

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Donna Ford / Carmona, Jr. VS Allen

NO. 4111 ED NO. 85 JD

DATE/TIME OF SALE: 1/11/11 10:00 AM

BID PRICE (INCLUDES COST) \$ 1650.00

POUNDAGE - 2% OF BID \$ 32.67

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1682.67

PURCHASER(S): John S. Luck

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

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

PURCHASER(S) SIGNATURE(S): John S. Luck

TOTAL DUE: \$ 1682.67

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 332.67

# SHERIFF'S SALE COST SHEET

Bancroft/ Corp. vs. Alon Ford  
 NO. 17-2 ED NO. 858 JD DATE/TIME OF SALE 10/10/00 8:00

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>16.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>42.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>50.00</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>1.00</u>
NOTARY	\$ <u>17.00</u>
TOTAL ***** \$ <u>475.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>770.82</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>995.82</u>	

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$	<u>5.00</u>
TOTAL ***** \$ <u>5.00</u>		

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$	<u>17.00</u>
MISC. <u>100.00</u>	\$	<u>100.00</u>
TOTAL ***** \$ <u>20.00</u>		

TOTAL COSTS (OPENING BID) \$ 1500.82

# MILSTEAD & ASSOCIATES, LLC

## Attorneys at Law

Woodland Falls Corporate Park

220 Lake Drive East, Ste 301

Cherry Hill, New Jersey 08002

TEL (856) 482-1400 FAX (856) 482-9190

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pwesner@milsteadlaw.com

Lisa Ann Thomas, Sr. Foreclosure Administrator  
lthomas@milsteadlaw.com

Philadelphia Address:

255 South 13th Street

Philadelphia, PA 19107

Please Reply To: NJ Office  
Our File No. 22.12476

March 31, 2011

Office of the Sheriff  
Columbia County Courthouse  
PO Box 380  
Bloomsburg, PA 17815

**Re: Beneficial Consumer Discount Company D/B/A  
Beneficial Mortgage Co of Pennsylvania vs. Allen  
Ludy Jr.  
2010-CV- 853 Sale Date: 3/30/2011  
Deed Instructions**


Dear Sir/Madam:

Please accept this letter as authorization to prepare and record a sheriff's deed on the above matter into the name of **Beneficial Consumer Discount Company D/B/A Beneficial Mortgage Co of Pennsylvania, 2929 Walden Avenue, Depew, NY, 14043.**

Please forward the original deed back to our office in the enclosed self-addressed stamped envelope.

Thank you for your attention to this matter.

Very truly yours,



Valerie VanVeen  
Paralegal

{00567690}

REV 183 EX (04-10)  COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF INDIVIDUAL TAXES POST OFFICE BOX 280603 HARRISBURG, PA 17128-0603		<b>REALTY TRANSFER TAX STATEMENT OF VALUE</b>  <b>SEE REVERSE FOR INSTRUCTIONS</b>		RECORDER'S USE ONLY <hr/> STATE TAX PAID <hr/> BLOCK NUMBER <hr/> PAGE NUMBER <hr/> DATE RECORDED	
--	--	--	--	---	--

COMPLETE EACH SECTION AND FILE IN DUPLICATE WITH RECORDER OF DEEDS WHEN (1) THE FULL VALUE/CONSIDERATION IS NOT SET FORTH IN THE DEED, (2) WHEN THE DEED IS WITHOUT CONSIDERATION, OR BY GIFT, OR (3) A TAX EXEMPTION IS CLAIMED. A STATEMENT OF VALUE IS NOT REQUIRED IF THE TRANSFER IS WHOLLY EXEMPT FROM TAX BASES ON: (1) FAMILY RELATIONSHIP FOR (2) PUBLIC UTILITY EASEMENT. IF MORE SPACE IS NEEDED, ATTACH ADDITIONAL SHEET(S).

<b>A. CORRESPONDENT – ALL INQUIRIES MAY BE DIRECTED TO THE FOLLOWING PERSON:</b>					
NAME <b>Gregory Wilkins</b>			TELEPHONE NUMBER <b>856-482-1400</b>		
MAILING ADDRESS <b>220 Lake Drive East, Suite 301</b>			CITY/STATE/ZIP CODE <b>Cherry Hill, NJ 08002</b>		
<b>B. TRANSFER DATA</b>			<b>C. DATE OF ACCEPTANCE OF DOCUMENT: 3/31/11</b>		
GRANTOR(S) LESSOR(S) <b>Sheriff of Columbia County</b>			GRANTEE(S) LESSEE(S) <b>Beneficial Consumer Discount Company D/B/A Beneficial Mortgage Co of Pennsylvania</b>		
STREET ADDRESS <b>Columbia County Courthouse PO Box 380</b>			STREET ADDRESS <b>636 Grand Regency Blvd</b>		
CITY <b>Bloomsburg</b>	STATE <b>PA</b>	ZIP CODE <b>17815</b>	CITY <b>Brandon</b>	STATE <b>FL</b>	ZIP CODE <b>33510</b>
<b>D. PROPERTY LOCATION</b>					
STREET ADDRESS <b>511 Main Street</b>			CITY, TOWNSHIP, BOROUGH <b>Aristes, PA 17920</b>		
COUNTY <b>Columbia</b>	SCHOOL DISTRICT		TAX PARCEL NUMBER <b>14-10C-136</b>		
<b>E. VALUATION DATA – WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N</b>					
1. ACTUAL CASH CONSIDERATION <b>\$1,666.01</b>		2. OTHER CONSIDERATION <b>\$0</b>		3. TOTAL CONSIDERATION <b>\$1,666.01</b>	
4. COUNTY ASSESSED VALUE <b>\$18,065.00</b>		5. COMMON LEVEL RATIO FACTOR <b>3.69</b>		6. FAIR MARKET VALUE <b>66,659.85</b>	
<b>F. EXEMPTION DATA</b>					
1a. AMOUNT OF EXEMPTION CLAIMED <b>100%</b>		1b. PERCENTAGE OF GRANTOR'S INTEREST IN REAL ESTATE <b>100%</b>		1c. PERCENTAGE OF GRANTOR'S INTEREST CONVEYED <b>100%</b>	

**2. CHECK APPROPRIATE BOX BELOW FOR EXEMPTION CLAIMED**

- ☐ WILL OR INTERSTATE 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 UNITED STATE 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 PRIOR DEED BEING CORRECTED OR CONFIRMED.)
- ☐ STATUTORY CORPORATE CONSOLIDATION, MERGER OR DIVISION. (ATTACH COPY OF ARTICLES.)
- ☐ OTHER (PLEASE EXPLAIN EXEMPTION CLAIMED, IF OTHER THAN LISTED ABOVE.) \_\_\_\_\_

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

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

81599

**Milstead & Associates LLC**  
220 LAKE DRIVE EAST, SUITE 301  
CHERRY HILL, NJ 08002  
856-482-1400

**ID Bank**  
America's Most Convenient Bank®  
55-136/312

DATE	CHECK	AMOUNT
03/31/11	81599	*****\$316.01

PAY  
TO THE  
ORDER  
OF

\*\*\* THREE HUNDRED SIXTEEN & 01/100 DOLLARS

Columbia County Sheriff

ATTORNEY BUSINESS ACCOUNT  
VOID AFTER 180 DAYS

*Yusef Williams*

⑈081599⑈ ⑆031201360⑆ 67 8306 2⑈

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA

} SS

**SHERIFF'S SALE**

**WEDNESDAY MARCH 30, 2011 AT 9:00 AM**

BY VIRTUE OF A WRIT OF EXECUTION NO. 4 OF 2011  
ED AND CIVIL WRIT NO. 853 OF 2010 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 COURT-  
HOUSE, BLOOMSBURG, PENNA., 17815, ALL THE  
RIGHT AND TITLE AND INTEREST TO THE DEFEN-  
DANTS IN AND TO:

All the surface of all that certain piece or lot of land situate  
in Conyngham Township, Columbia County, City of  
Aristes and State of Pennsylvania bounded and  
described as follows:

Being Lot No. 8, Block 13, of the Town Plot of Montana,  
(Aristes), Conyngham Township, County and State fore-  
said, as laid out by the Coal Ridge Improvements and  
Coal Company beginning at a point on the easterly side  
of Centre Street on line between Lots No. 8 and 9, Block  
13; thence in a northeasterly direction along Lot No. 9,  
140 feet to a 20 foot wide alley; thence along westerly  
side of said alley northwesterly 30 feet to the line  
between Lots Nos. 7 and 8; thence along said line in a  
southwesterly direction 140 feet to the easterly side of  
Centre Street; thence along same to the place of begin-  
ning.

Containing 4,200 square feet, more or less.

Being known as 511 Main Street, Aristes, PA 17920

Tax Parcel Number: 14-10C-136

**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 with 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 ACCOR-  
DANCE WITH THESE TERMS MAY RESULT IN SERI-  
OUS 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 default all sums paid by bidder will be considered  
forfeited, but will be applied against any damages recov-  
erable. 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 other-  
wise, signed by an authorized representation of the Plain-  
tiff.

Plaintiff's Attorney  
Patrick Wesner  
220 Lake Drive East  
Cherry Hill, NJ 08002

Sheriff of Columbia County  
Timothy T. Chamberlain

[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

According to law deposes and says that Press Enterprise is  
with its principal office and place of business at 3185  
g, County of Columbia and State of Pennsylvania, and was  
ch, 1902, and has been published daily, continuously in said  
t day and on the attached notice March 9, 16, 23, 2011 as  
liant is one of the officers or publisher or designated agent of  
xspaper in which legal advertisement was published; that  
prise is interested in the subject matter of said notice and  
allegations in the foregoing statement as to time, place, and

ore me this 23<sup>rd</sup> day of March, 2011.

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2011

Member, Pennsylvania Association of Notaries

....., 20....., I hereby certify that the advertising and  
o \$......for publishing the foregoing notice, and the  
aid in full.

MILSTEAD & ASSOCIATES, LLC  
BY: Patrick J. Wesner, Esquire  
ID No. 203145  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Attorney for Plaintiff

**Beneficial Consumer Discount Company D/B/A  
Beneficial Mortgage Co of Pennsylvania,**

**Plaintiff,**

**Vs.**

**Allen Ludy Jr.,**

**Defendant.**

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF COLUMBIA

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**NO.: 2010-CV- 853**

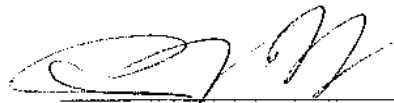
**AFFIDAVIT PURSUANT TO**  
**Pa.R.C.P. 3129.2**

SS:

I, Patrick J. Wesner, Esquire, being duly sworn according to law upon my oath, depose and say,


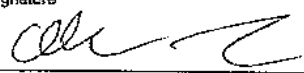
1. On February 14, 2011, a copy of the Notice of Sheriff's Sale of Real Property was served on the defendant by certified mail, returned receipt requested. Copies of the signed certified cards are attached hereto and made a part hereof as Exhibit "A".

2. On February 11, 2011, a notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made a part hereof as Exhibit "B".



Patrick J. Wesner, Esquire  
Attorney ID No. 203145  
Milstead and Associates, LLC

Dated: March 9, 2011

<b>2. Article Number</b>		<b>COMPLETE THIS SECTION ON DELIVERY</b>	
 7160 3901 9849 1705 9959		A. Received by (Please Print Clearly) Allen Ludy	B. Date of Delivery 2/14/11
<b>3. Service Type</b> CERTIFIED MAIL		C. Signature X 	
<b>4. Restricted Delivery? (Extra Fee)</b> <input type="checkbox"/> Yes		<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee	
<b>1. Article Addressed to:</b> Allen Ludy Jr. 1302 Cherry Street Williamsport, PA 17701		D. Is delivery address different from item 1? If YES, enter delivery address below: PO Box 1974 Williamsport, PA 17703	
		<b>Reference Information</b> 22.12476 DDP	
PS Form 3811, January 2005		Domestic Return Receipt	



NAME AND ADDRESS OF SENDER			INDICATE TYPE OF MAIL			CHECK APPROPRIATE BLOCK FOR			POSTMARK AND DATE OF RECEIPT					
<b>MILSTEAD &amp; ASSOCIATES, LLC</b> Woodland Falls Corporate Park 220 Lake Drive East, Suite 301 Cherry Hill, NJ 08002			<input checked="" type="checkbox"/> Certificate Mailing <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified Mail			Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without Postal Insurance			Affix stamp here if issued as certificate of mailing or for additional copies of this bill.					
			Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If C.O.D.	R.R. Fee	S.D. Fee	S.H. Fee
1		Tenant/Occupant 511 Main Street Aristes, PA 17920												
2		Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105												
3		Department of Domestic Relations Columbia County Courthouse P. O. Box 380 Bloomsburg, PA 17815												
4		CitiFinancial, Inc. 107 West Market Street Pottsville, PA 17901												
5		Berkheimer Associates 50 N. 7 <sup>th</sup> Street Bangor, PA 18013												
6														
7														
Total Number of Pieces Listed by Sender  <div style="text-align: right;">5</div>			POSTMASTER, PER (Name of receiving employee)			The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.								

PS FORM 3877

22.12476

FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL



{00539770}

# MILSTEAD & ASSOCIATES, LLC

## Attorneys at Law

Woodland Falls Corporate Park

220 Lake Drive East, Ste 301

Cherry Hill, New Jersey 08002

TEL (856) 482-1400 FAX (856) 482-9190

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Jill Manuel-Coughlin, Esq. PA & NJ  
jcoughlin@milsteadlaw.com

Mary Harbert-Bell, Esq. PA & NJ  
mbacbert@milsteadlaw.com

Patrick Wesner, Esq. PA & NJ  
pwesner@milsteadlaw.com

Lisa Ann Thomas, Sr. Foreclosure Administrator  
lthomas@milsteadlaw.com

Philadelphia Address:

235 South 13th Street

Philadelphia, PA 19107

Please Reply To: NJ Office

Our File No. 22.12476

March 9, 2011

Columbia County Prothonotary  
Columbia County Courthouse  
PO Box 380  
Bloomsburg, PA 17815

**Re: Beneficial Consumer Discount Company D/B/A  
Beneficial Mortgage Co of Pennsylvania  
vs. Allen Ludy Jr.  
Docket Number: 2010-CV- 853  
Affidavit Pursuant to Pa.R.C.P. 3129.2**

Dear Sir/Madam:

Enclosed please find an Affidavit pursuant to Pa.R.C.P. 3129.2, kindly file the original affidavit and return a time-stamped copy to our office in the self addressed stamped envelope that is enclosed. As of the date of this letter, our office has also forwarded a copy of the affidavit to the sheriff's office.

Thank you for your attention to this matter.

Very truly yours,



Pat Wilkins  
Paralegal

# MILSTEAD & ASSOCIATES, LLC

Michael J. Milstead, Esq.  
michael@milsteadlaw.com

Richard M. Milstead, Esq.  
richard@milsteadlaw.com

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Lisa Ann Thomas, Sr. Foreclosure Administrator  
lthomas@milsteadlaw.com

## Attorneys at Law

Woodland Falls Corporate Park  
220 Lake Drive East, Ste 301  
Cherry Hill, New Jersey 08002  
TEL (856) 482-1400 FAX (856) 482-9190

Philadelphia Address:  
235 South 13th Street  
Philadelphia, PA 19107

Please Reply To: NJ Office  
Our File No. 22.12476

March 9, 2011

Office of the Sheriff  
Columbia County Courthouse  
PO Box 380  
Bloomsburg, PA 17815

via fax 570-389-5625

**Re: Beneficial Consumer Discount Company D/B/A  
Beneficial Mortgage Co of Pennsylvania  
vs. Allen Ludy Jr.  
2010-CV- 853  
Affidavit Pursuant to Pa.R.C.P. 3129.2**

Dear Sir/Madam:

Enclosed please find an Affidavit pursuant to Pa.R.C.P. 3129.2. As of the date of this letter, our office has forwarded the original affidavit to the Prothonotary's office to be filed of record.

Thank you for your attention to this matter.

Very truly yours,



Pat Wilkins  
Paralegal

**\*\*\*THE PROPERTY IS LISTED FOR THE March 30, 2011 SHERIFF'S SALE.**

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  
CO OF PENNSYLVANIA

4ED2011

VS

MORTGAGE FORECLOSURE

ALLEN LUDY, JR.

NOW, FRIDAY, JANUARY 21, 2011, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF LYCOMING COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, ALLEN LUDY, JR., AT 1302 CHERRY STREET, WILLIAMSPORT, PA

*Timothy T. Chamberlain*

TIMOTHY T. CHAMBERLAIN  
SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA

RECEIVED  
SHERIFF'S OFFICE  
LYCOMING COUNTY

2011 JAN 26 A 9 15

CASE NO: 2010-85300 T

COMMONWEALTH OF PENNSYLVANIA:  
COUNTY OF Lycoming

BENEFICIAL CONSUMER DISCOUNT C

VS

ALLEN LUDY JR

R. Mark Lusk, Sheriff or Deputy Sheriff of Lycoming  
County, Pennsylvania, who being duly sworn according to law,  
says, the within EXEC/MTG. FOR & NOTICE OF was served upon  
LUDY ALLEN JR the  
DEFENDANT, at 0012:40 Hour, on the 3rd day of February, 2011  
at LYCOMING CO. SHERIFF'S OFFICE 48 W. THIRD STREET  
WILLIAMSPORT, PA 17701 by handing to  
DEFENDANT PERSONALLY  
a true and attested copy of EXEC/MTG. FOR & NOTICE OF together with

and at the same time directing His attention to the contents thereof.

Sheriff's Costs:

Docketing	9.00
Service	9.00
Affidavit	2.50
Surcharge	.00
Mileage	2.02
	<u>22.52</u>

So Answers:

R. Mark Lusk  
R. Mark Lusk, Sheriff

By

02/03/2011 Deputy Sheriff

Sworn and subscribed to before

me this 3rd day of

February 2011 A.D.

William J. Bunt  
Notary



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) 704-6300

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

BENEFICIAL CONSUMER DIS CO

VS.

ALLEN LUDY

WRIT OF EXECUTION #4 OF 2011 ED

POSTING OF PROPERTY

FEBRUARY 24, 2011 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF ALLEN LUDY AT 511 MAIN STREET ARISTES  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY DEPUTY SHERIFF CHARLES CARROLL.

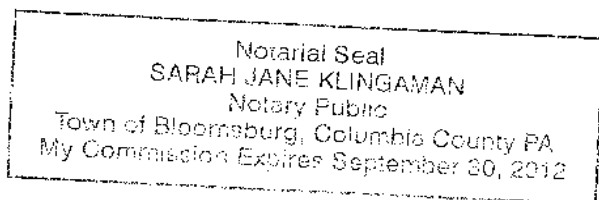
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 25<sup>TH</sup> DAY OF FEBRUARY 2011



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. PRICE  
DATE RECEIVED 1/21/2011

SERVICE# 4 - OF - 12 SERVICES  
DOCKET # 4ED2011

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

DEFENDANT ALLEN LUDY, JR.  
ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	MORTGAGE FORECLOSURE
511 MAIN STREET	
ARISTES	

SERVED UPON \_\_\_\_\_

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

DATE 02/11 TIME 1440 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) Posted

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>02/07/2010</u>	<u>1410</u>	<u>6</u>	<u>L.C. Neighbor says moved out 1st June.</u>

DEPUTY

Jeffrey Price DATE 02/11/2011

LYCOMING COUNTY SHERIFF'S OFFICE

Check Date: 02/03/2011

Case No. Litigant

Descriptions

\* 14710 \*  
Amt Released Receipt

10-85300 T BENEFICIAL CONSUMER DISCOUNT REFUND TO ATTY/

52.48 1041595

Check Amount:

52.48



Case No. 2010-85300 T

Caption: BENEFICIAL CONSUMER DISCOUNT C (VS) ALLEN LUDY JR

Date Filed . . . . . 1/26/2011 Time Filed . . . . . 9:15  
Type . . . . . 603 EXEC/MTG. FOR & NOTICE

Indexed Litigants	Type
BENEFICIAL CONSUMER DISCOUNT C	PLAINTIFF
LUDY ALLEN JR	DEFENDANT

**COPY**

Date	Entries
1/21/2011	WRIT OF EXEC/MORTGAGE FORECLOSURE, NOTICE OF SALE FILED IN COLUMBIA COUNTY.
1/25/2011	RECEIVED WRIT OF EXEC/MORTGAGE FORECLOSURE & NOTICE OF SALE FOR SERVICE.
2/03/2011	\$ 75.00 DEPOSIT SHERIFF'S FILE PROCESSED Case Type: EXEC/MTG. FOR & NOTICE OF SALE Ret Type.: Regular Litigant.: LUDY ALLEN JR Address.: LYCOMING CO. SHERIFF'S OFFICE 48 W. THIRD STREET Cty/St/Zp: WILLIAMSPORT, PA 17701 Hnd To: DEFENDANT PERSONALLY Shf/Dpty.: R. Mark Lusk Date/Time: 02/03/2011 0012:40 PM Costs.: \$22.52 Pd By: 02/03/2011

Unused Advanced Payments

Description	Costs/Fines	Pd to Date	Amount Due	In Escrow	Last Pymt
ADVANCE PAYMENT					1/26/2011
SHERIFF FEES	22.52	22.52		22.52	2/03/2011
REFUND TO ATTY/	52.48	52.48			2/03/2011
Totals . . . . .		75.00		22.52	2/03/2011

RECEIPT FOR PAYMENT  
=====

Lycoming County Pennsylvania  
48 W 3rd Street  
Williamsport PA 17701

Receipt Date 01/26/2011  
Receipt Time 09:29:31  
Receipt No. 1041434

BENEFICIAL CONSUMER DISCOUNT C (VS) ALLEN LUDY JR

Case Number 2010-85300 T  
Service Info  
Remarks DEPOSIT FOR SERVICE

Total Check... +	75.00	Number ..	5052
Total Cash.... +	.00		
Cash Out..... -	<u>.00</u>		
Receipt Total. =	75.00		

----- Distribution Of Payment -----

Transaction Description	Payment Amount	
ADVANCE PAYMENT	75.00	COLUMBIA COUNTY SHERIFF
	<u>75.00</u>	

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 02/01/2011

Fee: \$5.00

Cert. NO: 9283

LUDY ALLEN JR  
P O BOX 40  
ARISTES PA 17920

District: CONYNGHAM TWP  
Deed: 0577 -1062  
Location: 511 MAIN ST  
Parcel Id:14 -10C-136-00,000

Assessment: 18,065

Balances as of 02/01/2011

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: Timothy T. Chamberlain, Sheriff Per: dm.

# 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

2011 - REAL ESTATE

As of Date: 02/01/2011 08:24:51 AM

Owner: LUDY ALLEN JR

Municipality: CONYNGHAM TOWNSHIP

Parcel #: 14 -10C-136-00,000

P O BOX 40

Property Desc:

ARTISTES PA 17920

Bill #		<u>Discount:</u>		<u>Face:</u>		<u>Penalty:</u>	
		<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>
016466	C	\$108.81	04/30/2011	\$111.03	06/30/2011	\$122.13	08/31/2011
Payment							
016466	S	\$23.81	04/30/2011	\$24.30	06/30/2011	\$26.73	08/31/2011
Payment							
016466	R	\$97.37	04/30/2011	\$99.36	06/30/2011	\$109.30	08/31/2011
Payment							

Total Paid To Date:

\$0.00

Signature

*dm.*

Date

*2-1-11*

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.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 1/25/2011

SERVICE# 4 - OF - 10 SERVICES  
DOCKET # 7ED2011

PLAINTIFF FNB BANK, N.A.

DEFENDANT LYNN F. FENSTERMACHER  
ATTORNEY FIRM PETERS & TRIPOLI

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN COE

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION \_\_\_\_\_

DATE 1-28-11 TIME 0930 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

[Signature]

DATE 1-28-11

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 1/25/2011

SERVICE# 7 - OF - 10 SERVICES  
DOCKET # 7ED2011

PLAINTIFF FNB BANK, N.A.

DEFENDANT LYNN F. FENSTERMACHER  
ATTORNEY FIRM PETERS & TRIPOLI

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

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

DATE 1-28-11 TIME 0930 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

Jester

DATE 1-28-11

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 1/21/2011

SERVICE# 6 - OF - 12 SERVICES  
DOCKET # 4ED2011

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

DEFENDANT ALLEN LUDY, JR.  
ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON DOT Frank

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

DATE 01/24/11 TIME 0805 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 Jeffrey H. [Signature] DATE 01/24/2010

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 1/21/2011

SERVICE# 9 - OF - 12 SERVICES  
DOCKET # 4ED2011

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

DEFENDANT ALLEN LUDY, JR.  
ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Heather Hyatt

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

DATE 01/24/11 TIME 1000 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

01/24/2011



# SHERIFF'S SALE

---

WEDNESDAY MARCH 30, 2011 AT 9:00 AM

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 4 OF 2011 ED AND CIVIL WRIT NO. 853 OF 2010 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 the surface of all that certain piece or lot of land situate in Conyngham Township, Columbia County, City of Aristes and State of Pennsylvania bounded and described as follows:

Being Lot No. 8, Block 13, of the Town Plot of Montana, (Aristes), Conyngham Township, County and State foresaid, as laid out by the Coal Ridge Improvements and Coal Company beginning at a point on the easterly side of Centre Street on line between Lots No. 8 and 9, Block 13; thence in a northeasterly direction along Lot No. 9, 140 feet to a 20 foot wide alley; thence along westerly side of said alley northwesterly 30 feet to the line between Lots Nos. 7 and 8; thence along said line in a southwesterly direction 140 feet to the easterly side of Centre Street; thence along same to the place of beginning.

Containing 4,200 square feet, more or less.

Being known as 511 Main Street, Aristes, PA 17920

Tax Parcel Number: 14-10C-136

## **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 with 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 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 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  
Patrick Wesner  
220 Lake Drive East  
Cherry Hill, NJ 08002

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

# SHERIFF'S SALE

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WEDNESDAY MARCH 30, 2011 AT 9:00 AM

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Tax Parcel Number: 14-10C-136

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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  
Patrick Wesner  
220 Lake Drive East  
Cherry Hill, NJ 08002

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

# SHERIFF'S SALE

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WEDNESDAY MARCH 30, 2011 AT 9:00 AM

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Containing 4,200 square feet, more or less.

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Tax Parcel Number: 14-10C-136

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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  
Patrick Wesner  
220 Lake Drive East  
Cherry Hill, NJ 08002

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

# SHERIFF'S SALE

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WEDNESDAY MARCH 30, 2011 AT 9:00 AM

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Containing 4,200 square feet, more or less.

Being known as 511 Main Street, Aristes, PA 17920

Tax Parcel Number: 14-10C-136

## **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.

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If proceed 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  
Patrick Wesner  
220 Lake Drive East  
Cherry Hill, NJ 08002

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

Document Receipt

---

Trans # 12284 Carrier / service: POST 2PM 1/21/2011

Ship to: 12284

BERKHEIMER ASSOCIATES

50 N. 7TH STREET

Tracking #: 9171924291001000006923

Doc Ref #: 4ED2011

BANGOR PA 18013

Document Receipt

---

Trans # 12285 Carrier / service: POST 2PM 1/21/2011

Ship to: 12285

CITIFINANCIAL INC.

107 WEST MARKET STREET

Tracking #: 9171924291001000006930

Doc Ref #: 4ED2011

POTTSVILLE PA 17901

Document Receipt

---

Trans # 12286 Carrier / service: POST 2PM 1/21/2011

Ship to: 12286

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000006947

Doc Ref #: 4ED2011

HARRISBURG PA 17105

Document Receipt

---

Trans # 12287 Carrier / service: POST 2PM 1/21/2011

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000006954

DEPARTMENT 281230

Doc Ref #: 4ED2011

HARRISBURG PA 17128



Document Receipt

---

Trans # 12288 Carrier / service: POST 2PM 1/21/2011

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000006961

Doc Ref #: 4ED2011

HARRISBURG PA 17105

Document Receipt

---

Trans # 12289 Carrier / service: POST 2PM 1/21/2011

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT  
OFFICE

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

Tracking #: 9171924291001000006978

Doc Ref #: 4ED2011

KING OR PA 19406  
PRUSSIA

Document Receipt

---

Trans # 12290 Carrier / service: POST 2PM 1/21/2011

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000006985

Doc Ref #: 4ED2011

PHILADELPHIA PA 19106

# REAL ESTATE OUTLINE

ED # 777

DATE RECEIVED 4-21-11  
DOCKET AND INDEX 2011

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR	<u>✓</u>	CK# <u>79778</u>

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

SALE DATE	<u>Mar 31, 11</u>	TIME <u>0900</u>
POSTING DATE	<u>Apr 23</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Mar 9</u>	
	2 <sup>ND</sup> WEEK <u>Mar 16</u>	
	3 <sup>RD</sup> WEEK <u>Mar 23, 11</u>	

# MILSTEAD & ASSOCIATES, LLC

## Attorneys at Law

Woodland Falls Corporate Park

220 Lake Drive East, Ste 301

Cherry Hill, New Jersey 08002

TEL (856) 482-1400 FAX (856) 482-9190

Michael J. Milstead, Esq.  
mmichaej@milsteadlaw.com

Richard M. Milstead, Esq.  
richard@milsteadlaw.com

Jill Manuel-Coughlin, Esq. PA & NJ  
jcoughlin@milsteadlaw.com

Mary Herbert-Bell, Esq. PA & NJ  
mherbert@milsteadlaw.com

Patrick Wesner, Esq. PA & NJ  
pwesner@milsteadlaw.com

Lisa Ann Thomas, Sr. Foreclosure Administrator  
lthomas@milsteadlaw.com

Philadelphia Address:

235 South 12th Street

Philadelphia, PA 19107

Please Reply To: NJ Office  
Our File No. 22.12476

January 18, 2011

Office of the Sheriff  
Columbia County Courthouse  
PO Box 380  
Bloomsburg, PA 17815

**Re: Beneficial Consumer Discount Company D/B/A  
Beneficial Mortgage Co of Pennsylvania vs. Allen  
Ludy Jr.  
List property for Sheriff's Sale/Service of Defendants**

Dear Sir/Madam:

Please serve the defendant(s) as listed below:

**Allen Ludy Jr. - 1302 Cherry Street, Williamsport, PA 17701.**

Also post the handbill on the mortgage premises listed below:

**511 Main Street, Aristes, PA 17920**

Once service has been completed please forward the returns to our office in the enclosed self addressed stamped envelope.

Thank you for your attention to this matter.

Very truly yours,



Danielle Davenport  
Paralegal

{00539759}

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

Beneficial Consumer Discount Company  
D/B/A Beneficial Mortgage Co of  
Pennsylvania,

Plaintiff,

Vs.

Allen Ludy Jr.,

Defendant(s)

WRIT OF EXECUTION  
(Mortgage Foreclosure)

NO.: 2010-CV- 853

*2011-ED-4*

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

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

511 Main Street, Aristes, PA 17920  
(see legal description attached)

AMOUNT DUE	\$42,687.70
INTEREST	
From 09/11/2010 to Date	\$
of Sale at \$7.02 per diem	
TOTAL DUE	\$
Plus costs as endorsed	

Dated: January 21, 2011

(SEAL)

*Sami B. Kline*

(clerk) Office of Judicial Support, Common  
Pleas Court of Columbia County, Penna.

All the surface of all that certain piece or lot of land situate in Conyngham Township, Columbia County, City of Aristes and State of Pennsylvania bounded and described as follows:

Being Lot No. 8, Block 13, of the Town Plot of Montana, (Aristes), Conyngham Township, County and State foresaid, as laid out by the Coal Ridge Improvements and Coal Company beginning at a point on the easterly side of Centre Street on line between Lots No. 8 and 9, Block 13; thence in a northeasterly direction along Lot No. 9, 140 feet to a 20 foot wide alley; thence along westerly side of said alley northwesterly 30 feet to the line between Lots Nos. 7 and 8; thence along said line in a southwesterly direction 140 feet to the easterly side of Centre Street; thence along same to the place of beginning.

Containing 4,200 square feet, more or less.

**Being known as 511 Main Street, Aristes, PA 17920**  
**Tax Parcel Number: 14-10C-136**

MJLSTEAD & ASSOCIATES, LLC  
BY: Patrick J. Wesner, Esquire  
ID No. 203145  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Attorney for Plaintiff

4-11

**Beneficial Consumer Discount Company  
D/B/A Beneficial Mortgage Co of  
Pennsylvania,**

**Plaintiff,**

**Vs.**

**Allen Ludy Jr.,**

**Defendant.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2010-CV- 853**

**AFFIDAVIT OF SERVICE  
PURSUANT TO RULE 3129.1**

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA

**Beneficial Consumer Discount Company D/B/A Beneficial Mortgage Co of  
Pennsylvania,** Plaintiff in the above entitled cause of action, sets forth as of the date the praecipe  
for writ of execution was filed the following information concerning the real property located at  
511 Main Street, Aristes, PA 17920:

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

Allen Ludy Jr.  
1302 Cherry Street  
Williamsport, PA 17701

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

Same as above

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

Berkheimer Associates  
50 N. 7<sup>th</sup> Street  
Bangor, PA 18013

{00539759}



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

Beneficial Consumer Discount Company  
D/B/A Beneficial Mortgage Co of  
Pennsylvania  
(Plaintiff herein)  
2929 Walden Avenue  
Depew, NY 14043

CitiFinancial, Inc.  
107 West Market Street  
Pottsville, PA 17901

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

None Known

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:

None Known


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

Tenant/Occupant  
511 Main Street  
Aristes, PA 17920

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

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

I verify that the statements made in the 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.



Patrick J. Wesner, Esquire  
Attorney for Plaintiff

Date: January 18, 2011

MILSTEAD & ASSOCIATES, LLC  
BY: Patrick J. Wesner, Esquire  
ID No. 203145  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Attorney for Plaintiff

**Beneficial Consumer Discount Company  
D/B/A Beneficial Mortgage Co of  
Pennsylvania,**

**Plaintiff,**

**Vs.**

**Allen Ludy Jr.,**

**Defendant.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2010-CV- 853**

**AFFIDAVIT OF SERVICE  
PURSUANT TO RULE 3129.1**

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{00539759}

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(Plaintiff herein)  
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Depew, NY 14043

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107 West Market Street  
Pottsville, PA 17901

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

None Known

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:

None Known

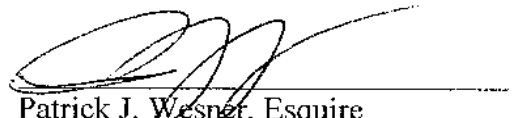
7. Name and address of every person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Tenant/Occupant  
511 Main Street  
Aristes, PA 17920

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

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

I verify that the statements made in the 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.

  
Patrick J. Wesner, Esquire  
Attorney for Plaintiff

Date: January 18, 2011

MILSTEAD & ASSOCIATES, L.L.C  
BY:Patrick J. Wesner, Esquire  
ID No. 203145  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

**Beneficial Consumer Discount Company  
D/B/A Beneficial Mortgage Co of  
Pennsylvania,**

**Plaintiff,**

**Vs.**

**Allen Ludy Jr.,  
Defendant.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2010-CV- 853**

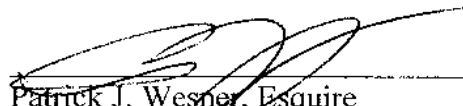
**CERTIFICATION**

**CERTIFICATION**

Patrick J. Wesner, Esquire, hereby verifies that she is attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ An FHA Mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ Act 91 Procedures have been fulfilled

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

  
Patrick J. Wesner, Esquire  
Attorney for Plaintiff

Date: January 18, 2011

MILSTEAD & ASSOCIATES, LLC  
BY:Patrick J. Wesner, Esquire  
ID No. 203145  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

**Beneficial Consumer Discount Company  
D/B/A Beneficial Mortgage Co of  
Pennsylvania,**

**Plaintiff,**

**Vs.**

**Allen Ludy Jr.,  
Defendant.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2010-CV- 853**

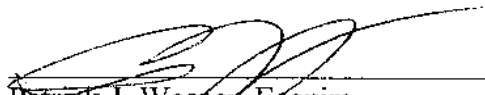
**CERTIFICATION**

**CERTIFICATION**

Patrick J. Wesner, Esquire, hereby verifies that she is attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ An FIIA Mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ Act 91 Procedures have been fulfilled

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

  
Patrick J. Wesner, Esquire  
Attorney for Plaintiff

Date: January 18, 2011

MILSTEAD & ASSOCIATES, L.L.C  
BY: Patrick J. Wesner, Esquire  
ID No. 203145  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

Attorney for Plaintiff

**Beneficial Consumer Discount Company  
D/B/A Beneficial Mortgage Co of  
Pennsylvania,**

**Plaintiff,**

**Vs.**

**Allen Ludy Jr.,  
Defendant.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2010-CV- 853**

**VERIFICATION OF NON-MILITARY SERVICE**

Patrick J. Wesner, Esquire, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

1. that the defendant is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldier' and Sailors' Civil Relief Act of Congress of 1940, as amended,

2. defendant, Allen Ludy Jr., is over 18 years of age and resides at 1302 Cherry Street,, Williamsport, PA 17701.

  
Patrick J. Wesner, Esquire

MILSTEAD & ASSOCIATES, LLC  
BY: Patrick J. Wesner, Esquire  
ID No. 203145  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

Attorney for Plaintiff

**Beneficial Consumer Discount Company  
D/B/A Beneficial Mortgage Co of  
Pennsylvania,**

**Plaintiff,**

**Vs.**

**Allen Ludy Jr.,  
Defendant.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2010-CV- 853**

**NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY PURSUANT  
TO P.A.R.C.P.3129**

**TAKE NOTICE:**

Your house (real estate) at 511 Main Street, Aristes, PA 17920, is scheduled to be sold at sheriff's sale on \_\_\_\_\_ at \_\_\_\_\_ in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the Court Judgment of \$42,687.70 obtained by Beneficial Consumer Discount Company D/B/A Beneficial Mortgage Co of Pennsylvania.

**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 cancelled if you pay to Milstead & Associates LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 856-482-1400.

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 notice on following page 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 bid price by calling Milstead & Associates at 856-482-1400.

2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the market 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 Milstead and Associates at 856-482-1400.

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 not later than thirty days after 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 distribution is wrong) are filed with the Sheriff within ten (10) days after.

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.**

Lawyers Referral and Information Service  
Columbia County Bar Association  
168 E. 5th Street  
Bloomsburg, PA 17815  
570-784-8760

22.12476



All the surface of all that certain piece or lot of land situate in Conyngham Township, Columbia County, City of Aristes and State of Pennsylvania bounded and described as follows:

Being Lot No. 8, Block 13, of the Town Plot of Montana, (Aristes), Conyngham Township, County and State foresaid, as laid out by the Coal Ridge Improvements and Coal Company beginning at a point on the easterly side of Centre Street on line between Lots No. 8 and 9, Block 13; thence in a northeasterly direction along Lot No. 9, 140 feet to a 20 foot wide alley; thence along westerly side of said alley northwesterly 30 feet to the line between Lots Nos. 7 and 8; thence along said line in a southwesterly direction 140 feet to the easterly side of Centre Street; thence along same to the place of beginning.

Containing 4,200 square feet, more or less.

**Being known as 511 Main Street, Aristes, PA 17920**

**Tax Parcel Number: 14-10C-136**

**SHORT DESCRIPTION**

**DOCKET NO:** 2010-CV- 853

ALL THAT CERTAIN lot or piece of ground situate in Conyngham Township, County of Columbia, and Commonwealth of Pennsylvania

**TAX PARCEL NO:** 14-10C-136

**PROPERTY ADDRESS** 511 Main Street  
Aristes, PA 17920

**IMPROVEMENTS:** a Residential Dwelling

**SOLD AS THE PROPERTY OF:** Allen Ludy Jr.

**ATTORNEY'S NAME:** Patrick J. Wesner, Esquire

**SHERIFF'S NAME:** Timothy T. Chamberlain

### WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within writ may leave same with 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; 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.



Patrick J. Wegner, Esquire  
Attorney for Plaintiff

79728

**Milstead & Associates LLC**  
220 LAKE DRIVE EAST, SUITE 301  
CHERRY HILL, NJ 08002  
856-482-1400

**ID Bank**  
America's Most Convenient Bank™  
55-136/312

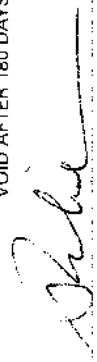
DATE	CHECK	AMOUNT
01/19/11	79728	**\$1,350.00

PAY  
TO THE  
ORDER  
OF

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

Columbia County Sheriff

ATTORNEY BUSINESS ACCOUNT  
VOID AFTER 180 DAYS



⑈079728⑈ ⑆031201360⑆ 67 8306 2⑈