

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Beneficial Cons Dev Co VS Thomas & Anne Hughes

NO. 178-11 ED NO. 150-11 JD

DATE/TIME OF SALE: Apr 11 0900

BID PRICE (INCLUDES COST) \$ 5292.28

POUNDAGE - 2% OF BID \$ 105.85

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5398.13

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Julia Hughes

TOTAL DUE: \$ 5398.13

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 4048.13

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

BENEFICIAL CONSUMER DISCOUNT
COMPANY, D/B/A BENEFICIAL MORTGAGE
CO. OF

vs.

Defendant

THOMAS HUGHES
RENEE HUGHES

Attorney for the Plaintiff:

STERN AND EISENBERG PC
261 OLD YORK ROAD
410 THE PAVILION
JENKINSTOWN, PA 19046

Sheriff's Sale Date: Wednesday, April 11, 2012

Writ of Execution No. : 2011CV150

Advance Sheriff Costs: 1,350.00

Location of the real estate: 7164 CHAPIN LANE, BLOOMSBURG, PA 17815

Sheriff Costs

Docketing	15.00
Levy	15.00
Posting Handbill	15.00
Service Mileage	24.00
Crying Sale	10.00
Service	135.00
Prothonotary, Acknowledge Deed	10.00
Advertising Sale Bills & Copies	17.50
Sheriff's Deed	35.00
Distribution Form	25.00
Surcharge	100.00
Advertising Sale (Newspaper)	15.00
Press Enterprise Inc.	1,293.54
Web Posting	100.00
Notary Fee	15.00
Transfer Tax Form	25.00
Mailing Costs	24.00
Copies	4.50
Solicitor Services	75.00
Sheriff Automation Fund	50.00
Total Sheriff Costs	2,003.54

Municipal Costs

Current Taxes	819.08
Delinquent Taxes	2,414.66
Total Municipal Costs	3,233.74

Distribution Costs

Recording Fees	55.00
Total Distribution Costs	55.00

Grand Total: 5,292.28

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

©2009 County of Columbia, Pennsylvania

STERN AND EISENBERG PC

ATTORNEYS AT LAW
261 OLD YORK ROAD
410 THE PAVILION
JENKINTOWN, PA 19046

FIRSTTRUST
3-7380-2360

DATE

NUMBER

AMOUNT

06/05/2012


**\$5,398.13

PAY

*** FIVE THOUSAND THREE HUNDRED NINETY-EIGHT & 13/100 DOLLARS

TO THE Sheriff- Columbia County
ORDER OF

TRUST ACCOUNT



AUTHORIZED SIGNATURE

⑈006442⑈ ⑆236073801⑆ 70 3203901⑈

STERN AND EISENBERG PC ATTORNEYS AT LAW

PAY TO Sheriff- Columbia County
DESCRIPTION

6442

DATE

TRUST NAME

AMOUNT

06/05/2012 HSBC Mortgage Services, Inc. Reality Transfer Tax Affidavit 5,398.13

CHECK DATE	CHECK NO.	CHECK AMOUNT
6/05/2012	6442	5,398.13

If you have any questions or need anything else, please do not hesitate to contact our office.

Very truly yours,



STEVEN K. EISENBERG

SKE/jjn
Enclosures



LAW OFFICES
Stern & Eisenberg, PC
www.sterneisenberg.com

Steven K. Eisenberg^{*,*}
Kevin P. Diskin^{*,*}
Thomas E. Shea^{*}
Joseph K. Rejent^{*}
Len M. Garza^{*,*}
Evan Barenbaum^{*,*}
Stacey A. Weisblatt^{*,*}

Richard F. Stern^{**,}
Jace C. McColley^{+,*}

^{*} Admitted to practice in PA
^{*} Admitted to practice in NJ
[°] Admitted to practice in NY
⁺ Of Counsel

261 Old York Road
Suite 410
The Pavilion
Jenkintown, Pennsylvania 19046
(215) 572-8111
Facsimile: (215) 572-5025

New Jersey Office
(609) 397-9200

June 5, 2012

RE: Beneficial Consumer Discount Company
VS: Thomas and Renee Hughes
C.C.P. COLUMBIA CO., NO. 150 CV 2011

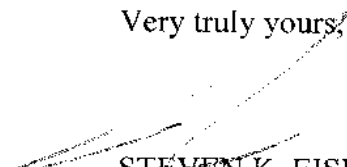
PREMISES- 7164 Chapin Lane, Bloomsburg, PA 17815

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

Dear Sir or Madam:

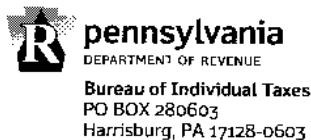
Please assign my bid as attorney on the writ to Beneficial Consumer Discount Company, d/b/a Beneficial Mortgage Co. of Pennsylvania, 2929 Walden Avenue, Depew, NY 14043

Very truly yours,



STEVEN K. EISENBERG

SKE/jjn
Enclosures



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name Steven K. Eisenberg		Telephone Number: (215) 572-8111	
Mailing Address 261 Old York Rd., Ste 410		City Jenkintown	State PA
		ZIP Code 19046	

B. TRANSFER DATA

Grantor(s)/Lessor(s)
Sheriff of Columbia County
Mailing Address
35 West Main Street

City Bloomsburg	State PA	ZIP Code 17815
--------------------	-------------	-------------------

C. Date of Acceptance of Document

Grantee(s)/Lessee(s) Beneficial Consumer Discount Company	
Mailing Address 2929 Walden Avenue	
City Depew	State NY
ZIP Code 14043	

D. REAL ESTATE LOCATION

Street Address 7164 Chapin Lane		City, Township, Borough North Centre Township
County Columbia	School District Central Columbia	Tax Parcel Number 11-07-031-14-000

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration 5,398.13	2. Other Consideration +	3. Total Consideration = 5,398.13
4. County Assessed Value 55,620.00	5. Common Level Ratio Factor x 3.79	6. Fair Market Value = 210,799.80

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 100.00	1b. Percentage of Grantor's Interest in Real Estate 100	1c. Percentage of Grantor's Interest Conveyed 100
---	--	--

Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____
(Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) _____

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

Signature of Correspondent or Responsible Party

Date

06/05/12

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

GRANTEE—

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

SHERIFF'S SALE COST SHEET

Beneficial Cons. Dis. Co. VS. Thomas + Kanae Hughes
 NO. 178-11 ED NO. 150-11 JD DATE/TIME OF SALE Apr 11 0900

-- DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>135.00</u>	
-- LEVY (PER PARCEL	\$15.00	
-- MAILING COSTS	\$ <u>24.00</u>	
-- ADVERTISING SALE BILLS & COPIES	\$17.50	
-- ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
-- POSTING HANDBILL	\$15.00	
-- CRYING/ADJOURN SALE	\$10.00	
-- SHERIFF'S DEED	\$35.00	
-- TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>4.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>375.00</u>

-- WEB POSTING	\$150.00	
-- PRESS ENTERPRISE INC.	\$ <u>1,293.54</u>	
-- SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1518.54</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>817.08</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>214.66</u>	
TOTAL *****		\$ <u>3233.74</u>

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ _____

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649 FAX: (570) 389-5646

TAX CERTIFICATION

2012 - REAL ESTATE

As of Date: 04/09/2012 02:43:53 PM

Owner: HUGHES THOMAS & RENEE

Municipality: CENTRE NORTH TWP

Parcel #: 11 -07 -031-14,000

7164 CHAPINS ROAD

Property Desc:

BLOOMSBURG PA 17815

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
013770	F	\$12.81	04/30/2012	\$13.07	06/30/2012	\$14.38	08/31/2012
		Payment					
013770	G	\$389.52	04/30/2012	\$397.47	06/30/2012	\$437.22	08/31/2012
		Payment					
013770	S	\$73.31	04/30/2012	\$74.81	06/30/2012	\$82.29	08/31/2012
		Payment					
013770	R	\$327.06	04/30/2012	\$333.73	06/30/2012	\$367.10	08/31/2012
		Payment					

\$819.08

Total Paid To Date:

\$0.00

Signature

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

PARCEL ID:

TAX, R. 2012

ALTERNATE ID:

EFFECTIVE DATE:

<i>Year</i>	:	Authority	:	Fund
-------------	---	-----------	---	------

[illegible] $2,392 \cdot 44^+$

17-224

5. +

Interest
Tax cert.

003

2, 4 1 4 * 6 6 *

Total Amount
for May

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV150

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, MARCH 07, 2012

AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel and lot of land situate in North Centre Township, Columbia County, Pennsylvania being more fully described as follows, to wit:

BEGINNING at a point in the centerline intersection of Township Route No. 463 and Township Route No. 646, said point being the northeast corner of lands herein described; thence along the centerline of Township Route No. 646 south 23 degrees 01 minute 30 seconds east, 223.94 feet to a point; thence along the same south 25 degrees 02 minutes 32 seconds east, 120.67 feet to a point; thence through Township Route No. 646 south 79 degrees 53 minutes 32 seconds west, 9.67 feet to a point; thence through Township Route No. 646 south 23 degrees 50 minutes 31 seconds east 23.91 feet to a point; thence along Lot No. 10 and passing through an iron pin set on line 6.73 feet from the last described point, south 68 degrees 45 minutes 30 seconds west, 356.73 feet to a set iron pin; thence along Lot No. 8 north 20 degrees 33 minutes 29 seconds west, 367.11 feet to a point in the centerline of Township Route No. 463; thence along the centerline of Township Route No. 463 the following three courses and distances: (1) north 69 degrees 22 minutes 57 seconds east, 127.71 feet to a point; (2) north 68 degrees 43 minutes 46 seconds east, 144.06 feet to a point; (3) north 68 degrees 23 minutes 20 seconds east, 74.03 feet to the place of beginning. Containing 2.975 acres of land. This description prepared from survey draft of Orangeville Surveying Consultants dated October 30, 1996, approved by the Columbia County Planning Commission on March 3, 1997, and recorded in Columbia County Map Book 7, page 1160. Being known and designated as Lot No. 7.

UNDER AND SUBJECT to the restrictions, covenants and conditions appearing in a certain Declaration of Restrictive Covenants entered of record in Columbia County Record Book 652, page 772.

BEING the same premises which Robert G. Paden, single, and James W. Knorr, joined by his spouse, Stephanie A. Knorr, by Deed dated March 23, 1999 and recorded March 26, 1999 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 719 Page 393, granted and conveyed unto Thomas Hughes and Renee Hughes, husband and wife, in fee.

PARCEL ID: 11-07-03114

PROPERTY ADDRESS: 7164 CHAPIN LANE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 11-07-03114

Seized and taken into execution to be sold as the property of THOMAS HUGHES, RENEE HUGHES in suit of BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE CO. OF.

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 eight (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 to either 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 default all sums paid by the 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.

Attorney for the Plaintiff:
STERN AND EISENBERG PC
JENKINTOWN, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY,
Pennsylvania
www.sheriffcolumbiacounty.com

law deposes and says that Press Enterprise is
ipal office and place of business at 3185
olumbia and State of Pennsylvania, and was
as been published daily, continuously in said
e attached notice February 15, 22, 29, 2012 as
he officers or publisher or designated agent of
ch legal advertisement was published; that
ted in the subject matter of said notice and
ic foregoing statement as to time, place, and

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

..... I hereby certify that the advertising and
.....for publishing the foregoing notice, and the



LAW OFFICES

Stern & Eisenberg, PC

www.sterneisenberg.com

Steven K. Eisenberg^{*,*}
Kevin P. Diskin^{*,*}
Thomas E. Shea^{*}
Joseph K. Rejent^{*}
Len M. Garza^{*,*}
Evan Barenbaum^{*}
Stacey A. Weisblatt[°]

Richard F. Stern^{+,*}
Jace C. McColley^{+,*}

261 Old York Road
Suite 410
The Pavilion
Jenkintown, Pennsylvania 19046
(215) 572-8111
Facsimile: (215) 572-5025

New Jersey Office
(609) 397-9200

^{*} Admitted to practice in PA
^{*} Admitted to practice in NJ
[°] Admitted to practice in NY
⁺ Of Counsel

February 28, 2012

RE: BENEFICIAL CONSUMER DISCOUNT COMPANY
VS. THOMAS AND RENEE HUGHES
C.C.P. COLUMBIA CO. NO. 150 CV 2011

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

Dear Sir or Madam:

Enclosed please find Certificate of Service in connection with the above referenced matter. Kindly file the original of record and return a time-stamped copy to our office. A self-addressed stamped envelope is provided.

Thank you for your attention to the matter.

Very truly yours,

STEVEN K. EISENBERG

SKE/tmcm
Enclosure
Cc: Sheriff's Office

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

STEVEN K. EISENBERG, ESQUIRE
STERN AND EISENBERG, PC
The Pavilion
261 Old York Road, Suite 410
Jenkintown, PA 19046
(215) 572-8111
I.D. #75736

Beneficial Consumer Discount Company, d/b/a
Beneficial Mortgage Co. of Pennsylvania
v.

Civil Action: 150 CV 2011

Thomas Hughes and Renee Hughes
Defendant(s)

MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE

I, STEVEN K. EISENBERG, ESQ., attorney for the within Plaintiff, hereby certify that notice of the Sheriff's Sale was mailed to the Defendants by certified mail, return receipt requested on February 28, 2012.

I further certify that notice of the Sheriff's Sale was mailed to each lienholder by regular, first-class, postage prepaid mail on February 28, 2012, as evidenced by copy of certificates of mailing attached.

STERN AND EISENBERG PC

BY: 

STEVEN K. EISENBERG
Attorney for Plaintiff

2/28/12

7214 2962 0001 3962 7214

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

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

OFFICIAL USE

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



Sent To Thomas Hughes
 Street, Apt. No.,
 or PO Box No. 7164 Chapin Lane
 City, State, ZIP+4 Bloomsburg, PA 17815

PS Form 3800, August 2006

See Reverse for Instructions

7214 2962 0001 3962 7214

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

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

OFFICIAL USE

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



Sent To Renee Hughes
 Street, Apt. No.,
 or PO Box No. 7164 Chapin Lane
 City, State, ZIP+4 Bloomsburg, PA 17815

PS Form 3800, August 2006

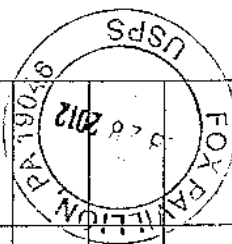
See Reverse for Instructions

Name and
Address
of Sender

STERN & EISENBERG
261 Old York Road-The Pavilion-Ste 410
Jenkintown, PA 19046

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fcc
1	****	Thomas Hughes 7164 Chapin Lane Bloomsburg, PA 17815		
2	****	Renee Hughes 7164 Chapin Lane Bloomsburg, PA 17815		
3	****	PA Department of Revenue Bureau of Compliance Box 281230 Harrisburg, Pennsylvania 17128		
4	****	Domestic Relations, Columbia County Courthouse P.O. Box 380, Bloomsburg, PA 17815		
5		Tax Claim Bureau, Columbia County Courthouse P.O. Box 380, Bloomsburg, PA 17815		
6	****	Tenant(s)/Occupant(s) 7164 Chapin Lane, Bloomsburg, PA 17815		
7	****			
8	****			
9	****			
10	****			
11	****			
12	****			
13	****			
14				
15		RE:		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

\$2.52



U.S. POSTAGE PITNEY BOWES



ZIP 19046 \$ 002.52⁰
02 1W
0001371685 FEB. 28 2012



LAW OFFICES

Stern & Eisenberg, PC

www.sterneisenberg.com

Steven K. Eisenberg^{*,}
Kevin P. Diskin^{*,}
Thomas E. Shea^{*}
Joseph K. Rejent^{*}
Len M. Garza^{*,}

Richard F. Stern^{*,}
Jace C. McColley^{*,}

* Admitted to practice in PA
* Admitted to practice in NJ
* Admitted to practice in NY
* Of Counsel

261 Old York Road
Suite 410
The Pavilion
Jenkintown, Pennsylvania 19046
(215) 572-8111
Facsimile: (215) 572-5025

New Jersey Office
(609) 397-9200

February 23, 2012

RE: BENEFICIAL CONSUMER DISCOUNT COMPANY
VS. THOMAS HUGHES AND RENEE HUGHES
C.C.P. COLUMBIA CO. NO. 150 CV 2011

7164 Chapin Lane, Bloomsburg, PA

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

Dear Sir or Madam,

Kindly postpone the Sheriff's Sale that is scheduled for March 7, 2012 for the above referenced property to APRIL 11, 2012. Thank you for your consideration in this matter.

Very truly yours,

Jessica Allert
Paralegal/Stern & Eisenberg, PC

S&E/jjn
Enclosures

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE
CO. OF
vs.
THOMAS HUGHES (et al.)

Case Number
2011CV150

SHERIFF'S RETURN OF SERVICE

01/31/2012 12:10 PM - DEPUTY JEFFREY PRICE, BEING DULY SWORN ACCORDING TO LAW, STATES
SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON
THE REAL ESTATE LOCATED AT 7164 CHAPIN LANE, BLOOMSBURG, PA 17815.


JEFFREY PRICE, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 01, 2012

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

NOTARY

Affirmed and subscribed to before me this

1ST day of FEBRUARY, 2012

Plaintiff Attorney: STERN AND EISENBERG PC, 261 OLD YORK ROAD, 410 THE PAVILION, JENKINSTOWN, PA 19046



BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE
CO. OF
vs.
THOMAS HUGHES (et al.)

Case Number
2011CV150

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 7164 CHAPIN LANE
BLOOMSBURG, PA 17815

Phone: _____ **DOB:** _____

**Alternate
Address:**

Phone:

Final Service:

Served: Personally - Adult In Charge Posted : Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:**Service Attempts:**

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2011CV150

7164 CHAPIN LANE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE
CO. OF
vs.
THOMAS HUGHES (et al.)

Case Number
2011CV150

SHERIFF'S RETURN OF SERVICE

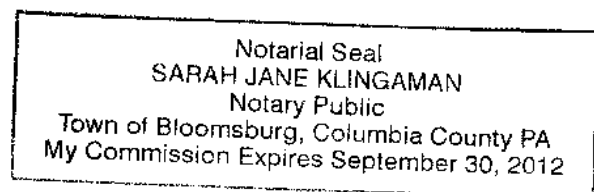
01/05/2012 02:15 PM - DEPUTY EARL MORDAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: THOMAS HUGHES AT 7164 CHAPIN LANE, BLOOMSBURG, PA 17815.


EARL MORDAN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

January 06, 2012



NOTARY

Affirmed and subscribed to before me this

6TH day of JANUARY, 2012



Plaintiff Attorney: STERN AND EISENBERG PC, 261 OLD YORK ROAD, 410 THE PAVILION, JENKINTOWN, PA 19046

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE
CO. OF
vs.
THOMAS HUGHES (et al.)

Case Number
2011CV150

SHERIFF'S RETURN OF SERVICE

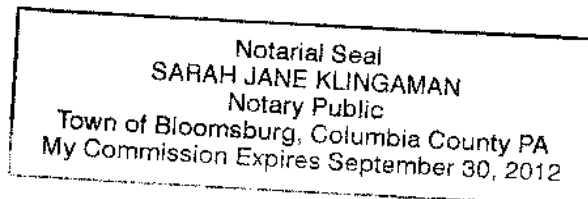
01/05/2012 02:15 PM - DEPUTY EARL MORDAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THOMAS HUGHES, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR RENEE HUGHES AT 7164 CHAPIN LANE, BLOOMSBURG, PA 17815.


EARL MORDAN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

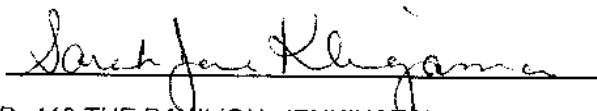
January 06, 2012



NOTARY

Affirmed and subscribed to before me this

6TH day of JANUARY, 2012



Plaintiff Attorney: STERN AND EISENBERG PC, 261 OLD YORK ROAD, 410 THE PAVILION, JENKINTOWN, PA 19046

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 31-JAN-12

FEES: \$5.00

CERT. NO 11286

HUGHES THOMAS & RENEE
7164 CHAPINS ROAD
BLOOMSBURG PA 17815 8754

DISTRICT: CENTRE NORTH TWP
DEED 0719-0393
LOCATION: 7164 CHAPINS RD BLOOMSBURG
PARCEL: 21 -07 -031 14,000

YEAR	BILL ROLL	AMOUNT	INTEREST	-----PENDING-----	TOTAL AMOUNT
				COSTS	DUE
2011	PRIM	2,310.78	51.66	30.00	2,392.44
TOTAL DUE :					\$2,392.44

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: April , 2012

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2011

REQUESTED BY:

Columbia County Sheriff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE
CO. OF
vs.
THOMAS HUGHES (et al.)

Case Number
2011CV150

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia

Primary Address: 15 Perry Avenue
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Maureen Cole

Relation: Clerk

Date: 01/05/12 Time: 15:45

Deputy: #7 Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS

2011CV150

15 PERRY AVENUE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE
CO. OF
vs.
THOMAS HUGHES (et al.)

Case Number
2011CV150

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	RENEE HUGHES
Primary Address:	7164 CHAPIN LANE BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> Posted Other
Adult In Charge:	Thomas Hughes
Relation:	husband
Date:	01/05/12
Time:	14:15
Deputy:	#7
Mileage:	

Attorney / Originator:

Name: STERN AND EISENBERG PC	Phone:
-------------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

HUGHES, RENEE

2011CV150

7164 CHAPIN LANE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE
CO. OF
vs.
THOMAS HUGHES (et al.)

Case Number
2011CV150

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	THOMAS HUGHES	
Primary Address:	7164 CHAPIN LANE BLOOMSBURG, PA 17815	
Phone:		DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally - Adult In Charge - Posted - Other	
Adult In Charge:	Thomas Hughes	
Relation:	def	
Date:	01/05/12	Time: 14:15
Deputy:	H 7	Mileage:

Attorney / Originator:

Name:	STERN AND EISENBERG PC	Phone:
-------	------------------------	--------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

HUGHES, THOMAS

2011CV150

7164 CHAPIN LANE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE
CO. OF
vs.
THOMAS HUGHES (et al.)

Case Number
2011CV150

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Central Columbia SD

Primary Address: 4777 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-2850

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Heidi Celeste

Relation:

District office receptionist

Date:

01/05/11

Time:

14:00

Deputy:

7

Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

CENTRAL COLUMBIA SD

2011CV150

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE
CO. OF
vs.
THOMAS HUGHES (et al.)

Case Number
2011CV150

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Columbia County Tax Office		
Primary Address:	PO Box 380 Bloomsburg, PA 17815		
Phone:	570-389-5649	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Heather Hyatt		
Relation:	Clerk		
Date:	01/05/12	Time:	8:45
Deputy:	# 7	Mileage:	

Attorney / Originator:

Name:	STERN AND EISENBERG PC	Phone:	
-------	------------------------	--------	--

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY TAX

2011CV150

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

WAIVER OF WATCHMAN/WAIVER OF INSURANCE - ANY DEPUTY SHERIFF LEVYING UPON OR ATTACHING ANY PROPERTY UNDER WHICH WRIT MAY LEAVE SAME WITHOUT A WATCHMAN, IN CUSTODY OF WHOEVER IS FOUND IN POSSESSION, AFTER NOTIFYING SUCH 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: AND THE SHERIFF IS HEREBY RELEASED FROM ALL LIABILITY TO PROTECT THE PROPERTY DESCRIBED IN THE ABOVE EXECUTION BY INSURANCE, WHICH INSURANCE IS HEREBY WAIVED.



ATTORNEY FOR PLAINTIFF

LAW OFFICES
STERN & EISENBERG, PC
410 The Pavilion
Jenkintown, PA 19046

RICHARD F. STERN
STEVEN K. EISENBERG

(215) 572-8111

FAX NO. (215) 572-5025

DATE: January 4, 2012
FAX NO.: (570) 389-5625
TO: Sheriff Chamberlain-Columbia County
FROM: Steven K. Eisenberg, Esquire
RE: Thomas and Renee Hughes
Property: 7164 Chapin Lane, Bloomsburg, PA 17815
PAGES: 2



MESSAGE:

Enclosed please find Waiver of Watchman as requested. Thank you.

SKE/mb

CONFIDENTIALITY NOTE

The comments on and attached to this cover are intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original to us at the following address via the U.S. Postal Service - 410 Benjamin Fox Pavilion, Jenkintown, PA 19046. Thank you.

STEVEN K. EISENBERG, ESQUIRE (75736)
KEVIN P. DISKIN, ESQUIRE (86727)
JOSEPH K. REJENT, ESQUIRE (59621)
STERN & EISENBERG, PC
THE PAVILION
261 OLD YORK ROAD, SUITE 410
JENKINTOWN, PENNSYLVANIA 19046
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

Beneficial Consumer Discount Company, d/b/a
Beneficial Mortgage Co. of Pennsylvania
v.

Thomas Hughes and Renee Hughes

Defendant(s)

Civil Action: 150 CV 2011

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Thomas Hughes and Renee Hughes
7164 Chapin Lane
Bloomsburg, PA 17815

Your real estate at **7164 Chapin Lane, Bloomsburg, PA** is scheduled to be sold at Sheriff's Sale on March 7, 2012 at 9:00 AM, at Columbia County Courthouse, Bloomsburg, PA 17815 (location of sale) to enforce the court judgment of \$290,262.95 obtained by Beneficial 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 Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg PC, telephone (215) 572-8111.
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.

ALL THAT CERTAIN piece, parcel and lot of land situate in North Centre Township, Columbia County, Pennsylvania being more fully described as follows, to wit:

BEGINNING at a point in the centerline intersection of Township Route No. 463 and Township Route No. 646, said point being the northeast corner of lands herein described; thence along the centerline of Township Route No. 646 south 23 degrees 01 minute 30 seconds east, 223.94 feet to a point; thence along the same south 25 degrees 02 minutes 32 seconds east, 120.67 feet to a point; thence through Township Route No. 646 south 79 degrees 53 minutes 32 seconds west, 9.67 feet to a point; thence through Township Route No. 646 south 23 degrees 50 minutes 31 seconds east 23.91 feet to a point; thence along Lot No. 10 and passing through an iron pin set on line 6.73 feet from the last described point, south 68 degrees 45 minutes 30 seconds west, 356.73 feet to a set iron pin; thence along Lot No. 8 north 20 degrees 33 minutes 29 seconds west, 367.11 feet to a point in the centerline of Township Route No. 463; thence along the centerline of Township Route No. 463 the following three courses and distances: (1) north 69 degrees 22 minutes 57 seconds east, 127.71 feet to a point; (2) north 68 degrees 43 minutes 46 seconds east, 144.06 feet to a point; (3) north 68 degrees 23 minutes 20 seconds east, 74.03 feet to the place of beginning. Containing 2.975 acres of land.

This description prepared from survey draft of Orangeville Surveying Consultants dated October 30, 1996, approved by the Columbia County Planning Commission on March 3, 1997, and recorded in Columbia County Map Book 7, page 1160. Being known and designated as Lot No. 7.

UNDER AND SUBJECT to the restrictions, covenants and conditions appearing in a certain Declaration of Restrictive Covenants entered of record in Columbia County Record Book 652, page 772.

BEING the same premises which Robert G. Paden, single, and James W. Knorr, joined by his spouse, Stephanie A. Knorr, by Deed dated March 23, 1999 and recorded March 26, 1999 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 719 Page 393, granted and conveyed unto Thomas Hughes and Renee Hughes, husband and wife, in fee.

PARCEL ID: 11-07-03114

STEVEN K. EISENBERG, ESQUIRE (75736)
KEVIN P. DISKIN, ESQUIRE (86727)
JOSEPH K. REJENT, ESQUIRE (59621)
STERN & EISENBERG, PC
THE PAVILION
261 OLD YORK ROAD, SUITE 410
JENKINTOWN, PENNSYLVANIA 19046
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

Beneficial Consumer Discount Company, d/b/a
Beneficial Mortgage Co. of Pennsylvania
v.

Thomas Hughes and Renee Hughes

Defendant(s)

Civil Action: 150 CV 2011

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **7164 Chapin Lane, Bloomsburg, PA.**

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

Thomas Hughes and Renee Hughes
7164 Chapin Lane
Bloomsburg, PA 17815

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

Thomas Hughes and Renee Hughes
7164 Chapin Lane
Bloomsburg, PA 17815

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

N/A

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

N/A

5. Name and address of every other person who has any record lien on the property:

N/A

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

PA Department of Revenue
Bureau of Compliance
Box 281230
Harrisburg, Pennsylvania 17128

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:

Domestic Relations
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

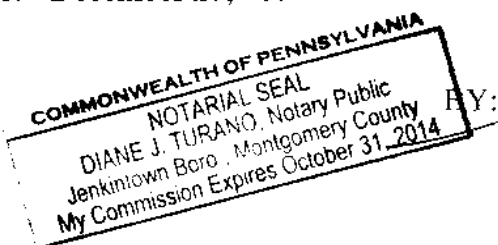
Tax Claim Bureau
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815


Tenant(s)/Occupant(s)
7164 Chapin Lane
Bloomsburg, PA, 17815.

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


Date: December 27, 2011

STERN & EISENBERG PC




STEVEN K. EISENBERG
RICHARD F. STERN
KEVIN P. DISKIN
Attorney for Plaintiff

Sworn to and subscribed before me
this 28 Day of Dec., 2011.


Notary Public

STEVEN K. EISENBERG, ESQUIRE (75736)
KEVIN P. DISKIN, ESQUIRE (86727)
JOSEPH K. REJENT, ESQUIRE (59621)
STERN & EISENBERG, PC
THE PAVILION
261 OLD YORK ROAD, SUITE 410
JENKINTOWN, PENNSYLVANIA 19046
TELEPHONE: (215) 572-8111
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(COUNSEL FOR PLAINTIFF)

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

Beneficial Consumer Discount Company, d/b/a
Beneficial Mortgage Co. of Pennsylvania

v.

Thomas Hughes and Renee Hughes

Defendant(s)

Civil Action: 150 CV 2011

MORTGAGE FORECLOSURE

RE: PREMISES: 7164 Chapin Lane , Bloomsburg, PA

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant. As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on _____, _____ at _____ at Columbia County Courthouse, Bloomsburg, PA 17815 (subject to change without further notice).

The sale is being conducted pursuant to the judgment in the amount of \$290,262.95 together with interest, costs (and such other allowed amounts) thereon entered in the above matter in favor of Plaintiff against the above-named Defendant(s) who is/are also the real owner of said premises. I have discovered that you may have a lien and/or interest in the premises to be sold. This notice is given so that you can protect your interest, if any, in the lien you have on the premises. If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR ATTORNEY**, as we are not permitted to give you legal advice.

A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

December 27, 2011

STERN & EISENBERG PC

BY: 

STEVEN K. EISENBERG
RICHARD F. STERN
KEVIN P. DISKIN
Attorney for Plaintiff

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 notice on page two 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 Stern & Eisenberg PC, telephone (215) 572-8111.
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 in the sale. To find out if this has happened you may call Stern & Eisenberg PC, telephone (215) 572-8111.
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 house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date. 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 distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. You should check with the Sheriff's Office by calling 1-570-389-5624 to determine the actual date of filing of said schedule.
7. You may also have other rights and defenses, or ways of getting your house 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
1-570-784-8760

STEVEN K. EISENBERG, ESQUIRE (75736)
KEVIN P. DISKIN, ESQUIRE (86727)
JOSEPH K. REJENT, ESQUIRE (59621)
STERN & EISENBERG, PC
THE PAVILION
261 OLD YORK ROAD, SUITE 410
JENKINTOWN, PENNSYLVANIA 19046
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

Beneficial Consumer Discount Company, d/b/a
Beneficial Mortgage Co. of Pennsylvania
v.

Thomas Hughes and Renee Hughes

Defendant(s)

Civil Action: 150 CV 2011

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Thomas Hughes and Renee Hughes
7164 Chapin Lane
Bloomsburg, PA 17815

Your real estate at **7164 Chapin Lane, Bloomsburg, PA** is scheduled to be sold at Sheriff's Sale on _____ at _____, at Columbia County Courthouse, Bloomsburg, PA 17815 (location of sale) to enforce the court judgment of \$290,262.95 obtained by Beneficial 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 Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg PC, telephone (215) 572-8111.
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.

ALL THAT CERTAIN piece, parcel and lot of land situate in North Centre Township, Columbia County, Pennsylvania being more fully described as follows, to wit:

BEGINNING at a point in the centerline intersection of Township Route No. 463 and Township Route No. 646, said point being the northeast corner of lands herein described; thence along the centerline of Township Route No. 646 south 23 degrees 01 minute 30 seconds east, 223.94 feet to a point; thence along the same south 25 degrees 02 minutes 32 seconds east, 120.67 feet to a point; thence through Township Route No. 646 south 79 degrees 53 minutes 32 seconds west, 9.67 feet to a point; thence through Township Route No. 646 south 23 degrees 50 minutes 31 seconds east 23.91 feet to a point; thence along Lot No. 10 and passing through an iron pin set on line 6.73 feet from the last described point, south 68 degrees 45 minutes 30 seconds west, 356.73 feet to a set iron pin; thence along Lot No. 8 north 20 degrees 33 minutes 29 seconds west, 367.11 feet to a point in the centerline of Township Route No. 463; thence along the centerline of Township Route No. 463 the following three courses and distances: (1) north 69 degrees 22 minutes 57 seconds east, 127.71 feet to a point; (2) north 68 degrees 43 minutes 46 seconds east, 144.06 feet to a point; (3) north 68 degrees 23 minutes 20 seconds east, 74.03 feet to the place of beginning. Containing 2.975 acres of land.

This description prepared from survey draft of Orangeville Surveying Consultants dated October 30, 1996, approved by the Columbia County Planning Commission on March 3, 1997, and recorded in Columbia County Map Book 7, page 1160. Being known and designated as Lot No. 7.

UNDER AND SUBJECT to the restrictions, covenants and conditions appearing in a certain Declaration of Restrictive Covenants entered of record in Columbia County Record Book 652, page 772.

BEING the same premises which Robert G. Paden, single, and James W. Knorr, joined by his spouse, Stephanie A. Knorr, by Deed dated March 23, 1999 and recorded March 26, 1999 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 719 Page 393, granted and conveyed unto Thomas Hughes and Renee Hughes, husband and wife, in fee.

PARCEL ID: 11-07-03114

Document Receipt

Trans # 10299 Carrier / service: POST 2PM 1/4/2012

Ship to: cop

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000012023

DEPARTMENT 281230

Doc Ref #: 178ED2011

HARRISBURG PA 17128

Document Receipt

Trans # 10300 Carrier / service: POST 2PM 1/4/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000012030

Doc Ref #: 178ED2011

PHILADELPHIA PA 19106

Document Receipt

Trans # 10301 Carrier / service: POST 2PM 1/4/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000012047

Doc Ref #: 178ED2011

Document Receipt

Trans # 10302 Carrier / service: POST 2PM 1/4/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

PARKVIEW TOWERS
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000012054

Doc Ref #: 178ED2011

KING OR PA 19406
PRUSSIA

REAL ESTATE OUTLINE

ED # 178-11

DATE RECEIVED 12-27-11
DOCKET AND INDEX 1-4-12

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	will fax
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>5951</u>

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

SALE DATE	<u>Mar 7, 12</u>	TIME <u>0900</u>
POSTING DATE	<u>1-31-12</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK	<u>2-15</u>
	2 ND WEEK	<u>22</u>
	3 RD WEEK	<u>29, 12</u>

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV150

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, MARCH 07, 2012
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel and lot of land situate in North Centre Township, Columbia County, Pennsylvania being more fully described as follows, to wit:

BEGINNING at a point in the centerline intersection of Township Route No. 463 and Township Route No. 646, said point being the northeast corner of lands herein described; thence along the centerline of Township Route No. 646 south 23 degrees 01 minute 30 seconds east, 223.94 feet to a point; thence along the same south 25 degrees 02 minutes 32 seconds east, 120.67 feet to a point; thence through Township Route No. 646 south 79 degrees 53 minutes 32 seconds west, 9.67 feet to a point; thence through Township Route No. 646 south 23 degrees 50 minutes 31 seconds east 23.91 feet to a point; thence along Lot No. 10 and passing through an iron pin set on line 6.73 feet from the last described point, south 68 degrees 45 minutes 30 seconds west, 356.73 feet to a set iron pin; thence along Lot No. 8 north 20 degrees 33 minutes 29 seconds west, 367.11 feet to a point in the centerline of Township Route No. 463; thence along the centerline of Township Route No. 463 the following three courses and distances: (1) north 69 degrees 22 minutes 57 seconds east, 127.71 feet to a point; (2) north 68 degrees 43 minutes 46 seconds east, 144.06 feet to a point; (3) north 68 degrees 23 minutes 20 seconds east, 74.03 feet to the place of beginning. Containing 2.975 acres of land. This description prepared from survey draft of Orangeville Surveying Consultants dated October 30, 1996, approved by the Columbia County Planning Commission on March 3, 1997, and recorded in Columbia County Map Book 7, page 1160. Being known and designated as Lot No. 7.

UNDER AND SUBJECT to the restrictions, covenants and conditions appearing in a certain Declaration of Restrictive Covenants entered of record in Columbia County Record Book 652, page 772.

BEING the same premises which Robert G. Paden, single, and James W. Knorr, joined by his spouse, Stephanie A. Knorr, by Deed dated March 23, 1999 and recorded March 26, 1999 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 719 Page 393, granted and conveyed unto Thomas Hughes and Renee Hughes, husband and wife, in fee.

PARCEL ID: 11-07-03114

PROPERTY ADDRESS: 7164 CHAPIN LANE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 11-07-03114

Seized and taken into execution to be sold as the property of THOMAS HUGHES, RENEE HUGHES in suit of BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE CO. OF.

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 eight (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 to either 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 default all sums paid by the 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.

Attorney for the Plaintiff:
STERN AND EISENBERG PC
JENKINSTOWN, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania



LAW OFFICES

Stern & Eisenberg, PC

www.sterneisenberg.com

Steven K. Eisenberg
Kevin P. Diskin
Thomas E. Shea
Joseph K. Rejent
Len M. Garza

Richard F. Stern
Jace C. McColley

Admitted to practice in PA
Admitted to practice in NJ
Admitted to practice in NY
Of Counsel

261 Old York Road
Suite 410
The Pavilion
Jenkintown, Pennsylvania 19046
(215) 572-8111
Facsimile: (215) 572-5025

New Jersey Office
(609) 397-9200

December 27, 2011

RE: BENEFICIAL CONSUMER DISCOUNT COMPANY
VS. THOMAS HUGHES AND RENEE HUGHES
C.C.P. COLUMBIA CO. NO. 150 CV 2011

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

Please serve the Defendant with Notice of Sheriff's Sale at the following address:

Thomas Hughes
7164 Chapin Lane
Bloomsburg, PA 17815

and

Rence Hughes
7164 Chapin Lane
Bloomsburg, PA 17815

Please forward an affidavit of service once completed.

Very truly yours,

STEVEN K. EISENBERG

SKE/mab
Enclosures

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

IN THE COURT OF COMMON PLEAS
 COLUMBIA COUNTY,
 PENNSYLVANIA
 NO. 150 CV 2011

Beneficial Consumer Discount Company, d/b/a
 Beneficial Mortgage Co. of Pennsylvania

v.

Thomas Hughes and Renee Hughes

WRIT OF EXECUTION 2011-ED-178
 (MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania
 County of Columbia

TO THE SHERIFF OF Columbia COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

7164 Chapin Lane, Bloomsburg, PA 17815

See full legal description attached

Amount due.....\$290,262.95

Interest from 12/28/11 at the per
 diem rate of \$51.36 until
 judgment is paid in full.....\$

Total.....\$ plus costs \$

Dated: 12-29-11
 (SEAL)

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

By: Keely P. Brewer
 Deputy

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PARCEL ID: 11-07-03114

STEVEN K. EISENBERG, ESQUIRE (75736)
KEVIN P. DISKIN, ESQUIRE (86727)
JOSEPH K. REJENT, ESQUIRE (59621)
STERN & EISENBERG, PC
THE PAVILION
261 OLD YORK ROAD, SUITE 410
JENKINTOWN, PENNSYLVANIA 19046
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

Beneficial Consumer Discount Company, d/b/a
Beneficial Mortgage Co. of Pennsylvania
v.

Thomas Hughes and Renee Hughes

Defendant(s)

Civil Action: 150 CV 2011

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Thomas Hughes and Renee Hughes
7164 Chapin Lane
Bloomsburg, PA 17815

Your real estate at **7164 Chapin Lane, Bloomsburg, PA** is scheduled to be sold at Sheriff's Sale on _____, _____ at _____, at Columbia County Courthouse, Bloomsburg, PA 17815 (location of sale) to enforce the court judgment of \$290,262.95 obtained by Beneficial 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 Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg PC, telephone (215) 572-8111.
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.

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261 OLD YORK ROAD, SUITE 410
JENKINTOWN, PENNSYLVANIA 19046
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

Beneficial Consumer Discount Company, d/b/a
Beneficial Mortgage Co. of Pennsylvania
v.

Thomas Hughes and Renee Hughes

Defendant(s)

Civil Action: 150 CV 2011

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **7164 Chapin Lane, Bloomsburg, PA.**

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

Thomas Hughes and Renee Hughes
7164 Chapin Lane
Bloomsburg, PA 17815

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

Thomas Hughes and Renee Hughes
7164 Chapin Lane
Bloomsburg, PA 17815

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

N/A

FILED
PROTHONOTARY
2011 DEC 29 AM 11:53
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

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

N/A

5. Name and address of every other person who has any record lien on the property:

N/A

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

PA Department of Revenue
Bureau of Compliance
Box 281230
Harrisburg, Pennsylvania 17128

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:

Domestic Relations
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

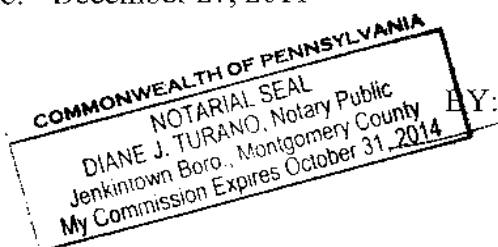
Tax Claim Bureau
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

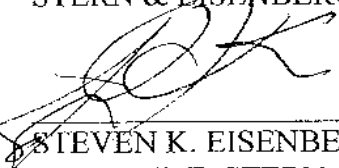
Tenant(s)/Occupant(s)
7164 Chapin Lane
Bloomsburg, PA, 17815.

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

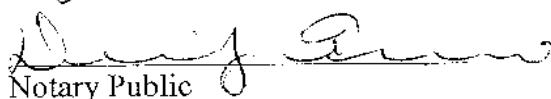
Date: December 27, 2011

STERN & EISENBERG PC



BY: 
STEVEN K. EISENBERG
RICHARD F. STERN
KEVIN P. DISKIN
Attorney for Plaintiff

Sworn to and subscribed before me
this 28 Day of Dec., 2011.


Notary Public

STEVEN K. EISENBERG, ESQUIRE (75736)
KEVIN P. DISKIN, ESQUIRE (86727)
JOSEPH K. REJENT, ESQUIRE (59621)
STERN & EISENBERG, PC
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Beneficial Consumer Discount Company, d/b/a
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v.

Thomas Hughes and Renee Hughes

Defendant(s)

Civil Action: 150 CV 2011

MORTGAGE FORECLOSURE

RE: PREMISES: 7164 Chapin Lane , Bloomsburg, PA

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant. As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on _____, _____ at _____ at Columbia County Courthouse, Bloomsburg, PA 17815 (subject to change without further notice).

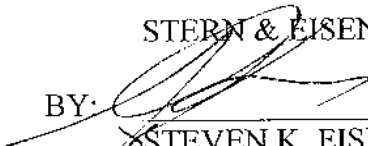
The sale is being conducted pursuant to the judgment in the amount of \$290,262.95 together with interest, costs (and such other allowed amounts) thereon entered in the above matter in favor of Plaintiff against the above-named Defendant(s) who is/are also the real owner of said premises. I have discovered that you may have a lien and/or interest in the premises to be sold. This notice is given so that you can protect your interest, if any, in the lien you have on the premises. If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR ATTORNEY**, as we are not permitted to give you legal advice.

A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

December 27, 2011

STERN & EISENBERG PC

BY:


STEVEN K. EISENBERG
RICHARD F. STERN
KEVIN P. DISKIN
Attorney for Plaintiff

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 notice on page two 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 Stern & Eisenberg PC, telephone (215) 572-8111.
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 in the sale. To find out if this has happened you may call Stern & Eisenberg PC, telephone (215) 572-8111.
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 house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date. 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 distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. You should check with the Sheriff's Office by calling 1-570-389-5624 to determine the actual date of filing of said schedule.
7. You may also have other rights and defenses, or ways of getting your house 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
1-570-784-8760

STEVEN K. EISENBERG, ESQUIRE (75736)
KEVIN P. DISKIN, ESQUIRE (86727)
JOSEPH K. REJENT, ESQUIRE (59621)
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Defendant(s)

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PARCEL ID: 11-07-03114

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Beneficial Mortgage Co. of Pennsylvania

Civil Action: 150 CV 2011

v.

Thomas Hughes and Renee Hughes
Defendant(s)

MORTGAGE FORECLOSURE

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS

COUNTY OF MONTGOMERY :

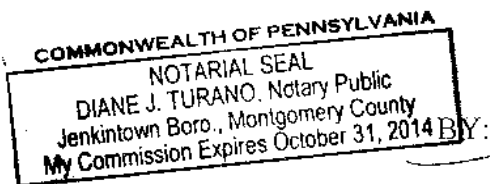
I, the undersigned, being duly sworn according to law, deposes and says, to the best of his knowledge, information and belief, Defendants':

1. Last-known address is

7164 Chapin Lane, Bloomsburg, PA 17815

2. Is over the age of twenty-one.

3. Is not now nor has been within the last six (6) months in the Armed Services of the United States as defined in the Soldiers' Civil Relief Act of 1940, as amended.



STERN & EISENBERG, PC

☒ STEVEN K. EISENBERG, ESQUIRE
☐ KEVIN P. DISKIN, ESQUIRE
☐ JOSEPH K. REJENT, ESQUIRE
Attorney for Plaintiff

Sworn to and subscribed before me
this 28th Day of Dec., 2011.

[Signature]
Notary Public

CLERK OF COURTS OFFICE
JAN 29 2012
JENKINTOWN, PA

JAN 29 11:52

FILED
NOTARIAL

Department of Defense Manpower Data Center

Dec-22-2011 05:25:01



Military Status Report
Pursuant to the Service Members Civil Relief Act

Last Name	First/Middle	Begin Date	Active Duty Status	Active Duty End Date	Service Agency
HUGHES	THOMAS	Based on the information you have furnished, the DMDC does not possess any information indicating the individual status.			

Upon searching the information data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the current status of the individual as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard).

A handwritten signature in cursive script that reads "Mary M. Snavelly-Dixon".

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
1600 Wilson Blvd., Suite 400
Arlington, VA 22209-2593

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Service Members Civil Relief Act (50 USC App. §§ 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual is on active duty, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenseink.mil" URL <http://www.defenselink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person is on active duty and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. §521(c).

If you obtain additional information about the person (e.g., an SSN, improved accuracy of DOB, a middle name), you can submit your request again at this Web site and we will provide a new certificate for that query.

This response reflects **active duty status** including date the individual was last on active duty, if it was within the preceding 367 days. For historical information, please contact the Service SCRA points-of-contact.

Department of Defense Manpower Data Center

Dec-22-2011 05:25:28



Military Status Report
Pursuant to the Service Members Civil Relief Act

◀ Last Name	First/Middle	Begin Date	Active Duty Status	Active Duty End Date	Service Agency
HUGHES	RENEE	Based on the information you have furnished, the DMDC does not possess any information indicating the individual status.			

Upon searching the information data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the current status of the individual as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard).

A handwritten signature in cursive script that reads "Mary M. Snavely-Dixon".

Mary M. Snavely-Dixon, Director
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If you obtain additional information about the person (e.g., an SSN, improved accuracy of DOB, a middle name), you can submit your request again at this Web site and we will provide a new certificate for that query.

This response reflects **active duty status** including date the individual was last on active duty, if it was within the preceding 367 days. For historical information, please contact the Service SCRA points-of-contact.

ALL THAT CERTAIN piece, parcel and lot of land situate in North Centre Township, Columbia County, Pennsylvania being more fully described as follows, to wit:

BEGINNING at a point in the centerline intersection of Township Route No. 463 and Township Route No. 646, said point being the northeast corner of lands herein described; thence along the centerline of Township Route No. 646 south 23 degrees 01 minute 30 seconds east, 223.94 feet to a point; thence along the same south 25 degrees 02 minutes 32 seconds east, 120.67 feet to a point; thence through Township Route No. 646 south 79 degrees 53 minutes 32 seconds west, 9.67 feet to a point; thence through Township Route No. 646 south 23 degrees 50 minutes 31 seconds east 23.91 feet to a point; thence along Lot No. 10 and passing through an iron pin set on line 6.73 feet from the last described point, south 68 degrees 45 minutes 30 seconds west, 356.73 feet to a set iron pin; thence along Lot No. 8 north 20 degrees 33 minutes 29 seconds west, 367.11 feet to a point in the centerline of Township Route No. 463; thence along the centerline of Township Route No. 463 the following three courses and distances: (1) north 69 degrees 22 minutes 57 seconds east, 127.71 feet to a point; (2) north 68 degrees 43 minutes 46 seconds east, 144.06 feet to a point; (3) north 68 degrees 23 minutes 20 seconds east, 74.03 feet to the place of beginning. Containing 2.975 acres of land.

This description prepared from survey draft of Orangeville Surveying Consultants dated October 30, 1996, approved by the Columbia County Planning Commission on March 3, 1997, and recorded in Columbia County Map Book 7, page 1160. Being known and designated as Lot No. 7.

UNDER AND SUBJECT to the restrictions, covenants and conditions appearing in a certain Declaration of Restrictive Covenants entered of record in Columbia County Record Book 652, page 772.

BEING the same premises which Robert G. Paden, single, and James W. Knorr, joined by his spouse, Stephanie A. Knorr, by Deed dated March 23, 1999 and recorded March 26, 1999 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 719 Page 393, granted and conveyed unto Thomas Hughes and Renee Hughes, husband and wife, in fee.

PARCEL ID: 11-07-03114

5951

STERN AND EISENBERG PC

ATTORNEYS AT LAW
261 OLD YORK ROAD
410 THE PAVILION
JENKINTOWN, PA 19046

FIRST TRUST
3-7380-2360

DATE

NUMBER

AMOUNT

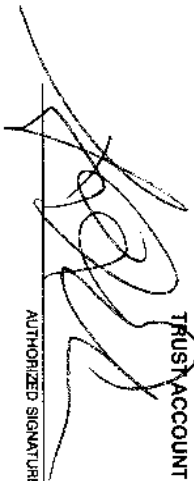
12/27/2011

**\$1,350.00

PAY

*** ONE THOUSAND THREE HUNDRED FIFTY & 00/100 DOLLARS

TO THE Sheriff- Columbia County
ORDER OF


TRUST ACCOUNT
AUTHORIZED SIGNATURE

⑈005951⑈ ⑈23607380⑈ ⑈0 320390⑈



Security features. Details on back.