

**SHERIFF'S SALE COST SHEET**

NO. 11 ED NO. 11 VS. 11 JD DATE/TIME OF SALE 11/11/11

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>15.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>15.00</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>15.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>330.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>150.00</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>375.00</u>

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY	20	\$ <u>20.00</u>	
SCHOOL DIST.	20	\$ <u>20.00</u>	
DELINQUENT	20	\$ <u>20.00</u>	
TOTAL *****			\$ <u>60.00</u>

MUNICIPAL FEES DUE:

SEWER	20	\$ <u>20.00</u>	
WATER	20	\$ <u>20.00</u>	
TOTAL *****			\$ <u>40.00</u>

SURCHARGE FEE (DSTE)		\$ <u>10.00</u>	
MISC.		\$ <u>10.00</u>	
TOTAL *****			\$ <u>20.00</u>

TOTAL COSTS (OPENING BID) \$ 625.00

*11/11/11*

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**

**Docket # 8ED2011**

**VS**

**MORTGAGE FORECLOSURE**

**JASON A. YOHEY  
JESSICA A. RESSEGUIE A/K/A JESSICA A.  
YOHEY**

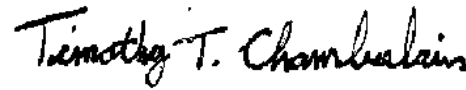
**AFFIDAVIT OF SERVICE**

NOW, THIS FRIDAY, FEBRUARY 04, 2011, AT 9:10 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JASON YOHEY AT 665 STATE STREET, MILLVILLE BY HANDING TO JASON YOHEY, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

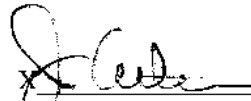
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, FEBRUARY 04, 2011

  
NOTARY PUBLIC

  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

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

  
J. ARTER  
DEPUTY SHERIFF

MILSTEAD & ASSOCIATES, LLC  
220 LAKE DRIVE EAST  
Suite 301  
CHERRY HILL, NJ 08002

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**

Docket # 8ED2011

VS

**MORTGAGE FORECLOSURE**

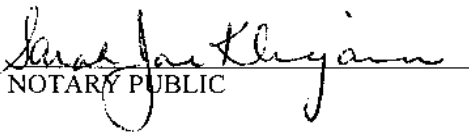
**JASON A. YOHEY  
JESSICA A. RESSEGUIE A/K/A JESSICA A.  
YOHEY**

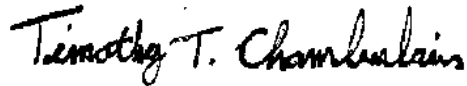
AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, FEBRUARY 04, 2011, AT 9:10 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JESSICA YOHEY AT 665 STATE STREET, MILLVILLE BY HANDING TO JASON YOHEY, HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

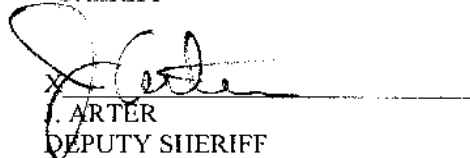
SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, FEBRUARY 04, 2011

  
NOTARY PUBLIC



X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

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

  
J. ARTER  
DEPUTY SHERIFF

MILSTEAD & ASSOCIATES, LLC  
220 LAKE DRIVE EAST  
Suite 301  
CHERRY HILL, NJ 08002

**MILSTEAD & ASSOCIATES, LLC**

8-11

WOODLAND FALLS CORPORATE PARK  
220 LAKE DRIVE EAST, SUITE 301  
CHERRY HILL, NJ 08002

(856) 482-1400  
fax: (856) 482-9190

**FACSIMILE TRANSMITTAL SHEET**

<b>TO:</b> Sheriff Chamberlain	<b>FROM:</b> Greg Wilkins
<b>COMPANY:</b> Columbia County Sheriff's Office	<b>DATE:</b> February 21, 2011
<b>FAX NUMBER:</b> 570-389-5625	<b>TOTAL NO. OF PAGES INCLUDING COVER:</b> 1
<b>PHONE NUMBER:</b> 570-389-5624	<b>SENDER'S REFERENCE NUMBER:</b> 22.13150
<b>RE:</b> Yohey, Jason	<b>YOUR REFERENCE NUMBER:</b> 2010-CV-1553

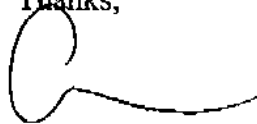
A follow-up copy  will  not be sent by mail.

**Comments**

Please accept this fax as authorization to stay the sale set for 3/30/11. The loan has been charged off. No funds were received in consideration for the stay.

Thank you for your attention in this matter.

Thanks,



Gregory Wilkins

**IF THERE IS A PROBLEM WITH THIS TRANSMISSION  
PLEASE CALL (856) 482-1400**

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INTENDED RECIPIENT(S) NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE TO DELIVER IT 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 BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ADDRESS LISTED ABOVE VIA UNITED STATES POSTAL SERVICE.

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 1/25/2011

SERVICE# 2 - OF - 13 SERVICES  
DOCKET # 8ED2011

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

DEFENDANT JASON A. YOHEY  
JESSICA A. RESSEGUIE A/K/A JESSICA A. YOHEY

ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

<b>PERSON/CORP TO SERVED</b>
JESSICA YOHEY
665 STATE STREET
MILLVILLE

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON JASON YOHEY

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

DATE 2-4-11 TIME 0910 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>1-26-11</u>	<u>1425</u>	<u>2</u>	<u>L.C.</u>
<u>1-31-11</u>	<u>0810</u>	<u>2</u>	<u>Called IM.</u>

DEPUTY J. Arter DATE 2-4-11

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 1/25/2011

SERVICE# 1 - OF - 13 SERVICES  
DOCKET # 8ED2011

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

DEFENDANT JASON A. YOHEY  
JESSICA A. RESSEGUIE A/K/A JESSICA A. YOHEY  
ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

<b>PERSON/CORP TO SERVED</b>
JASON YOHEY
665 STATE STREET
MILLVILLE

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON JASON YOHEY

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

DATE 2-4-11 TIME 0910 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>1-26-11</u>	<u>1425</u>	<u>Z</u>	<u>L.C.</u>
<u>1-31-11</u>	<u>0810</u>	<u>Z</u>	<u>Called L.M.</u>

DEPUTY J. Carter DATE 2-4-11

**Tax Notice** 2011 County & Municipality  
GREENWOOD TWP

**MAKE CHECKS PAYABLE TO:**

DENNETTE FARR  
858 CHESTNUT ROAD  
MILLVILLE PA 17846

**HOURS:** THURSDAY: 5 PM TO 9 PM  
MARCH, APRIL, JULY & AUGUST  
OR BY APPOINTMENT

**PHONE:** 570-458-5775

COLUMBIA County

DATE  
03/01/2011

BILL NO.  
19175

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALT
GENERAL	6,193	6.146	37.30	38.06	41.8
SINKING		1.345	8.16	8.33	9.1
TWP RE		1.5	9.10	9.29	9.1
The discount & penalty have been calculated for your convenience			<b>PAY THIS AMOUNT</b>	54.56	60.7
			April 30 If paid on or before	55.68	June 30 If paid on or before
					June 30 If paid after

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

YOHEY JASON A  
RESSEGUIE JESSICA A  
665 S STATE STREET  
MILLVILLE PA 17846 9216

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %
<b>PARCEL:</b> 17 -01 -014-01,000		
234 SULT RD		
10.8 Acres		
	Land	6,193 C+G
	Buildings	0
	<b>Total Assessment</b>	<b>6,193</b>

This tax returned  
to courthouse on  
January 1, 2012

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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 799-5623

PHONE  
(570) 799-5623

24-HOUR PHONE  
(570) 799-6300

Tuesday, January 25, 2011

DENNETTE FARR-TAX COLLECTOR  
858 CHESTNUT ROAD  
MILLVILLE, PA 17846-

*fax in copy*

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

JASON A. YOHEY

JESSICA A. RESSEGUIE A/K/A JESSICA A. YOHEY

DOCKET # 8ED2011

JD # 1553JD2010

Dear Sir:

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

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

Respectfully,

*Timothy T. Chamberlain*

Timothy T. Chamberlain  
Sheriff of Columbia County



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.

Jason A. Yohey,

and

Jessica A. Resseguie a/k/a Jessica A. Yohey,

Defendants.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

No.: 2010-CV-1553  
8ED2011

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

TAKE NOTICE:

Your house (real estate) at 234 Sult Road, Millville, PA 17846, is scheduled to be sold at sheriff's sale on March 30, 2011 at 9:00 am in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the Court Judgment of \$173,685.66 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).

{00539874}

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

DATE: 31-JAN-11

FEE: \$5.00

CERT. NO9274

YOHEY JASON A  
RESSEGUIE JESSICA A  
665 S STATE STREET  
MILLVILLE PA 17846 9216

DISTRICT: GREENWOOD TWP  
DEED: 20010-6571  
LOCATION: 234 SULT RD MILLVILLE  
PARCEL: 17 -01 -014-01,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	.. . COSTS	TOTAL AMOUNT DUE
2010	PRIM	381.66	8.25	30.00	419.91
TOTAL DUE :					\$419.91

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: April , 2011

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2010

REQUESTED BY:

*Timothy Chamberlain, Col. Co. Sheriff*

*4/6/11*

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 1/25/2011

SERVICE# 6 - OF - 13 SERVICES  
DOCKET # 8ED2011

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

DEFENDANT JASON A. YOHEY  
JESSICA A. RESSEGUIE A/K/A JESSICA A. YOHEY

ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

<b>PERSON/CORP TO SERVED</b>
DENNETTE FARR-TAX COLLECTOR
858 CHESTNUT ROAD
MILLVILLE

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON DENNETTE FARR

RELATIONSHIP Tax Collector IDENTIFICATION \_\_\_\_\_

DATE 1-26-11 TIME 1455 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY J. Arter DATE 1-26-11

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 1/25/2011

SERVICE# 4 - OF - 13 SERVICES  
DOCKET # 8ED2011

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

DEFENDANT JASON A. YOHEY  
JESSICA A. RESSEGUIE A/K/A JESSICA A. YOHEY

ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

<b>PERSON/CORP TO SERVED</b>
TENANT(S)
234 SULT ROAD
MILLVILLE

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON House Empty Posted

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

DATE \_\_\_\_\_ TIME \_\_\_\_\_ 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) [REDACTED]

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY J. Arter DATE 1-26-11

# SHERIFF'S SALE

WEDNESDAY MARCH 30, 2011 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 8 OF 2011 ED AND CIVIL WRIT NO. 1553 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 THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN THE TOWNSHIP OF GREENWOOD, COLUMBIA COUNTY, PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A POINT IN THE CENTER OF TOWNSHIP ROUTE 536 AND

IN LINE OF LANDS NOW OR FORMERLY OF WATTS; THENCE BY THE CENTER OF THE AFOREMENTIONED TOWNSHIP ROUTE THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH FORTY-ONE (41) DEGREES FIFTY-EIGHT (58) MINUTES EAST FIVE HUNDRED SEVENTY-FOUR AND ONE-TENTH

(574.1) FEET TO A POINT; THENCE NORTH SIXTY-THREE (63) DEGREES FIFTY (50) MINUTES EAST FOUR HUNDRED THIRTY-FOUR AND NINE-TENTHS (434.9) FEET TO A POINT; THENCE SOUTH EIGHTY-FIVE (85) DEGREES TWELVE (12) MINUTES EAST TWO HUNDRED SIXTY-FIVE AND EIGHT TENTHS (265.8) FEET TO A POINT IN LINE OF OTHER LANDS NOW OR FORMERLY OF BLAINE MORRIS; THENCE BY THE SAME AND THROUGH AN IRON PIN ON

THE SOUTHERN SIDE OF THE AFOREMENTIONED TOWNSHIP ROUTE SOUTH SEVEN (7) DEGREES TWO (2) MINUTES WEST SIX HUNDRED NINETY-EIGHT AND TWO-TENTHS (698.2) FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF WATTS; THENCE BY THE SAME NORTH EIGHTY-FOUR (84) DEGREES THIRTEEN (13) MINUTES WEST THROUGH AN IRON PIN ON THE EASTERN SIDE OF THE AFOREMENTIONED TOWNSHIP ROUTE NINE HUNDRED FIFTY-EIGHT AND FIVE-TENTHS (958.5) FEET TO THE PLACE OF BEGINNING.

CONTAINING 10.8 ACRES MORE OR LESS. THIS DESCRIPTION WAS PREPARED FROM DRAFT OF CONSTRUCTION ENGINEERING INC. DATED JUNE, 1974.

Being known as 234 Sult Road, Millville, PA 17846

Tax Parcel Number: 17-01-014-01

## **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)

Document Receipt

---

Trans # 12708 Carrier / service: POST 2PM 1/25/2011

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000007142

Doc Ref #: 8ED2011

PHILADELPHIA PA 19106

Document Receipt

---

Trans # 12707 Carrier / service: POST 2PM 1/25/2011

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT  
OFFICE

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

Tracking #: 9171924291001000007135

Doc Ref #: 8ED2011

KING OR PA 19406  
PRUSSIA



Document Receipt

---

Trans # 12706 Carrier / service: POST 2PM 1/25/2011

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000007128

Doc Ref #: 8ED2011

Document Receipt

---

Trans # 12705 Carrier / service: POST 2PM 1/25/2011

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000007111

DEPARTMENT 281230

Doc Ref #: 8ED2011

HARRISBURG PA 17128

Document Receipt

---

Trans # 12704 Carrier / service: POST 2PM 1/25/2011

Ship to: 12704

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000007104

Doc Ref #: 8ED2011

HARRISBURG PA 17105

Document Receipt

---

Trans # 12703 Carrier / service: POST 2PM 1/25/2011

Ship to: 12703

UNIFUND CCR PARTNERS

C/O MICHAEL RATCHFORD  
120 N. KEYSER AVE

Tracking #: 9171924291001000007098

Doc Ref #: 8ED2011

SCRANTON PA 18504

REAL ESTATE OUTLINE

ED # 8-11

DATE RECEIVED 1-25-11  
DOCKET AND INDEX 1-25-11

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# 79-127

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

SALE DATE May 30, 11 TIME 0900  
 POSTING DATE Feb. 24, 11  
 ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	<u>2/28</u>
2 <sup>ND</sup> WEEK	<u>3/7</u>
3 <sup>RD</sup> WEEK	<u>3/14</u>

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

8 / 1 / 10

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

**Vs.**

**Jason A. Yohey**

**and**

**Jessica A. Resseguie a/k/a Jessica A. Yohey,  
Defendants.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2010-CV-1553**

**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 praccipe for writ of execution was filed the following information concerning the real property located at 234 Sult Road, Millville, PA 17846:

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

Jason A. Yohey  
665 State Street  
Millville, PA 17846

Jessica A. Resseguie a/k/a  
Jessica A. Yohey  
665 State Street  
Millville, PA 17846

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:

Unifund CCR Partners assignee of Palisades  
Collection L.L.C. Assignee of Citibank  
(South Dakota) N.A.  
C/O Michael F. Ratchford  
120 N. Keyser Avenue  
Scranton, PA 18504

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)  
636 Grand Regency Boulevard  
Brandon, FL 33510

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  
234 Sult Road  
Millville, PA 17846

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 19, 2011



IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

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

Plaintiff,

Vs.

Jason A. Yohey  
and

Jessica A. Resseguie a/k/a Jessica A. Yohey,

Defendant(s)

WRIT OF EXECUTION  
(Mortgage Foreclosure)

NO.: 2010-CV-1553

2011-ED-8

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:

234 Sult Road, Millville, PA 17846  
(see legal description attached)

AMOUNT DUE	\$173,685.66
INTEREST	
From 11/18/2010 to Date	\$
of Sale at \$28.56 per diem	
TOTAL DUE	\$
Plus costs as endorsed	

Dated: 1-25-11

Tami B Kline / KP3  
(clerk) Office of Judicial Support, Common  
Pleas Court of Columbia County, Penna.

(SEAL)

{00539874}

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN THE TOWNSHIP OF GREENWOOD, COLUMBIA COUNTY, PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A POINT IN THE CENTER OF TOWNSHIP ROUTE 536 AND IN LINE OF LANDS NOW OR FORMERLY OF WATTS; THENCE BY THE CENTER OF THE AFOREMENTIONED TOWNSHIP ROUTE THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH FORTY-ONE (41) DEGREES FIFTY-EIGHT (58) MINUTES EAST FIVE HUNDRED SEVENTY-FOUR AND ONE-TENTH (574.1) FEET TO A POINT; THENCE NORTH SIXTY-THREE (63) DEGREES FIFTY (50) MINUTES EAST FOUR HUNDRED THIRTY-FOUR AND NINE-TENTHS (434.9) FEET TO A POINT; THENCE SOUTH EIGHTY-FIVE (85) DEGREES TWELVE (12) MINUTES EAST TWO HUNDRED SIXTY-FIVE AND EIGHT TENTHS (265.8) FEET TO A POINT IN LINE OF OTHER LANDS NOW OR FORMERLY OF BLAINE MORRIS; THENCE BY THE SAME AND THROUGH AN IRON PIN ON THE SOUTHERN SIDE OF THE AFOREMENTIONED TOWNSHIP ROUTE SOUTH SEVEN (7) DEGREES TWO (2) MINUTES WEST SIX HUNDRED NINETY-EIGHT AND TWO-TENTHS (698.2) FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF WATTS; THENCE BY THE SAME NORTH EIGHTY-FOUR (84) DEGREES THIRTEEN (13) MINUTES WEST THROUGH AN IRON PIN ON THE EASTERN SIDE OF THE AFOREMENTIONED TOWNSHIP ROUTE NINE HUNDRED FIFTY-EIGHT AND FIVE-TENTHS (958.5) FEET TO THE PLACE OF BEGINNING.

CONTAINING 10.8 ACRES MORE OR LESS. THIS DESCRIPTION WAS PREPARED FROM DRAFT OF CONSTRUCTION ENGINEERING INC. DATED JUNE, 1974.

**Being known as 234 Sult Road, Millville, PA 17846**  
**Tax Parcel Number: 17-01-014-01**

{00539874}

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.**

**Jason A. Yohey**

**and**

**Jessica A. Resseguie a/k/a Jessica A. Yohey,  
Defendants.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2010-CV-1553**

**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 234 Sult Road, Millville, PA 17846:

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

Jason A. Yohey  
665 State Street  
Millville, PA 17846

Jessica A. Resseguie a/k/a  
Jessica A. Yohey  
665 State Street  
Millville, PA 17846

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

Same as above

{00539874}

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

Unifund CCR Partners assignee of Palisades  
Collection L.L.C. Assignee of Citibank  
(South Dakota) N.A.  
C/O Michael F. Ratchford  
120 N. Keyser Avenue  
Scranton, PA 18504

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)  
636 Grand Regency Boulevard  
Brandon, FL 33510

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

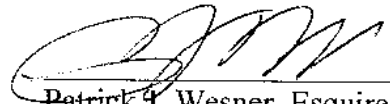
7. Name and address of every person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Tenant/Occupant  
234 Sult Road  
Millville, PA 17846

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 19, 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.**

**Jason A. Yohey,**

**and**

**Jessica A. Resseguie a/k/a Jessica A. Yohey,**

**Defendants.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2010-CV-1553**

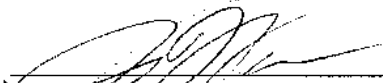
**CERTIFICATION**

**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 19, 2011

{00539874}

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.**

**Jason A. Yohey,**

**and**

**Jessica A. Resseguie a/k/a Jessica A. Yohey,**

**Defendants.**


**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2010-CV-1553**

**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 defendants are 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, Jason A. Yohey, is over 18 years of age and resides at 665 State Street, Millville, PA 17846,
3. defendant, Jessica A. Resseguie a/k/a Jessica A. Yohey, is over 18 years of age and resides at 665 State Street, Millville, PA 17846.

  
\_\_\_\_\_  
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.**

**Jason A. Yohey,**

**and**

**Jessica A. Resseguie a/k/a Jessica A. Yohey,**

**Defendants.**

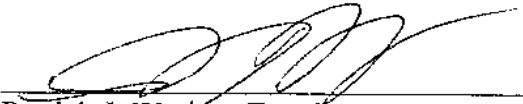
**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2010-CV-1553**

**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 defendants are 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, Jason A. Yohey, is over 18 years of age and resides at 665 State Street, Millville, PA 17846,
3. defendant, Jessica A. Resseguie a/k/a Jessica A. Yohey, is over 18 years of age and resides at 665 State Street, Millville, PA 17846.

  
\_\_\_\_\_  
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.**

**Jason A. Yohey,**

**and**

**Jessica A. Resseguie a/k/a Jessica A. Yohey,**

**Defendants.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2010-CV-1553**

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

**TAKE NOTICE:**

Your house (real estate) at 234 Sult Road, Millville, PA 17846, 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 \$173,685.66 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 YOU 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

22.13150

{00539874}

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN THE TOWNSHIP OF GREENWOOD, COLUMBIA COUNTY, PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A POINT IN THE CENTER OF TOWNSHIP ROUTE 536 AND IN LINE OF LANDS NOW OR FORMERLY OF WATTS; THENCE BY THE CENTER OF THE AFOREMENTIONED TOWNSHIP ROUTE THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH FORTY-ONE (41) DEGREES FIFTY-EIGHT (58) MINUTES EAST FIVE HUNDRED SEVENTY-FOUR AND ONE-TENTH (574.1) FEET TO A POINT; THENCE NORTH SIXTY-THREE (63) DEGREES FIFTY (50) MINUTES EAST FOUR HUNDRED THIRTY-FOUR AND NINE-TENTHS (434.9) FEET TO A POINT; THENCE SOUTH EIGHTY-FIVE (85) DEGREES TWELVE (12) MINUTES EAST TWO HUNDRED SIXTY-FIVE AND EIGHT TENTHS (265.8) FEET TO A POINT IN LINE OF OTHER LANDS NOW OR FORMERLY OF BLAINE MORRIS; THENCE BY THE SAME AND THROUGH AN IRON PIN ON THE SOUTHERN SIDE OF THE AFOREMENTIONED TOWNSHIP ROUTE SOUTH SEVEN (7) DEGREES TWO (2) MINUTES WEST SIX HUNDRED NINETY-EIGHT AND TWO-TENTHS (698.2) FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF WATTS; THENCE BY THE SAME NORTH EIGHTY-FOUR (84) DEGREES THIRTEEN (13) MINUTES WEST THROUGH AN IRON PIN ON THE EASTERN SIDE OF THE AFOREMENTIONED TOWNSHIP ROUTE NINE HUNDRED FIFTY-EIGHT AND FIVE-TENTHS (958.5) FEET TO THE PLACE OF BEGINNING.

CONTAINING 10.8 ACRES MORE OR LESS. THIS DESCRIPTION WAS PREPARED FROM DRAFT OF CONSTRUCTION ENGINEERING INC. DATED JUNE, 1974.

**Being known as 234 Sult Road, Millville, PA 17846**  
**Tax Parcel Number: 17-01-014-01**

{00539874}

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN THE TOWNSHIP OF GREENWOOD, COLUMBIA COUNTY, PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A POINT IN THE CENTER OF TOWNSHIP ROUTE 536 AND IN LINE OF LANDS NOW OR FORMERLY OF WATTS; THENCE BY THE CENTER OF THE AFOREMENTIONED TOWNSHIP ROUTE THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH FORTY-ONE (41) DEGREES FIFTY-EIGHT (58) MINUTES EAST FIVE HUNDRED SEVENTY-FOUR AND ONE-TENTH (574.1) FEET TO A POINT; THENCE NORTH SIXTY-THREE (63) DEGREES FIFTY (50) MINUTES EAST FOUR HUNDRED THIRTY-FOUR AND NINE-TENTHS (434.9) FEET TO A POINT; THENCE SOUTH EIGHTY-FIVE (85) DEGREES TWELVE (12) MINUTES EAST TWO HUNDRED SIXTY-FIVE AND EIGHT TENTHS (265.8) FEET TO A POINT IN LINE OF OTHER LANDS NOW OR FORMERLY OF BLAINE MORRIS; THENCE BY THE SAME AND THROUGH AN IRON PIN ON THE SOUTHERN SIDE OF THE AFOREMENTIONED TOWNSHIP ROUTE SOUTH SEVEN (7) DEGREES TWO (2) MINUTES WEST SIX HUNDRED NINETY-EIGHT AND TWO-TENTHS (698.2) FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF WATTS; THENCE BY THE SAME NORTH EIGHTY-FOUR (84) DEGREES THIRTEEN (13) MINUTES WEST THROUGH AN IRON PIN ON THE EASTERN SIDE OF THE AFOREMENTIONED TOWNSHIP ROUTE NINE HUNDRED FIFTY-EIGHT AND FIVE-TENTHS (958.5) FEET TO THE PLACE OF BEGINNING.

CONTAINING 10.8 ACRES MORE OR LESS. THIS DESCRIPTION WAS PREPARED FROM DRAFT OF CONSTRUCTION ENGINEERING INC. DATED JUNE, 1974.

**Being known as 234 Sult Road, Millville, PA 17846**  
**Tax Parcel Number: 17-01-014-01**

{00539874}

**SHORT DESCRIPTION**

**DOCKET NO:** 2010-CV-1553

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

**TAX PARCEL NO:** 17-01-014-01

**PROPERTY ADDRESS** 234 Sult Road  
Millville, PA 17846

**IMPROVEMENTS:** a Residential Dwelling

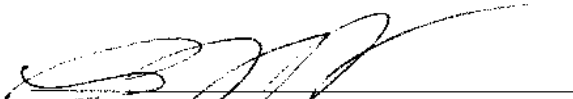
**SOLD AS THE PROPERTY OF:** Jason A. Yohey  
Jessica A. Resseguie a/k/a Jessica A. Yohey

**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. Wesnet, Esquire  
Attorney for Plaintiff

# 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.  
michael@milsteadlaw.com

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

Bill 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 13th Street  
Philadelphia, PA 19107

Please Reply To: NJ Office  
Our File No. 22.13150

January 19, 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. Jason A.  
Yohey and Jessica A. Resseguie a/k/a Jessica A. Yohey  
List property for Sheriff's Sale/Service of Defendants**

Dear Sir/Madam:

Please serve the defendant(s) as listed below:

**Jason A. Yohey - 665 State Street, Millville, PA 17846.  
Jessica A. Resseguie a/k/a Jessica A. Yohey - 665 State Street, Millville, PA 17846**

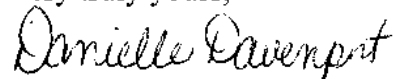
Also post the handbill on the mortgage premises listed below:

**234 Sult Road, Millville, PA 17846**

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,

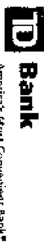


Danielle Davenport  
Paralegal

{00539874}

79727

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



DATE	CHECK	AMOUNT
01/19/11	79727	**\$1,350.00

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

PAY  
TO THE  
ORDER  
OF

Columbia County Sheriff

ATTORNEY BUSINESS ACCOUNT  
VOID AFTER 180 DAYS

⑈099727⑈ ⑆031201350⑆ ⑆? B306 2⑈