SUITE 201
 53 WEST 36TH 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, LLP - NY
 DEBORAH K. CURRAN - MD & DC
 LAURA H.G. O'SULLIVAN - MD & DC
 STEPHANIE H. HURLEY - MD
 JOSEPH F. RIGA - PA & NJ

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

* Licensed in PA & NJ
 ** Licensed in PA & NY
 * Licensed in NY
 * Licensed in NJ
 * Licensed in PA, NJ, WA
 *** Licensed in PA, NJ & NY
 † Licensed in NY & CT
 + Licensed in MD & DC
 + Licensed in MD
 + Managing Attorney for NY
 + Managing Attorney for MD

FACSIMILE COVER LETTER

DATE: 9/21/09

TO: Columbia County Sheriff's Office

RE: Affidavit of Non-Military Service

FAX NO. (370) 389-5625

TOTAL NUMBER OF PAGES INCLUDING THIS PAGE: 2

ATTENTION: Sheriff Chamberland

MESSAGE: Per your request, attached is a copy of the Affidavit of Non-military Service for the Defendant Ronald L. Deihl. My apologies for any inconvenience this may have caused.

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

SENDER: Nicole R. Izquierdo

FAX NO.: 215-790-5990

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:21-SEP-09

FEE:\$5.00

CERT. NO:6601

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	PENDING	COSTS	TOTAL AMOUNT DUE
2007	PRIM	0.00	0.00		0.00	0.00
TOTAL DUE :						\$0.00

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: September,2009

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF
DECEMBER 31, 2007

REQUESTED BY: Timothy T. Chamberlain, Sheriff
dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/21/2009

SERVICE# 11 - OF - 19 SERVICES
DOCKET # 160ED2009

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

DEFENDANT RONALD L. DEIHL
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED	PAPERS TO SERVED
DENISE OTTAVIANI-TAX COLLECTOR	MORTGAGE FORECLOSURE
116 FROSTY VALLEY ROAD	
BLOOMSBURG	

SERVED UPON Posted on Door

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 9-21-9 TIME 1505 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Carter

DATE 9-21-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/21/2009

SERVICE# 13 - OF - 19 SERVICES
DOCKET # 160ED2009

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

DEFENDANT RONALD L. DEIHL
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

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

SERVED UPON MAUREEN COLE

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 9-21-9 TIME 1445 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

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

DEPUTY J. Carter DATE 9-21-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: _____
DATE RECEIVED 9/21/2009

SERVICE# 16 - OF - 19 SERVICES
DOCKET # 160ED2009

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

DEFENDANT RONALD L. DEIHL
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Del Miller

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 9-21-9 TIME 1425 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

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

DEPUTY J. C. [Signature] DATE 9-21-9

SHERIFF'S SALE

WEDNESDAY NOVEMBER 18, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 160 OF 2009 ED AND CIVIL WRIT NO. 1262 OF 2009 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 THE VILLAGE OF FERNVILLE, HEMLOCK TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING ON WALNUT STREET, (ERRONEOUSLY RECORDED AS WALNUT STREET ON PREVIOUS DEEDS), AT A POINT, NORTH 62 DEG. EAST, 178 FEET FROM THE NORTHEAST INTERSECTION OF WALNUT STREET AND SPRUCE ALLEY; THENCE BY LANDS NOW OR FORMERLY OF NORA C. WAGNER, NORTH 28 DEG. WEST, 150 FEET TO CLIFF ALLEY; THENCE BY THE SAME, NORTH 62 DEG. EAST, 52 FEET TO A CORNER IN AN ABANDONED PUBLIC ROAD; THENCE BY THE SAME, SOUTH 28 DEG. EAST, 150 FEET TO WALNUT STREET; THENCE BY THE SAME, SOUTH 62 DEG. WEST, 52 FEET TO A POINT, THE PLACE OF BEGINNING. BEING THE EASTERLY 52 FEET OF LOT NO. 46.

BEING KNOWN AS: 11 WALNUT STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 18-01A-101

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH THE ESTATE OF MAXINE C. LABACH A/K/A MAXINE W. LABACH, BY FIRST COLUMBIA BANK AND TRUST COMPANY by deed dated August 16, 1995 and recorded August 18, 1995 in the office of the Recorder in and for Columbia County in Deed Book 603, Page 873, granted and conveyed to Ronald L. Deihl and Donna L. Deihl. Donna L. Deihl departed this life on 9/30/02 thus Title to said premises is vested solely in Ronald L. Deihl by operation of law.

REAL DEBT: \$111,582.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RONALD L. DEIHL.

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 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.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

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

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

SHERIFF'S SALE

WEDNESDAY NOVEMBER 18, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 160 OF 2009 ED AND CIVIL WRIT NO. 1262 OF 2009 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 THE VILLAGE OF FERNVILLE, HEMLOCK TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING ON WALNUT STREET, (ERRONEOUSLY RECORDED AS WALNUT STREET ON PREVIOUS DEEDS), AT A POINT, NORTH 62 DEG. EAST, 178 FEET FROM THE NORTHEAST INTERSECTION OF WALNUT STREET AND SPRUCE ALLEY; THENCE BY LANDS NOW OR FORMERLY OF NORA C. WAGNER, NORTH 28 DEG. WEST, 150 FEET TO CLIFF ALLEY; THENCE BY THE SAME, NORTH 62 DEG. EAST, 52 FEET TO A CORNER IN AN ABANDONED PUBLIC ROAD; THENCE BY THE SAME, SOUTH 28 DEG. EAST, 150 FEET TO WALNUT STREET; THENCE BY THE SAME, SOUTH 62 DEG. WEST, 52 FEET TO A POINT, THE PLACE OF BEGINNING. BEING THE EASTERLY 52 FEET OF LOT NO. 46.

BEING KNOWN AS: 11 WALNUT STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 18-01A-101

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH THE ESTATE OF MAXINE C. LABACH A/K/A MAXINE W. LABACH, BY FIRST COLUMBIA BANK AND TRUST COMPANY by deed dated August 16, 1995 and recorded August 18, 1995 in the office of the Recorder in and for Columbia County in Deed Book 603, Page 873, granted and conveyed to Ronald L. Deihl and Donna L. Deihl. Donna L. Deihl departed this life on 9/30/02 thus Title to said premises is vested solely in Ronald L. Deihl by operation of law.

REAL DEBT: \$111,582.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RONALD L. DEIHL

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 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.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

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

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

SHERIFF'S SALE

WEDNESDAY NOVEMBER 18, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 160 OF 2009 ED AND CIVIL WRIT NO. 1262 OF 2009 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 THE VILLAGE OF FERNVILLE, HEMLOCK TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING ON WALNUT STREET, (ERRONEOUSLY RECORDED AS WALNUT STREET ON PREVIOUS DEEDS), AT A POINT, NORTH 62 DEG. EAST, 178 FEET FROM THE NORTHEAST INTERSECTION OF WALNUT STREET AND SPRUCE ALLEY; THENCE BY LANDS NOW OR FORMERLY OF NORA C. WAGNER, NORTH 28 DEG. WEST, 150 FEET TO CLIFF ALLEY; THENCE BY THE SAME, NORTH 62 DEG. EAST, 52 FEET TO A CORNER IN AN ABANDONED PUBLIC ROAD; THENCE BY THE SAME, SOUTH 28 DEG. EAST, 150 FEET TO WALNUT STREET; THENCE BY THE SAME, SOUTH 62 DEG. WEST, 52 FEET TO A POINT, THE PLACE OF BEGINNING. BEING THE EASTERLY 52 FEET OF LOT NO. 46.

BEING KNOWN AS: 11 WALNUT STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 18-01A-101

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH THE ESTATE OF MAXINE C. LABACH A/K/A MAXINE W. LABACH, BY FIRST COLUMBIA BANK AND TRUST COMPANY by deed dated August 16, 1995 and recorded August 18, 1995 in the office of the Recorder in and for Columbia County in Deed Book 603, Page 873, granted and conveyed to Ronald L. Deihl and Donna L. Deihl. Donna L. Deihl departed this life on 9/30/02 thus Title to said premises is vested solely in Ronald L. Deihl by operation of law.

REAL DEBT: \$111,582.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RONALD L. DEIHL.

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 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.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

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

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

SHERIFF'S SALE

WEDNESDAY NOVEMBER 18, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 160 OF 2009 ED AND CIVIL WRIT NO. 1262 OF 2009 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 THE VILLAGE OF FERNVILLE, HEMLOCK TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING ON WALNUT STREET, (ERRONEOUSLY RECORDED AS WALNUT STREET ON PREVIOUS DEEDS), AT A POINT, NORTH 62 DEG. EAST, 178 FEET FROM THE NORTHEAST INTERSECTION OF WALNUT STREET AND SPRUCE ALLEY; THENCE BY LANDS NOW OR FORMERLY OF NORA C. WAGNER, NORTH 28 DEG. WEST, 150 FEET TO CLIFF ALLEY; THENCE BY THE SAME, NORTH 62 DEG. EAST, 52 FEET TO A CORNER IN AN ABANDONED PUBLIC ROAD; THENCE BY THE SAME, SOUTH 28 DEG. EAST, 150 FEET TO WALNUT STREET; THENCE BY THE SAME, SOUTH 62 DEG. WEST, 52 FEET TO A POINT, THE PLACE OF BEGINNING, BEING THE EASTERLY 52 FEET OF LOT NO. 46.

BEING KNOWN AS: 11 WALNUT STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 18-01A-101

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH THE ESTATE OF MAXINE C. LABACH A/K/A MAXINE W. LABACH, BY FIRST COLUMBIA BANK AND TRUST COMPANY by deed dated August 16, 1995 and recorded August 18, 1995 in the office of the Recorder in and for Columbia County in Deed Book 603, Page 873, granted and conveyed to Ronald L. Deihl and Donna L. Deihl. Donna L. Deihl departed this life on 9/30/02 thus Title to said premises is vested solely in Ronald L. Deihl by operation of law.

REAL DEBT: \$111,582.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RONALD L. DEIHL

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 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.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

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

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: FAX
DATE RECEIVED 9/21/2009

SERVICE# 12 - OF - 19 SERVICES
DOCKET # 160ED2009

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

DEFENDANT RONALD L. DEIHL
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED
HEMLOCK SEWER
82 BUCKHORN RD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Garrod

RELATIONSHIP _____ IDENTIFICATION _____

DATE 9-21-09 TIME 1400 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 TC DATE _____

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5623

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Monday, September 21, 2009

**HEMLOCK SEWER
82 BUCKHORN RD
BLOOMSBURG, PA 17815-**

*Faxed
9-21-09
TC*

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

DOCKET # 160ED2009

JD # 1262JD2009

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

Timothy T. Chamberlain
Sheriff of Columbia County

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

CIVIL ACTION LAW

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

v.

Ronald L. Deihl

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2009-cv-1262

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Ronald L. Deihl
11 Walnut Street
Bloomsburg, Pennsylvania 17815

Your house (real estate) at **11 Walnut Street, Bloomsburg, Pennsylvania 17815** is scheduled to be sold at Sheriff's Sale on **Dec. 2, 2009** at **9:00 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$111,582.68 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 and Conway, P.C., 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 McCabe, Weisberg and Conway, P.C., 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 McCabe, Weisberg and 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 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, Pennsylvania 17815
(570) 784-8760

ASSOCIATION DE LICENCIADOS
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 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 WALNUT STREET ON PREVIOUS DEEDS), AT A POINT, NORTH 62 DEG. EAST, 178 FEET FROM THE NORTHEAST INTERSECTION OF WALNUT STREET AND SPRUCE ALLEY; THENCE BY LANDS NOW OR FORMERLY OF NORA C. WAGNER, NORTH 28 DEG. WEST, 150 FEET TO CLIFF ALLEY; THENCE BY THE SAME, NORTH 62 DEG. EAST, 52 FEET TO A CORNER IN AN ABANDONED PUBLIC ROAD; THENCE BY THE SAME, SOUTH 28 DEG. EAST, 150 FEET TO WALNUT STREET; THENCE BY THE SAME, SOUTH 62 DEG. WEST, 52 FEET TO A POINT, THE PLACE OF BEGINNING. BEING THE EASTERLY 52 FEET OF LOT NO. 46.

BEING KNOWN AS: 11 WALNUT STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 18-01A-101

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH THE ESTATE OF MAXINE C. LABACH A/K/A MAXINE W. LABACH, BY FIRST COLUMBIA BANK AND TRUST COMPANY by deed dated August 16, 1995 and recorded August 18, 1995 in the office of the Recorder in and for Columbia County in Deed Book 603, Page 873, granted and conveyed to Ronald L. Deihl and Donna L. Deihl. Donna L. Deihl departed this life on 9/30/02 thus Title to said premises is vested solely in Ronald L. Deihl by operation of law.

REAL DEBT: \$111,582.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RONALD L. DEIHL

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

REAL ESTATE OUTLINE

ED # 160-89

DATE RECEIVED 9-21-09
DOCKET AND INDEX 9-21-09

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WAIVER OF WATCHMAN ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR 200,000 ✓ CK# 41431

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

SALE DATE Dec. 2, 09 TIME 5:00
POSTING DATE Oct. 28, 09
ADV. DATES FOR NEWSPAPER
1ST WEEK Nov. 11
2ND WEEK 18
3RD WEEK 25, 09

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

Beneficial Consumer Discount Company d/b/a/
Beneficial Mortgage Company of Pennsylvania
961 Weigel Drive
Elmhurst, Illinois 60126

Plaintiff

v.

Ronald L. Deihl
11 Walnut Street
Bloomsburg, Pennsylvania 17815

Defendant

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

No. 100 Term 2009 E.D.

No. _____ Term, _____ A.D.

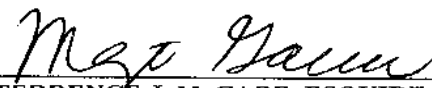
No. 2009-cv-1262 Term, _____ J.D.

**PRAECIPE FOR WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

TO THE PROTHONOTARY:

Amount Due	\$111,582.68
Interest from 09/09/09 to DATE OF SALE plus \$18.34 per diem thereafter	\$
(Costs to be added)	
Total	\$

Dated: September 16, 2009


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

NOTE: Please furnish description of Property

PROTHONOTARY
2009 SEP 16 AM 11:03
CLERK OF JUDICIAL OFFICE
COLUMBIA COUNTY, PA

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 WALNUT STREET ON PREVIOUS DEEDS), AT A POINT, NORTH 62 DEG. EAST, 178 FEET FROM THE NORTHEAST INTERSECTION OF WALNUT STREET AND SPRUCE ALLEY; THENCE BY LANDS NOW OR FORMERLY OF NORA C. WAGNER, NORTH 28 DEG. WEST, 150 FEET TO CLIFF ALLEY; THENCE BY THE SAME, NORTH 62 DEG. EAST, 52 FEET TO A CORNER IN AN ABANDONED PUBLIC ROAD; THENCE BY THE SAME, SOUTH 28 DEG. EAST, 150 FEET TO WALNUT STREET; THENCE BY THE SAME, SOUTH 62 DEG. WEST, 52 FEET TO A POINT, THE PLACE OF BEGINNING. BEING THE EASTERLY 52 FEET OF LOT NO. 46.

BEING KNOWN AS: 11 WALNUT STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 18-01A-101

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH THE ESTATE OF MAXINE C. LABACH A/K/A MAXINE W. LABACH, BY FIRST COLUMBIA BANK AND TRUST COMPANY by deed dated August 16, 1995 and recorded August 18, 1995 in the office of the Recorder in and for Columbia County in Deed Book 603, Page 873, granted and conveyed to Ronald L. Deihl and Donna L. Deihl. Donna L. Deihl departed this life on 9/30/02 thus Title to said premises is vested solely in Ronald L. Deihl by operation of law.

REAL DEBT: \$111,582.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RONALD L. DEIHL

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

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

Beneficial Consumer Discount Company d/b/a/
Beneficial Mortgage Company of Pennsylvania
961 Weigel Drive
Elmhurst, Illinois 60126

Plaintiff

v.

Ronald L. Deihl
11 Walnut Street
Bloomsburg, Pennsylvania 17815

Defendant

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

No. 1100 Term 2009 E.D.

No. _____ Term, _____ A.D.


No. 2009-cv-1262 Term, _____ J.D.

**PRAECIPE FOR WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

TO THE PROTHONOTARY:

Amount Due	\$111,582.68
Interest from 09/09/09 to DATE OF SALE plus \$18.34 per diem thereafter	\$
(Costs to be added)	
Total	\$

Dated: September 16, 2009


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET CAIRO, ESQUIRE
Attorneys for Plaintiff

NOTE: Please furnish description of Property

PROTHONOTARY
2009 SEP 16 AM 11:03
COLUMBIA COUNTY, PA

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 WALNUT STREET ON PREVIOUS DEEDS), AT A POINT, NORTH 62 DEG. EAST, 178 FEET FROM THE NORTHEAST INTERSECTION OF WALNUT STREET AND SPRUCE ALLEY; THENCE BY LANDS NOW OR FORMERLY OF NORA C. WAGNER, NORTH 28 DEG. WEST, 150 FEET TO CLIFF ALLEY; THENCE BY THE SAME, NORTH 62 DEG. EAST, 52 FEET TO A CORNER IN AN ABANDONED PUBLIC ROAD; THENCE BY THE SAME, SOUTH 28 DEG. EAST, 150 FEET TO WALNUT STREET; THENCE BY THE SAME, SOUTH 62 DEG. WEST, 52 FEET TO A POINT, THE PLACE OF BEGINNING. BEING THE EASTERLY 52 FEET OF LOT NO. 46.

BEING KNOWN AS: 11 WALNUT STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 18-01A-101

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH THE ESTATE OF MAXINE C. LABACH A/K/A MAXINE W. LABACH, BY FIRST COLUMBIA BANK AND TRUST COMPANY by deed dated August 16, 1995 and recorded August 18, 1995 in the office of the Recorder in and for Columbia County in Deed Book 603, Page 873, granted and conveyed to Ronald L. Deihl and Donna L. Deihl. Donna L. Deihl departed this life on 9/30/02 thus Title to said premises is vested solely in Ronald L. Deihl by operation of law.

REAL DEBT: \$111,582.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RONALD L. DEIHL

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

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

Plaintiff

v.

Ronald L. Deihl

Defendant

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

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2009-cv-1262 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: 11 Walnut Street, Bloomsburg, Pennsylvania 17815

Amount Due \$111,582.68

Interest from 09/09/09 to DATE OF SALE \$
plus \$18.34 per diem thereafter

(Costs to be added)

Total \$

Dated: 9-18-09
(SEAL)

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

By: Kelly P Brewer Deputy

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 WALNUT STREET ON PREVIOUS DEEDS), AT A POINT, NORTH 62 DEG. EAST, 178 FEET FROM THE NORTHEAST INTERSECTION OF WALNUT STREET AND SPRUCE ALLEY; THENCE BY LANDS NOW OR FORMERLY OF NORA C. WAGNER, NORTH 28 DEG. WEST, 150 FEET TO CLIFF ALLEY; THENCE BY THE SAME, NORTH 62 DEG. EAST, 52 FEET TO A CORNER IN AN ABANDONED PUBLIC ROAD; THENCE BY THE SAME, SOUTH 28 DEG. EAST, 150 FEET TO WALNUT STREET; THENCE BY THE SAME, SOUTH 62 DEG. WEST, 52 FEET TO A POINT, THE PLACE OF BEGINNING. BEING THE EASTERLY 52 FEET OF LOT NO. 46.

BEING KNOWN AS: 11 WALNUT STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 18-01A-101

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH THE ESTATE OF MAXINE C. LABACH A/K/A MAXINE W. LABACH, BY FIRST COLUMBIA BANK AND TRUST COMPANY by deed dated August 16, 1995 and recorded August 18, 1995 in the office of the Recorder in and for Columbia County in Deed Book 603, Page 873, granted and conveyed to Ronald L. Deihl and Donna L. Deihl. Donna L. Deihl departed this life on 9/30/02 thus Title to said premises is vested solely in Ronald L. Deihl by operation of law.

REAL DEBT: \$111,582.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RONALD L. DEIHL

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

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

Plaintiff

v.

Ronald L. Deihl

Defendant

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2009-cv-1262 Term _____ J.D.

2009-EN-160

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: 11 Walnut Street, Bloomsburg, Pennsylvania 17815

Amount Due \$111,582.68

Interest from 09/09/09 to DATE OF SALE \$
plus \$18.34 per diem thereafter

(Costs to be added)

Total \$

Dated: 9-18-09
(SEAL)

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

By: Kelly P. Brewer Deputy

Prothonotary
Columbia County Penna.

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 WALNUT STREET ON PREVIOUS DEEDS), AT A POINT, NORTH 62 DEG. EAST, 178 FEET FROM THE NORTHEAST INTERSECTION OF WALNUT STREET AND SPRUCE ALLEY; THENCE BY LANDS NOW OR FORMERLY OF NORA C. WAGNER, NORTH 28 DEG. WEST, 150 FEET TO CLIFF ALLEY; THENCE BY THE SAME, NORTH 62 DEG. EAST, 52 FEET TO A CORNER IN AN ABANDONED PUBLIC ROAD; THENCE BY THE SAME, SOUTH 28 DEG. EAST, 150 FEET TO WALNUT STREET; THENCE BY THE SAME, SOUTH 62 DEG. WEST, 52 FEET TO A POINT, THE PLACE OF BEGINNING. BEING THE EASTERLY 52 FEET OF LOT NO. 46.

BEING KNOWN AS: 11 WALNUT STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 18-01A-101

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH THE ESTATE OF MAXINE C. LABACH A/K/A MAXINE W. LABACH, BY FIRST COLUMBIA BANK AND TRUST COMPANY by deed dated August 16, 1995 and recorded August 18, 1995 in the office of the Recorder in and for Columbia County in Deed Book 603, Page 873, granted and conveyed to Ronald L. Deihl and Donna L. Deihl. Donna L. Deihl departed this life on 9/30/02 thus Title to said premises is vested solely in Ronald L. Deihl by operation of law.

REAL DEBT: \$111,582.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RONALD L. DEIHL

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

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

Plaintiff

v.

Ronald L. Deihl

Defendant

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

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2009-cv-1262 Term _____ J.D.

2009-EN-160

**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: 11 Walnut Street, Bloomsburg, Pennsylvania 17815

Amount Due \$111,582.68

Interest from 09/09/09 to DATE OF SALE \$
plus \$18.34 per diem thereafter

(Costs to be added)

Total \$

Dated: 9-18-09
(SEAL)

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

By: Kelley P Brewer Deputy

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 WALNUT STREET ON PREVIOUS DEEDS), AT A POINT, NORTH 62 DEG. EAST, 178 FEET FROM THE NORTHEAST INTERSECTION OF WALNUT STREET AND SPRUCE ALLEY; THENCE BY LANDS NOW OR FORMERLY OF NORA C. WAGNER, NORTH 28 DEG. WEST, 150 FEET TO CLIFF ALLEY; THENCE BY THE SAME, NORTH 62 DEG. EAST, 52 FEET TO A CORNER IN AN ABANDONED PUBLIC ROAD; THENCE BY THE SAME, SOUTH 28 DEG. EAST, 150 FEET TO WALNUT STREET; THENCE BY THE SAME, SOUTH 62 DEG. WEST, 52 FEET TO A POINT, THE PLACE OF BEGINNING. BEING THE EASTERLY 52 FEET OF LOT NO. 46.

BEING KNOWN AS: 11 WALNUT STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 18-01A-101

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH THE ESTATE OF MAXINE C. LABACH A/K/A MAXINE W. LABACH, BY FIRST COLUMBIA BANK AND TRUST COMPANY by deed dated August 16, 1995 and recorded August 18, 1995 in the office of the Recorder in and for Columbia County in Deed Book 603, Page 873, granted and conveyed to Ronald L. Deihl and Donna L. Deihl. Donna L. Deihl departed this life on 9/30/02 thus Title to said premises is vested solely in Ronald L. Deihl by operation of law.

REAL DEBT: \$111,582.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RONALD L. DEIHL

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

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

Plaintiff

v.

Ronald L.Deihl

Defendant

COLUMBIA COUNTY COURT OF COMMON
PLEAS

NO: 2009-cv-1262

AFFIDAVIT PURSUANT TO RULE 3129

The undersigned, attorney for Plaintiff in the above action, sets 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, Bloomsburg, Pennsylvania 17815, a copy of the description of said property being attached hereto and marked Exhibit "A."

1. Name and address of Owner or Reputed Owner

Name

Address

Ronald L.Deihl

11 Walnut Street
Bloomsburg, Pennsylvania 17815

2. Name and address of Defendant in the judgment:

Name

Address

Ronald L.Deihl

11 Walnut Street
Bloomsburg, Pennsylvania 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
Discover Bank, Discover Card by its agent Discover Financial Services, LLC	P.O. Box 6011 Dover, Delaware 19903-6011
Discover Bank	P.O. Box 2003 Greenwood, Delaware 19950-0503
Discover Bank, Issuer of Discover Card By Its Agent Discover Financial Services, LLC	c/o Edward Stock, Esquire Stock and Grimes, LLP 804 West Avenue Jenkintown, Pennsylvania 19046

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

Name	Address
Plaintiff herein	

5. Name and address of every other person 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
Hemlock Township	26 Firehall Road Bloomsburg, Pennsylvania 17815

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/Occupants	11 Walnut Street Bloomsburg, Pennsylvania 17815
Commonwealth of Pennsylvania	Department of Public Welfare P.O. Box 2675 Harrisburg, PA 17105
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107

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

PA Department of Revenue

Bureau of Compliance
P.O. Box 281230
Harrisburg, PA 17128-1230

Commonwealth of Pennsylvania
Department of Revenue Bureau of
Compliance

Clearance Support Department 281230
Harrisburg, PA 17128-1230
ATTN: Sheriff's Sales

United States of America

Internal Revenue Service
Technical Support Group
William Green Federal Building
Room 3259
600 Arch Street
Philadelphia, PA 19106

Domestic Relations of Columbia
County

700 Sawmill Road
Bloomsburg, PA 17815

United States of America

c/o United States Attorney for the
Middle District of PA
235 North Washington Street
Scranton, PA 18503
and
Federal Building
228 Walnut Street
P.O. Box 11754
Harrisburg, PA 17108

8. Name and address of Attorney of record:


Name

Address

None

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

September 16, 2009
DATE


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

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 WALNUT STREET ON PREVIOUS DEEDS), AT A POINT, NORTH 62 DEG. EAST, 178 FEET FROM THE NORTHEAST INTERSECTION OF WALNUT STREET AND SPRUCE ALLEY; THENCE BY LANDS NOW OR FORMERLY OF NORA C. WAGNER, NORTH 28 DEG. WEST, 150 FEET TO CLIFF ALLEY; THENCE BY THE SAME, NORTH 62 DEG. EAST, 52 FEET TO A CORNER IN AN ABANDONED PUBLIC ROAD; THENCE BY THE SAME, SOUTH 28 DEG. EAST, 150 FEET TO WALNUT STREET; THENCE BY THE SAME, SOUTH 62 DEG. WEST, 52 FEET TO A POINT, THE PLACE OF BEGINNING. BEING THE EASTERLY 52 FEET OF LOT NO. 46.

BEING KNOWN AS: 11 WALNUT STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 18-01A-101

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH THE ESTATE OF MAXINE C. LABACH A/K/A MAXINE W. LABACH, BY FIRST COLUMBIA BANK AND TRUST COMPANY by deed dated August 16, 1995 and recorded August 18, 1995 in the office of the Recorder in and for Columbia County in Deed Book 603, Page 873, granted and conveyed to Ronald L. Deihl and Donna L. Deihl. Donna L. Deihl departed this life on 9/30/02 thus Title to said premises is vested solely in Ronald L. Deihl by operation of law.

REAL DEBT: \$111,582.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RONALD L. DEIHL

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

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

Plaintiff

v.

Ronald L.Deihl

Defendant

COLUMBIA COUNTY COURT OF COMMON
PLEAS

NO: 2009-cv-1262

AFFIDAVIT PURSUANT TO RULE 3129

The undersigned, attorney for Plaintiff in the above action, sets forth as of the date the Praeipce for the Writ of Execution was filed the following information concerning the real property located at: 11 Walnut Street, Bloomsburg, Pennsylvania 17815, a copy of the description of said property being attached hereto and marked Exhibit "A."

1. Name and address of Owner or Reputed Owner

Name

Address

Ronald L.Deihl

11 Walnut Street
Bloomsburg, Pennsylvania 17815

2. Name and address of Defendant in the judgment:

Name

Address

Ronald L.Deihl

11 Walnut Street
Bloomsburg, Pennsylvania 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
Discover Bank, Discover Card by its agent Discover Financial Services, LLC	P.O. Box 6011 Dover, Delaware 19903-6011
Discover Bank	P.O. Box 2003 Greenwood, Delaware 19950-0503
Discover Bank, Issuer of Discover Card By Its Agent Discover Financial Services, LLC	c/o Edward Stock, Esquire Stock and Grimes, LLP 804 West Avenue Jenkintown, Pennsylvania 19046

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

Name	Address
------	---------

Plaintiff herein

5. Name and address of every other person 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
Hemlock Township	26 Firehall Road Bloomsburg, Pennsylvania 17815

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/Occupants	11 Walnut Street Bloomsburg, Pennsylvania 17815
Commonwealth of Pennsylvania	Department of Public Welfare P.O. Box 2675 Harrisburg, PA 17105
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107

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

PA Department of Revenue

Bureau of Compliance
P.O. Box 281230
Harrisburg, PA 17128-1230

Commonwealth of Pennsylvania
Department of Revenue Bureau of
Compliance

Clearance Support Department 281230
Harrisburg, PA 17128-1230
ATTN: Sheriff's Sales

United States of America

Internal Revenue Service
Technical Support Group
William Green Federal Building
Room 3259
600 Arch Street
Philadelphia, PA 19106

Domestic Relations of Columbia
County

700 Sawmill Road
Bloomsburg, PA 17815

United States of America

c/o United States Attorney for the
Middle District of PA
235 North Washington Street
Scranton, PA 18503
and
Federal Building
228 Walnut Street
P.O. Box 11754
Harrisburg, PA 17108

8. Name and address of Attorney of record:

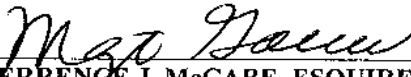
Name

Address

None

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

September 16, 2009
DATE


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

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 WALNUT STREET ON PREVIOUS DEEDS), AT A POINT, NORTH 62 DEG. EAST, 178 FEET FROM THE NORTHEAST INTERSECTION OF WALNUT STREET AND SPRUCE ALLEY; THENCE BY LANDS NOW OR FORMERLY OF NORA C. WAGNER, NORTH 28 DEG. WEST, 150 FEET TO CLIFF ALLEY; THENCE BY THE SAME, NORTH 62 DEG. EAST, 52 FEET TO A CORNER IN AN ABANDONED PUBLIC ROAD; THENCE BY THE SAME, SOUTH 28 DEG. EAST, 150 FEET TO WALNUT STREET; THENCE BY THE SAME, SOUTH 62 DEG. WEST, 52 FEET TO A POINT, THE PLACE OF BEGINNING. BEING THE EASTERLY 52 FEET OF LOT NO. 46.

BEING KNOWN AS: 11 WALNUT STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 18-01A-101

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH THE ESTATE OF MAXINE C. LABACH A/K/A MAXINE W. LABACH, BY FIRST COLUMBIA BANK AND TRUST COMPANY by deed dated August 16, 1995 and recorded August 18, 1995 in the office of the Recorder in and for Columbia County in Deed Book 603, Page 873, granted and conveyed to Ronald L. Deihl and Donna L. Deihl. Donna L. Deihl departed this life on 9/30/02 thus Title to said premises is vested solely in Ronald L. Deihl by operation of law.

REAL DEBT: \$111,582.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RONALD L. DEIHL

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

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

Plaintiff

v.

Ronald L.Deihl

Defendant

COLUMBIA COUNTY COURT OF COMMON
PLEAS

NO: 2009-cv-1262

AFFIDAVIT PURSUANT TO RULE 3129

The undersigned, attorney for Plaintiff in the above action, sets forth as of the date the Praeipce for the Writ of Execution was filed the following information concerning the real property located at: 11 Walnut Street, Bloomsburg, Pennsylvania 17815, a copy of the description of said property being attached hereto and marked Exhibit "A."

1. Name and address of Owner or Reputed Owner

Name

Address

Ronald L.Deihl

11 Walnut Street
Bloomsburg, Pennsylvania 17815

2. Name and address of Defendant in the judgment:

Name

Address

Ronald L.Deihl

11 Walnut Street
Bloomsburg, Pennsylvania 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
Discover Bank, Discover Card by its agent Discover Financial Services, LLC	P.O. Box 6011 Dover, Delaware 19903-6011
Discover Bank	P.O. Box 2003 Greenwood, Delaware 19950-0503
Discover Bank, Issuer of Discover Card By Its Agent Discover Financial Services, LLC	c/o Edward Stock, Esquire Stock and Grimes, LLP 804 West Avenue Jenkintown, Pennsylvania 19046

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

Name	Address
Plaintiff herein	

5. Name and address of every other person 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
Hemlock Township	26 Firehall Road Bloomsburg, Pennsylvania 17815

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/Occupants	11 Walnut Street Bloomsburg, Pennsylvania 17815
Commonwealth of Pennsylvania	Department of Public Welfare P.O. Box 2675 Harrisburg, PA 17105
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107

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

PA Department of Revenue

Bureau of Compliance
P.O. Box 281230
Harrisburg, PA 17128-1230

Commonwealth of Pennsylvania
Department of Revenue Bureau of
Compliance

Clearance Support Department 281230
Harrisburg, PA 17128-1230
ATTN: Sheriff's Sales

United States of America

Internal Revenue Service
Technical Support Group
William Green Federal Building
Room 3259
600 Arch Street
Philadelphia, PA 19106

Domestic Relations of Columbia
County

700 Sawmill Road
Bloomsburg, PA 17815

United States of America

c/o United States Attorney for the
Middle District of PA
235 North Washington Street
Scranton, PA 18503
and
Federal Building
228 Walnut Street
P.O. Box 11754
Harrisburg, PA 17108

8. Name and address of Attorney of record:


Name

Address

None

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

September 16, 2009
DATE


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

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 WALNUT STREET ON PREVIOUS DEEDS), AT A POINT, NORTH 62 DEG. EAST, 178 FEET FROM THE NORTHEAST INTERSECTION OF WALNUT STREET AND SPRUCE ALLEY; THENCE BY LANDS NOW OR FORMERLY OF NORA C. WAGNER, NORTH 28 DEG. WEST, 150 FEET TO CLIFF ALLEY; THENCE BY THE SAME, NORTH 62 DEG. EAST, 52 FEET TO A CORNER IN AN ABANDONED PUBLIC ROAD; THENCE BY THE SAME, SOUTH 28 DEG. EAST, 150 FEET TO WALNUT STREET; THENCE BY THE SAME, SOUTH 62 DEG. WEST, 52 FEET TO A POINT, THE PLACE OF BEGINNING. BEING THE EASTERLY 52 FEET OF LOT NO. 46.

BEING KNOWN AS: 11 WALNUT STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 18-01A-101

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH THE ESTATE OF MAXINE C. LABACH A/K/A MAXINE W. LABACH, BY FIRST COLUMBIA BANK AND TRUST COMPANY by deed dated August 16, 1995 and recorded August 18, 1995 in the office of the Recorder in and for Columbia County in Deed Book 603, Page 873, granted and conveyed to Ronald L. Deihl and Donna L. Deihl. Donna L. Deihl departed this life on 9/30/02 thus Title to said premises is vested solely in Ronald L. Deihl by operation of law.

REAL DEBT: \$111,582.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RONALD L. DEIHL

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

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

Plaintiff

v.

Ronald L. Deihl

Defendant

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2009-cv-1262

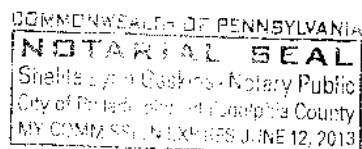
AFFIDAVIT OF LAST-KNOWN MAILING ADDRESS OF DEFENDANT

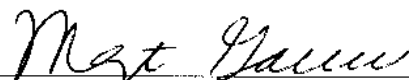
The undersigned, attorney for the Plaintiff in the within matter, being duly sworn according to law, hereby depose and say that the last-known mailing address of the Defendant is:

Ronald L. Deihl
11 Walnut Street
Bloomsburg, Pennsylvania 17815

SWORN AND SUBSCRIBED
BEFORE ME THIS 16TH DAY
OF SEPTEMBER, 2009


NOTARY PUBLIC




TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

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

Plaintiff

v.

Ronald L. Deihl

Defendant

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2009-cv-1262

AFFIDAVIT OF LAST-KNOWN MAILING ADDRESS OF DEFENDANT

The undersigned, attorney for the Plaintiff in the within matter, being duly sworn according to law, hereby
depose and say that the last-known mailing address of the Defendant is:

Ronald L. Deihl
11 Walnut Street
Bloomsburg, Pennsylvania 17815

SWORN AND SUBSCRIBED
BEFORE ME THIS 16TH DAY
OF SEPTEMBER, 2009

Shelita L. Gaskins
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Shelita Lynn Gaskins - Notary Public
City of Philadelphia, Philadelphia County
MY COMMISSION EXPIRES JUNE 12, 2013

Terrence J. McCabe
TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

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

Plaintiff

v.

Ronald L. Deihl

Defendant

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2009-cv-1262

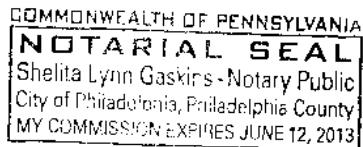
AFFIDAVIT OF LAST-KNOWN MAILING ADDRESS OF DEFENDANT

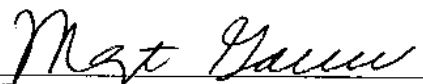
The undersigned, attorney for the Plaintiff in the within matter, being duly sworn according to law, hereby
depose and say that the last-known mailing address of the Defendant is:

Ronald L. Deihl
11 Walnut Street
Bloomsburg, Pennsylvania 17815

SWORN AND SUBSCRIBED
BEFORE ME THIS 16TH DAY
OF SEPTEMBER, 2009


NOTARY PUBLIC




TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

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

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

Attorneys for Plaintiff

CIVIL ACTION LAW

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

v.

Ronald L.Deihl

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2009-cv-1262

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Ronald L.Deihl
11 Walnut Street
Bloomsburg, Pennsylvania 17815

Your house (real estate) at **11 Walnut Street, Bloomsburg, Pennsylvania 17815** is scheduled to be sold at Sheriff's Sale on _____ at _____ a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$111,582.68 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 and Conway, P.C., 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 McCabe, Weisberg and Conway, P.C., 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 McCabe, Weisberg and 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 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, Pennsylvania 17815
(570) 784-8760

ASSOCIATION DE LICENCIADOS
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 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 WALNUT STREET ON PREVIOUS DEEDS), AT A POINT, NORTH 62 DEG. EAST, 178 FEET FROM THE NORTHEAST INTERSECTION OF WALNUT STREET AND SPRUCE ALLEY; THENCE BY LANDS NOW OR FORMERLY OF NORA C. WAGNER, NORTH 28 DEG. WEST, 150 FEET TO CLIFF ALLEY; THENCE BY THE SAME, NORTH 62 DEG. EAST, 52 FEET TO A CORNER IN AN ABANDONED PUBLIC ROAD; THENCE BY THE SAME, SOUTH 28 DEG. EAST, 150 FEET TO WALNUT STREET; THENCE BY THE SAME, SOUTH 62 DEG. WEST, 52 FEET TO A POINT, THE PLACE OF BEGINNING. BEING THE EASTERLY 52 FEET OF LOT NO. 46.

BEING KNOWN AS: 11 WALNUT STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 18-01A-101

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH THE ESTATE OF MAXINE C. LABACH A/K/A MAXINE W. LABACH, BY FIRST COLUMBIA BANK AND TRUST COMPANY by deed dated August 16, 1995 and recorded August 18, 1995 in the office of the Recorder in and for Columbia County in Deed Book 603, Page 873, granted and conveyed to Ronald L. Deihl and Donna L. Deihl. Donna L. Deihl departed this life on 9/30/02 thus Title to said premises is vested solely in Ronald L. Deihl by operation of law.

REAL DEBT: \$111,582.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RONALD L. DEIHL

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

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 WALNUT STREET ON PREVIOUS DEEDS), AT A POINT, NORTH 62 DEG. EAST, 178 FEET FROM THE NORTHEAST INTERSECTION OF WALNUT STREET AND SPRUCE ALLEY; THENCE BY LANDS NOW OR FORMERLY OF NORA C. WAGNER, NORTH 28 DEG. WEST, 150 FEET TO CLIFF ALLEY; THENCE BY THE SAME, NORTH 62 DEG. EAST, 52 FEET TO A CORNER IN AN ABANDONED PUBLIC ROAD; THENCE BY THE SAME, SOUTH 28 DEG. EAST, 150 FEET TO WALNUT STREET; THENCE BY THE SAME, SOUTH 62 DEG. WEST, 52 FEET TO A POINT, THE PLACE OF BEGINNING. BEING THE EASTERLY 52 FEET OF LOT NO. 46.

BEING KNOWN AS: 11 WALNUT STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 18-01A-101

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH THE ESTATE OF MAXINE C. LABACH A/K/A MAXINE W. LABACH, BY FIRST COLUMBIA BANK AND TRUST COMPANY by deed dated August 16, 1995 and recorded August 18, 1995 in the office of the Recorder in and for Columbia County in Deed Book 603, Page 873, granted and conveyed to Ronald L. Deihl and Donna L. Deihl. Donna L. Deihl departed this life on 9/30/02 thus Title to said premises is vested solely in Ronald L. Deihl by operation of law.

REAL DEBT: \$111,582.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RONALD L. DEIHL

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

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 WALNUT STREET ON PREVIOUS DEEDS), AT A POINT, NORTH 62 DEG. EAST, 178 FEET FROM THE NORTHEAST INTERSECTION OF WALNUT STREET AND SPRUCE ALLEY; THENCE BY LANDS NOW OR FORMERLY OF NORA C. WAGNER, NORTH 28 DEG. WEST, 150 FEET TO CLIFF ALLEY; THENCE BY THE SAME, NORTH 62 DEG. EAST, 52 FEET TO A CORNER IN AN ABANDONED PUBLIC ROAD; THENCE BY THE SAME, SOUTH 28 DEG. EAST, 150 FEET TO WALNUT STREET; THENCE BY THE SAME, SOUTH 62 DEG. WEST, 52 FEET TO A POINT, THE PLACE OF BEGINNING. BEING THE EASTERLY 52 FEET OF LOT NO. 46.

BEING KNOWN AS: 11 WALNUT STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 18-01A-101

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH THE ESTATE OF MAXINE C. LABACH A/K/A MAXINE W. LABACH, BY FIRST COLUMBIA BANK AND TRUST COMPANY by deed dated August 16, 1995 and recorded August 18, 1995 in the office of the Recorder in and for Columbia County in Deed Book 603, Page 873, granted and conveyed to Ronald L. Deihl and Donna L. Deihl. Donna L. Deihl departed this life on 9/30/02 thus Title to said premises is vested solely in Ronald L. Deihl by operation of law.

REAL DEBT: \$111,582.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RONALD L. DEIHL

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

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 WALNUT STREET ON PREVIOUS DEEDS), AT A POINT, NORTH 62 DEG. EAST, 178 FEET FROM THE NORTHEAST INTERSECTION OF WALNUT STREET AND SPRUCE ALLEY; THENCE BY LANDS NOW OR FORMERLY OF NORA C. WAGNER, NORTH 28 DEG. WEST, 150 FEET TO CLIFF ALLEY; THENCE BY THE SAME, NORTH 62 DEG. EAST, 52 FEET TO A CORNER IN AN ABANDONED PUBLIC ROAD; THENCE BY THE SAME, SOUTH 28 DEG. EAST, 150 FEET TO WALNUT STREET; THENCE BY THE SAME, SOUTH 62 DEG. WEST, 52 FEET TO A POINT, THE PLACE OF BEGINNING. BEING THE EASTERLY 52 FEET OF LOT NO. 46.

BEING KNOWN AS: 11 WALNUT STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 18-01A-101

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH THE ESTATE OF MAXINE C. LABACH A/K/A MAXINE W. LABACH, BY FIRST COLUMBIA BANK AND TRUST COMPANY by deed dated August 16, 1995 and recorded August 18, 1995 in the office of the Recorder in and for Columbia County in Deed Book 603, Page 873, granted and conveyed to Ronald L. Deihl and Donna L. Deihl. Donna L. Deihl departed this life on 9/30/02 thus Title to said premises is vested solely in Ronald L. Deihl by operation of law.

REAL DEBT: \$111,582.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RONALD L. DEIHL

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

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 WALNUT STREET ON PREVIOUS DEEDS), AT A POINT, NORTH 62 DEG. EAST, 178 FEET FROM THE NORTHEAST INTERSECTION OF WALNUT STREET AND SPRUCE ALLEY; THENCE BY LANDS NOW OR FORMERLY OF NORA C. WAGNER, NORTH 28 DEG. WEST, 150 FEET TO CLIFF ALLEY; THENCE BY THE SAME, NORTH 62 DEG. EAST, 52 FEET TO A CORNER IN AN ABANDONED PUBLIC ROAD; THENCE BY THE SAME, SOUTH 28 DEG. EAST, 150 FEET TO WALNUT STREET; THENCE BY THE SAME, SOUTH 62 DEG. WEST, 52 FEET TO A POINT, THE PLACE OF BEGINNING. BEING THE EASTERLY 52 FEET OF LOT NO. 46.

BEING KNOWN AS: 11 WALNUT STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 18-01A-101

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH THE ESTATE OF MAXINE C. LABACH A/K/A MAXINE W. LABACH, BY FIRST COLUMBIA BANK AND TRUST COMPANY by deed dated August 16, 1995 and recorded August 18, 1995 in the office of the Recorder in and for Columbia County in Deed Book 603, Page 873, granted and conveyed to Ronald L. Deihl and Donna L. Deihl. Donna L. Deihl departed this life on 9/30/02 thus Title to said premises is vested solely in Ronald L. Deihl by operation of law.

REAL DEBT: \$111,582.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RONALD L. DEIHL

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

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 WALNUT STREET ON PREVIOUS DEEDS), AT A POINT, NORTH 62 DEG. EAST, 178 FEET FROM THE NORTHEAST INTERSECTION OF WALNUT STREET AND SPRUCE ALLEY; THENCE BY LANDS NOW OR FORMERLY OF NORA C. WAGNER, NORTH 28 DEG. WEST, 150 FEET TO CLIFF ALLEY; THENCE BY THE SAME, NORTH 62 DEG. EAST, 52 FEET TO A CORNER IN AN ABANDONED PUBLIC ROAD; THENCE BY THE SAME, SOUTH 28 DEG. EAST, 150 FEET TO WALNUT STREET; THENCE BY THE SAME, SOUTH 62 DEG. WEST, 52 FEET TO A POINT, THE PLACE OF BEGINNING. BEING THE EASTERLY 52 FEET OF LOT NO. 46.

BEING KNOWN AS: 11 WALNUT STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 18-01A-101

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH THE ESTATE OF MAXINE C. LABACH A/K/A MAXINE W. LABACH, BY FIRST COLUMBIA BANK AND TRUST COMPANY by deed dated August 16, 1995 and recorded August 18, 1995 in the office of the Recorder in and for Columbia County in Deed Book 603, Page 873, granted and conveyed to Ronald L. Deihl and Donna L. Deihl. Donna L. Deihl departed this life on 9/30/02 thus Title to said premises is vested solely in Ronald L. Deihl by operation of law.

REAL DEBT: \$111,582.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RONALD L. DEIHL

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

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 WALNUT STREET ON PREVIOUS DEEDS), AT A POINT, NORTH 62 DEG. EAST, 178 FEET FROM THE NORTHEAST INTERSECTION OF WALNUT STREET AND SPRUCE ALLEY; THENCE BY LANDS NOW OR FORMERLY OF NORA C. WAGNER, NORTH 28 DEG. WEST, 150 FEET TO CLIFF ALLEY; THENCE BY THE SAME, NORTH 62 DEG. EAST, 52 FEET TO A CORNER IN AN ABANDONED PUBLIC ROAD; THENCE BY THE SAME, SOUTH 28 DEG. EAST, 150 FEET TO WALNUT STREET; THENCE BY THE SAME, SOUTH 62 DEG. WEST, 52 FEET TO A POINT, THE PLACE OF BEGINNING. BEING THE EASTERLY 52 FEET OF LOT NO. 46.

BEING KNOWN AS: 11 WALNUT STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 18-01A-101

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH THE ESTATE OF MAXINE C. LABACH A/K/A MAXINE W. LABACH, BY FIRST COLUMBIA BANK AND TRUST COMPANY by deed dated August 16, 1995 and recorded August 18, 1995 in the office of the Recorder in and for Columbia County in Deed Book 603, Page 873, granted and conveyed to Ronald L. Deihl and Donna L. Deihl. Donna L. Deihl departed this life on 9/30/02 thus Title to said premises is vested solely in Ronald L. Deihl by operation of law.

REAL DEBT: \$111,582.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RONALD L. DEIHL

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

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 WALNUT STREET ON PREVIOUS DEEDS), AT A POINT, NORTH 62 DEG. EAST, 178 FEET FROM THE NORTHEAST INTERSECTION OF WALNUT STREET AND SPRUCE ALLEY; THENCE BY LANDS NOW OR FORMERLY OF NORA C. WAGNER, NORTH 28 DEG. WEST, 150 FEET TO CLIFF ALLEY; THENCE BY THE SAME, NORTH 62 DEG. EAST, 52 FEET TO A CORNER IN AN ABANDONED PUBLIC ROAD; THENCE BY THE SAME, SOUTH 28 DEG. EAST, 150 FEET TO WALNUT STREET; THENCE BY THE SAME, SOUTH 62 DEG. WEST, 52 FEET TO A POINT, THE PLACE OF BEGINNING. BEING THE EASTERLY 52 FEET OF LOT NO. 46.

BEING KNOWN AS: 11 WALNUT STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 18-01A-101

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH THE ESTATE OF MAXINE C. LABACH A/K/A MAXINE W. LABACH, BY FIRST COLUMBIA BANK AND TRUST COMPANY by deed dated August 16, 1995 and recorded August 18, 1995 in the office of the Recorder in and for Columbia County in Deed Book 603, Page 873, granted and conveyed to Ronald L. Deihl and Donna L. Deihl. Donna L. Deihl departed this life on 9/30/02 thus Title to said premises is vested solely in Ronald L. Deihl by operation of law.

REAL DEBT: \$111,582.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RONALD L. DEIHL

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

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 WALNUT STREET ON PREVIOUS DEEDS), AT A POINT, NORTH 62 DEG. EAST, 178 FEET FROM THE NORTHEAST INTERSECTION OF WALNUT STREET AND SPRUCE ALLEY; THENCE BY LANDS NOW OR FORMERLY OF NORA C. WAGNER, NORTH 28 DEG. WEST, 150 FEET TO CLIFF ALLEY; THENCE BY THE SAME, NORTH 62 DEG. EAST, 52 FEET TO A CORNER IN AN ABANDONED PUBLIC ROAD; THENCE BY THE SAME, SOUTH 28 DEG. EAST, 150 FEET TO WALNUT STREET; THENCE BY THE SAME, SOUTH 62 DEG. WEST, 52 FEET TO A POINT, THE PLACE OF BEGINNING. BEING THE EASTERLY 52 FEET OF LOT NO. 46.

BEING KNOWN AS: 11 WALNUT STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 18-01A-101

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH THE ESTATE OF MAXINE C. LABACH A/K/A MAXINE W. LABACH, BY FIRST COLUMBIA BANK AND TRUST COMPANY by deed dated August 16, 1995 and recorded August 18, 1995 in the office of the Recorder in and for Columbia County in Deed Book 603, Page 873, granted and conveyed to Ronald L. Deihl and Donna L. Deihl. Donna L. Deihl departed this life on 9/30/02 thus Title to said premises is vested solely in Ronald L. Deihl by operation of law.

REAL DEBT: \$111,582.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RONALD L. DEIHL

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

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

Plaintiff

v.

Ronald L. Deihl

Defendant

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2009-cv-1262

TO: Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 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:

11 Walnut Street, Bloomsburg, Pennsylvania 17815

(more fully described as attached)

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

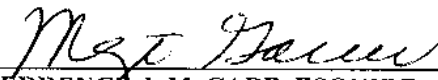
Ronald L. Deihl
11 Walnut Street
Bloomsburg, Pennsylvania 17815

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.

September 16, 2009

DATE


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

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

Plaintiff

v.

Ronald L. Deihl

Defendant

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2009-cv-1262

TO: Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 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:
11 Walnut Street, Bloomsburg, Pennsylvania 17815

(more fully described as attached)

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


Ronald L. Deihl
11 Walnut Street
Bloomsburg, Pennsylvania 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.

September 16, 2009

DATE


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

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

Plaintiff

v.

Ronald L. Deihl

Defendant

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2009-cv-1262

TO: Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 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:
11 Walnut Street, Bloomsburg, Pennsylvania 17815

(more fully described as attached)

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

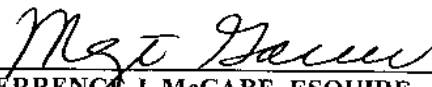
Ronald L. Deihl
11 Walnut Street
Bloomsburg, Pennsylvania 17815

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.

September 16, 2009

DATE


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

SUITE 2080

123 SOUTH BROAD STREET

PHILADELPHIA, PA 19109

(215) 790-1010

FAX (215) 790-1274

SUITE 303

216 HADDON AVENUE

WESTMONT, NJ 08108

(856) 858-7080

FAX (856) 858-7020

SUITE 310

145 HUGUENOT STREET

NEW ROCHELLE, NY 10801

(914)-636-8900

FAX (914)-636-8901

Also servicing Connecticut

SUITE 100

8101 SANDY SPRING ROAD

LAUREL, MD 20707

(301) 490-3361

FAX (301) 490-1568

Also servicing the District of Columbia
and Virginia

September 16, 2009

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY**
MARGARET GAIRO**
LISA L. WALLACE+†
DEBORAH K. CURRAN+*
LAURA H.G. O'SULLIVAN+*
GAYL C. SPIVAK*
FRANK DUBIN**
ANDREW L. MARKOWITZ**
HEIDI R. SPIVAK*
SCOTT TAGGART*
MARISA COHEN*
KATHERINE SANTANGINI**
JASON BROOKS†
STEPHANIE H. HURLEY**
ERIN BRADY**
DIANN GREEN<
MATTHEW CONNOR*
FAITH MIROS†<
THOMAS K. TESSMER<
ERIN BRADY**

* Licensed in PA
+ Licensed in PA & NJ
** Licensed in PA & NY
^ Licensed in NY
^ Licensed in NJ
* Licensed in PA & WA
*** Licensed in PA, NJ & NY
† Licensed in NY & CT
+ Licensed in MD & DC
** Licensed in MD
- Managing Attorney for NY
† Managing Attorney for MD
- Managing Attorney for NJ
< Licensed in VA
†< Licensed in CT & NJ

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

Re: Beneficial Consumer Discount Company d/b/a/ Beneficial Mortgage Company of Pennsylvania
vs. Ronald L. Deihl
Columbia County, Number 2009-cv-1262
Premises: 11 Walnut Street, Bloomsburg, Pennsylvania 17815

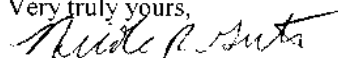
Dear Sir or Madam:

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

Ronald L. Deihl
11 Walnut Street
Bloomsburg, Pennsylvania 17815

Please be advised that our office will serve the above referenced defendants by regular and certified mail. Please personally serve the Defendant or an adult in charge.

Very truly yours,



Nicole R. Gutierrez, Paralegal
McCabe, Weisberg and Conway, P.C.

/nrg
Enclosures

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

LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

SUITE 2080

123 SOUTH BROAD STREET

PHILADELPHIA, PA 19109

(215) 790-1010

FAX (215) 790-1274

SUITE 303

216 HADDON AVENUE

WESTMONT, NJ 08108

(856) 858-7080

FAX (856) 858-7020

SUITE 310

145 HUGUENOT STREET

NEW ROCHELLE, NY 10801

(914)-636-8900

FAX (914)-636-8901

Also servicing Connecticut

SUITE 100

8101 SANDY SPRING ROAD

LAUREL, MD 20707

(301) 490-3361

FAX (301) 490-1568

Also servicing the District of Columbia
and Virginia

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY +-
MARGARET GAIRO +-
LISA L. WALLACE+†
DEBORAH K. CURRAN+*
LAURA H.G. O'SULLIVAN+*
GAYL C. SPIVAK* =
FRANK DUBIN +-
ANDREW L. MARKOWITZ +-
HEIDI R. SPIVAK*
SCOTT TAGGART*
MARISA COHEN*
KATHERINE SANTANGINI^^
JASON BROOKS †
STEPHANIE H. HURLEY**
ERIN BRADY**
DIANN GREEN <
MATTHEW CONNOR*
FAITH MIROS <†
THOMAS K. TESSMER <
ERIN BRADY **ù

*** Licensed in PA

* Licensed in PA & NJ

** Licensed in PA & NY

^ Licensed in NY

+ Licensed in NJ

+ Licensed in PA & WA

*** Licensed in PA, NJ & NY

† Licensed in NY & CT

* Licensed in MD & DC

** Licensed in MD

+ Managing Attorney for NY

+ Managing Attorney for MD

+ Managing Attorney for NJ

< Licensed in VA

<† Licensed in CT & NJ

September 16, 2009

Office of the Prothonotary
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: Beneficial Consumer Discount Company d/b/a/ Beneficial Mortgage Company of Pennsylvania
vs.
Ronald L. Deihl
Columbia County, No. 2009-cv-1262
Premises: 11 Walnut Street, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

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

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

This is a communication from a debt collector.

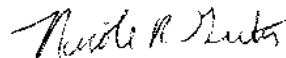
This letter may be an attempt to collect a debt and any information obtained will be used for that purpose.

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. One check in the amount of \$23.00 which represents payment of the filing fee for the Writ of Execution;
8. Check in the amount of \$2,000.00 representing payment of the fee for listing the property for Sheriff's Sale.

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

Thank you for your cooperation in this matter.

Very truly yours,



Nicole R. Gutierrez, Paralegal
McCabe, Weisberg and Conway, P.C.

/nrg

Enclosures

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

McCABE, WEISBERG & CONWAY, P.C.

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

41431



WACHOVIA

3-60/310

NUMBER

PAY Two Thousand

DATE

Sep 17/2009

\$2,000.00

AMOUNT

00/100

TO THE Sheriff of Columbia County

ORDER

OF

ESCROW TRUST
VOID AFTER 90 DAYS

Listing Property for Sheriff Sale - Relist

Maggie Zaccaro
20100917pa

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE TO TO MAKE DISAPPEAR WITH HEAT

⑈041431⑈ ⑈031000503⑈ 2000012430022⑈