

SHERIFF'S SALE COST SHEET

2013 vs. Davis
 NO. 118 ED NO. _____ JD DATE/TIME OF SALE _____

- DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$165.00	
- LEVY (PER PARCEL	\$15.00	
- MAILING COSTS	\$34.00	
- ADVERTISING SALE BILLS & COPIES	\$17.50	
- ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$46.00	
- POSTING HANDBILL	\$15.00	
- CRYING/ADJOURN SALE	\$10.00	
- SHERIFF'S DEED	\$35.00	
- TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$5.50	
NOTARY	\$15.00	
TOTAL *****		\$428.00

- WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$	
- SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$

- PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$55.00	
TOTAL *****		\$65.00

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$5.00	
TOTAL *****		\$5.00

MUNICIPAL FEES DUE:

SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$

SURCHARGE FEE (DSTE)	\$120.00	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$

TOTAL COSTS (OPENING BID) \$ _____

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

Beneficial Cars, A/S, Co vs Joyce + Kon Davis

NO. 18-13 ED NO. 661-13 JD

DATE/TIME OF SALE: Sept. 11 0900

BID PRICE (INCLUDES COST) \$ 2037,48

POUNDAGE - 2% OF BID \$ 40,75

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2078,23

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S):  _____

TOTAL DUE: \$ 2078,23

LESS DEPOSIT: \$ 1356,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 728,23

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
BENEFICIAL CONSUMER DISCOUNT

vs.

Defendant
JOYCE DAVIS
RON DAVIS

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, September 11, 20

Writ of Execution No. : 2013CV661

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 150 MILL STREET, BENTON, PA 17814

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,150.98
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$165.00
Service Mileage	\$40.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$120.00

Total Sheriff Costs \$1,932.98

Municipal Costs

Sewer \$49.50

Total Municipal Costs \$49.50

Distribution Costs

Recording Fees \$55.00

Total Distribution Costs \$55.00

Grand Total: \$2,037.48

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

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

© 2013 Columbia County Sheriff, Bloomsburg, PA



**COUNTY OF COLUMBIA
RECORDER OF DEEDS
Beverly J. Michael, Recorder
35 West Main Street
Bloomsburg, PA 17815**

Instrument Number - 200801617
Recorded On 2/22/2008 At 12:48:03 PM
* Instrument Type - MORTGAGE
Invoice Number - 118161
* Mortgagor - DAVIS, RON A
* Mortgagee - BENEFICIAL CONSUMER DISCOUNT CO
User - BJM

* Total Pages - 11

*** FEES**

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$10.00
AFFORDABLE HOUSING	\$25.00
RECORDING FEES - RECORDER	\$25.00
RECORDER IMPROVEMENT FUND	\$3.00
COUNTY IMPROVEMENT FUND	\$2.00
TOTAL PAID	\$65.50

This is a certification page
DO NOT DETACH
This page is now part
of this legal document.

**RETURN DOCUMENT TO:
MAIL RECORDS ADMINISTRATION**

I hereby CERTIFY that this document is
recorded in the Recorder's Office of
Columbia County, Pennsylvania.



Beverly J. Michael

Beverly J. Michael
Recorder of Deeds

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

This instrument was prepared by:

Nichole Weaver

(Name) NICHOLE WEAVER

417 CENTRAL ROAD, SUITE 2, BLOOMSBURG, PA 17815

(Address)

Return To:
Records Processing Services
577 Lamont Road
Elmhurst, IL 60126
(800) 547-8776

UPI # _____

711709

MORTGAGE

IF BOX IS CHECKED, THIS MORTGAGE IS AN OPEN-END MORTGAGE AND SECURES FUTURE ADVANCES.

THIS MORTGAGE is made this day 19TH of FEBRUARY 2008, between the Mortgagor, RON A. DAVIS AND JOYCE M. DAVIS, H/W/T/B/E

(herein "Borrower") and Mortgagee BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO OF PENNSYLVANIA a corporation organized and existing under the laws of PENNSYLVANIA, whose address is 417 CENTRAL ROAD, SUITE 2, BLOOMSBURG, PA, 17815 (herein "Lender").

The following paragraph preceded by a checked box is applicable.

WHEREAS, Borrower is indebted to Lender in the principal sum of \$ 100,027.13 evidenced by Borrower's Loan Repayment and Security Agreement or Secondary Mortgage Loan Agreement dated FEBRUARY 19, 2008 and any extensions or renewals thereof (herein "Note"), providing for monthly installments of principal and interest, including any adjustments to the amount of payments or the contract rate if that rate is variable, with the balance of the indebtedness, if not sooner paid, due and payable on FEBRUARY 19, 2008;

WHEREAS, Borrower is indebted to Lender in the principal sum of \$ _____ or so much thereof as may be advanced pursuant to Borrower's Revolving Loan Agreement dated _____ and extensions and renewals thereof (herein "Note"), providing for monthly installments, and interest at the rate and under the terms specified in the Note, including any adjustments in the interest rate if that rate is variable, and providing for a credit limit stated in the principal sum above and an initial advance of \$ _____;

TO SECURE to Lender the repayment of (1) the indebtedness evidenced by the Note, with interest thereon, including any increases if the contract rate is variable; (2) future advances under any Revolving Loan Agreement; (3) the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and (4) the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of COLUMBIA Commonwealth of Pennsylvania;

SEE EXHIBIT A-LEGAL DESCRIPTION



*013C58677P9 1MT090D0PA00 13D 10**DAVIS

* ORIGINAL

11-11-06 MTG

PA001301

REQUEST FOR NOTICE OF DEFAULT AND FORECLOSURE UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any default under the superior encumbrance and of any sale or other foreclosure action.

Ron A Davis - Borrower

Joyce M Davis - Borrower

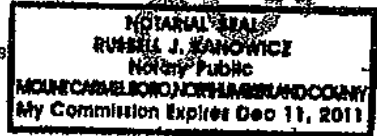
I hereby certify that the precise address of the Lender (Mortgagee) is: 417 CENTRAL ROAD, SUITE 2, BLOOMSBURG, PA 17815

On behalf of the Lender, By: BRIAN SOSNOSKI Title: SAE

COMMONWEALTH OF PENNSYLVANIA, COLUMBIA County as: I, RUSSELL J KANOWICZ a Notary Public in and for said county and state, do hereby certify that RON A DAVIS AND JOYCE M DAVIS

personally known to me or proven satisfactorily to be the same person(s) whose name(s) ARE subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that The Y signed and delivered the said instrument as THEIR free voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal, this 19th day of FEBRUARY, 2008

My Commission expires



Russell J Kanowicz Notary Public

COMMONWEALTH OF PENNSYLVANIA, County as:

I, a Notary Public in and for said county and state, do hereby certify that personally known to me or proven satisfactorily to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that he signed and delivered the said instrument as free voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal, this day of , 20.

My Commission expires:

Notary Public



EXHIBIT A (PAGE 1)

ALL THAT CERTAIN PROPERTY SITUATED IN THEBOROUGH OF BENTON
IN THE COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA,
BEING MORE FULLY DESCRIBED IN A DEED DATED 04/02/1987 AND
RECORDED 04/02/1987. AMONG THE LAND RECORDS OF THE COUNTY
AND STATE SET FORTH ABOVE, IN DEED VOLUME 385 AND PAGE
957. TAX MAP OR PARCEL ID NO.: 02-03-024

COPY



*D18CS6677P81MT08D00PA0013000**DAVIS

* ORIGINAL

(Space Below This Line Reserved For Lender and Recorder)

COPY

11-11-06 MTG

PA001309



MD13056677P9 11MTG9000PA001309DMMDAVIS

* ORIGINAL

S E

Stern Eisenberg PC

LAW OFFICES

Stern & Eisenberg, PC

www.sterneisenberg.com

1581 Main Street
Suite 200

Warrington, Pennsylvania 18976

(215) 572-8111

Facsimile: (215) 572-5025

September 18, 2013

RE: Beneficial Consumer Discount Company
VS: Ron A. Davis and Joyce M. Davis
C.C.P. COLUMBIA COUNTY NO. 2013-CV-661

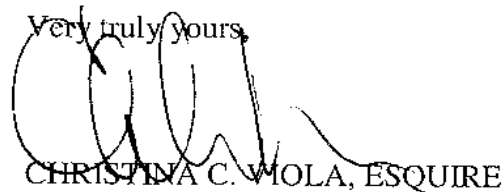
PREMISES- 150 Mill Street, Benton, PA 17814

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

Dear Sir or Madam:

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

Very truly yours,

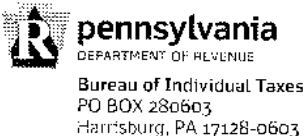


CHRISTINA C. WOLA, ESQUIRE

CCV/jjn
Enclosures

GRANTEE—

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



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	
Book Number	
Page Number	
Date Recorded	

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

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

Name Christina C. Viola	Telephone Number: (215) 572-8111
Mailing Address 1581 Main St., Ste 200, The Shops at Valley Square	City Warrington
	State PA
	ZIP Code 18976

B. TRANSFER DATA

Grantor(s)/Lessor(s) The Sheriff of Columbia County
Mailing Address 35 West Main Street
City Bloomsburg
State PA
ZIP Code 17815

C. Date of Acceptance of Document

Grantee(s)/Lessee(s) Beneficial Consumer Discount Company, d/b/a Beneficial Mortgage Co. of Pennsylvania
Mailing Address 2929 Walden Avenue
City Depew
State NY
ZIP Code 14043

D. REAL ESTATE LOCATION

Street Address 150 Mill Street	City, Township, Borough Benton Borough
County Columbia	School District Benton Area
	Tax Parcel Number 02-03-024-00-000

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

1. Actual Cash Consideration 2,078.23	2. Other Consideration + 0.00	3. Total Consideration = 2,078.23
4. County Assessed Value 16,674.00	5. Common Level Ratio Factor x 3.55	6. Fair Market Value = 59,192.70

F. EXEMPTION DATA

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

Check Appropriate Box Below for Exemption Claimed.

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

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

Signature of Correspondent or Responsible Party 	Date 9/18/13
---	-----------------

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

Benton Municipal Water and Sewer Authority - Benton

Customer History File
Debit/Credit

Run Date 09/10/2013
Run Time 13:00:53

Customer
022150
RON DAVIS

150 MILL STREET
BENTON PA 17814

Service Address 150 MILL STREET
Phone # - - 0
District
Tax Map #

Transaction Date	Description	Debit	Credit	Balance
04/20/2013	Billing	49.50		49.50
05/18/2013	Payment		49.50	
05/20/2013	Billing	48.00		48.00
06/20/2013	Billing	49.50		97.50
06/20/2013	Payment		48.00	49.50
07/20/2013	Billing	49.50		99.00
07/20/2013	Payment		49.50	49.50
08/17/2013	Payment		49.50	
08/20/2013	Billing	49.50		49.50

S E

Stern Eisenberg PC

LAW OFFICES

Stern & Eisenberg, PC

www.sterneisenberg.com

1581 Main Street

Suite 200

Warrington, Pennsylvania 18976

(215) 572-8111

Facsimile: (215) 572-5025

September 18, 2013

RE: Beneficial Consumer Discount Company
VS: Ron A. Davis and Joyce M. Davis
C.C.P. COLUMBIA COUNTY NO. 2013-CV-661

PREMISES- 150 Mill Street, Benton, PA 17814

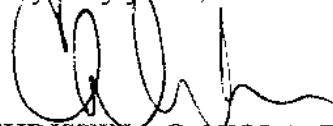
Sheriff's Office- Real Estate
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Dear Sir or Madam:

Enclosed please find letter assigning bid together with Realty Transfer Tax Affidavits in duplicate, along with our check in the amount of \$728.23 representing the funds due the Sheriff. Kindly prepare the sheriff's deed and have the same recorded.

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

Very truly yours,



CHRISTINA C. VIOLA, ESQUIRE

CCV/jjn
Enclosures

DATE	DESCRIPTION	INVOICE #	CHECK		NET AMOUNT
			AMOUNT	DEDUCTION	
09/18/13	Sheriff- Columbia County HSBC vs. Davis	586.1317	728.23		728.23

CHECK DATE	CONTROL NUMBER	TOTALS	Gross:	Ded:	Net:
09/18/13	57634		728.23		728.23

57634

STERN AND EISENBERG PC
ATTORNEYS AT LAW
 1581 MAIN STREET, SUITE 200
 THE SHOPS AT VALLEY SQUARE
 WARRINGTON, PA 18976

FIRSTTRUST
 3-7380-2360

DATE	CHECK	AMOUNT
09/18/13		****\$728.23

PAY TO THE ORDER OF Sheriff- Columbia County *** SEVEN HUNDRED TWENTY-EIGHT & 23/100 DOLLARS

TO THE ORDER OF Sheriff- Columbia County

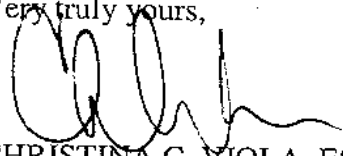
GENERAL ACCOUNT

[Handwritten Signature]
 AUTHORIZED SIGNATURE

⑈057634⑈ ⑆23607380⑆ 70 3204008⑈

any property and should be used and have the same recorded.

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

Very truly yours,

 CHRISTINA C. VIOLA, ESQUIRE

CCV/jjn
 Enclosures

STEVEN K. EISENBERG, ESQUIRE (75736)
M. TROY FREEDMAN, ESQUIRE (85165)
LESLIE J. RASE, ESQUIRE (58365)
CHRISTINA C. VIOLA, ESQUIRE (308909)
ANDREW J. MARLEY (312314)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
WARRINGTON, PENNSYLVANIA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

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

Ron A. Davis and Joyce M. Davis
Defendant(s)

02-03-024

Civil Action: 2013-CV-661

2013-ED-118

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Ron A. Davis
150 Mill Street
Benton, PA 17814-7801

Joyce M. Davis
150 Mill Street
Benton, PA 17814-7801

Your real estate at 150 Mill Street, Benton, PA 17814 is scheduled to be sold at Sheriff's Sale on September 11 at 9 AM, at Courthouse, Bloomsburg, PA 17815 (location of sale) to enforce the court judgment of \$110,419.40 obtained by Beneficial Consumer Discount Company against you.

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

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

1. The sale will be canceled if you pay to Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg PC, telephone (215) 572-8111.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV661

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

**WEDNESDAY, SEPTEMBER 11, 2013
AT 9:00 O'CLOCK A.M.**

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

Pennsylvania, bounded and described as follows, to-wit:
BEGINNING at an iron pin corner on the west side of Mill Street; thence along line of land of Rohr M. Shultz, north 64 degrees west 154.8 feet to an iron pin corner on Race Bank; thence along Race Bank, north 22 degrees east 60 feet to iron pin corner; thence along land of H. O. Gibbons, south 64 degrees east 162.7 feet to an iron pin corner on Mill Street; thence along Mill Street, south 26 degrees west 60 feet to the place of beginning.

PARCEL ID NO.: 02-03-024
BEING KNOWN AND NUMBERED AS: 150 Mill Street, Benton, PA 17814

BEING the same premises which Ruth Floyd, Widow, by Deed dated April 2, 1987 and recorded April 2, 1987 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 385 Page 957, granted and conveyed unto Ron A. Davis and Joyce M. Davis, His Wife, in fee.

PROPERTY ADDRESS: 150 MILL STREET, BENTON, PA 17814
UPI / TAX PARCEL NUMBER: 02-03-024

Seized and taken into execution to be sold as the property of **JOYCE DAVIS, RON DAVIS** in suit of **BENEFICIAL CONSUMER DISCOUNT.**

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder faults to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

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

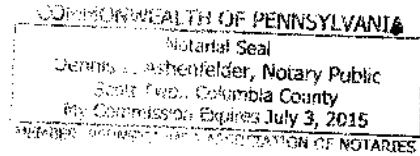
sworn according to law deposes and says that circulation with its principal office and place of Bloomsburg, County of Columbia and State of Pennsylvania on the 1st day of March, 1902, and has been published daily, continuously since that day and on the attached notice August 11, 2013 and published; that the affiant is one of the officers or publisher of said newspaper in which legal notice of the affiant nor Press Enterprise is interested in the publication and that all of the allegations in the foregoing notice of publication are true.

James T. Michler

is 6th day of September 2013

[Signature]

(Notary Public)



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BENEFICIAL CONSUMER DISCOUNT
vs.
JOYCE DAVIS (et al.)

Case Number
2013CV661

SHERIFF'S RETURN OF SERVICE

08/08/2013 11:55 AM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 150 MILL STREET, BENTON, PA, 17814.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS.



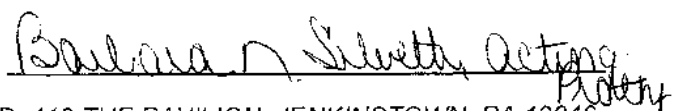
TIMOTHY T. CHAMBERLAIN, SHERIFF

August 08, 2013

NOTARY

Affirmed and subscribed to before me this

8TH day of AUGUST, 2013


Barbara N. Silvert, Acting Notary

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BENEFICIAL CONSUMER DISCOUNT
vs.
JOYCE DAVIS (et al.)

Case Number
2013CV661

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill Zone: _____
 Manner: < Not Specified > Expires: 08/09/2013 Warrant: _____
 Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)
 Primary Address: 150 MILL STREET
 BENTON, PA 17814
 Phone: _____ DOB: _____
 Alternate Address: _____
 Phone: _____

Final Service:

Served: Personally Adult In Charge ~~Posted~~ ~~Other~~
 Adult In Charge: 150 Mill St Benton
 Relation: Posted on Front Storm Door
 Date: 8-8-13 Time: 1155
 Deputy: 160 Mileage: _____

Attorney / Originator:

Name: STERN AND EISENBERG PC Phone: _____

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING) 2013CV661 150 MILL STREET, BENTON, PA 17814 EXP: 08/09/2013

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

REAL ESTATE TAX CERTIFICATION

Date: 08/07/2013

Fee: \$5.00

Cert. NO: 16331

DAVIS RON A & JOYCE M
150 MILL STREET
BENTON PA 17814

District: BENTON BORO
Deed: 0385 -0957
Location: 150 MILL ST
Parcel Id: 02 -03 -024-00,000

Assessment: 16,675
Balances as of 08/07/2013

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

COLUMBIA COUNTY SHERIFF – TIM CHAMBERLAIN

By: _____ Per: _____





Stern & Eisenberg, PC

LAW OFFICES

Stern & Eisenberg, PC

www.sterneisenberg.com

1581 Main Street
Suite 200
Warrington, Pennsylvania 18976
(215) 572-8111
Facsimile: (215) 572-5025

July 29, 2013

RE: BENEFICIAL CONSUMER DISCOUNT COMPANY, et al.
VS. RON A. DAVIS AND JOYCE M. DAVIS
C.C.P. COLUMBIA CO. 2013-CV-661

Office of the Prothonotary
Columbia County Courthouse
35 West Main Street
P.O. Box 380
Bloomsburg, PA 17815

Dear Sir or Madam:

Enclosed please find Certificate of Service in connection with the above referenced matter. Kindly file the original of record and return a time-stamped copy to our office in the envelope provided. Thank you for your attention to the matter.

Very truly yours,

Marilyn Bilyk/Legal Assistant
For: STERN & EISENBERG PC

CV/mb
Enclosure
Cc: Sheriff's Office ✓

COPY

IN THE COURT OF COMMON PLEAS
FOR COLUMBIA COUNTY

CHRISTINA C. VIOLA, ESQUIRE
STERN & EISENBERG, PC
The Shops at Valley Square
1581 Main Street, Suite 200
Warrington, PA 18976
(215) 572-8111
I.D. #308909

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

v.

Ron A. Davis and Joyce M. Davis

Defendant(s)

Civil Action Number: 2013-CV-661

MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE

I, CHRISTINA C. VIOLA, ESQ., attorney for the within Plaintiff, hereby certify that the Notice of the Sheriff's Sale was mailed to the Defendants by certified mail, return receipt requested on July 17, 2013 and received by the defendants on July 22, 2013 and July 23, 2013, as evidenced by copy of signed green cards attached.

STERN & EISENBERG, PC

BY: 

CHRISTINA C. VIOLA
Attorney for Plaintiff

Dated: July 29, 2013

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

RON A. DAVIS
150 MILL STREET
BENTON, PA 17814-7801

2. Article Number

(Transfer from service label)

7012 3050 0001 7641 4007

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x Ron A Davis

 Agent Addressee

B. Received by (Printed Name)

RON A DAVIS

C. Date of Delivery

7-22-17

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

 Yes**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

JOYCE M. DAVIS
150 MILL STREET
BENTON, PA 17814-7801

2. Article Number

(Transfer from service label)

7012 3050 0001 7641 4014

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x Joyce Davis

 Agent Addressee

B. Received by (Printed Name)

J. DAVIS

C. Date of Delivery

7/23/17

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

 Yes

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

ANDREW J. MARLEY, ESQUIRE
STERN AND EISENBERG, PC
1581 Main Street, Suite 200
Warrington, PA 18976
(215) 572-8111
L.D. #312314

Beneficial Consumer Discount Company D/B/A
Beneficial Mortgage Co. of Pennsylvania
2929 Walden Avenue
Depew, NY 14043

v.

Ron A. Davis and Joyce M. Davis
150 Mill Street
Benton, PA 17814-7801

Defendant(s)

Civil Action: 2013-CV-661

MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE

I, ANDREW J. MARLEY, ESQ., attorney for the within Plaintiff, hereby certify that notice of the Sheriff's Sale was mailed to the Defendants by certified mail, return receipt requested on July 17, 2013.

I further certify that notice of the Sheriff's Sale was mailed to each lienholder by regular, first-class, postage prepaid mail on July 17, 2013, as evidenced by copy of certificates of mailing attached.

STERN AND EISENBERG PC

BY: 
ANDREW J. MARLEY, ESQUIRE
Attorney for Plaintiff

7/26/13



Stern & Eisenberg, PC

LAW OFFICES

Stern & Eisenberg, PC

www.sterneisenberg.com

1581 Main Street
Suite 200

Warrington, Pennsylvania 18976

(215) 572-8111

Facsimile: (215) 572-5025

July 26, 2013

RE: BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL
MORTGAGE CO. OF PENNSYLVANIA V. RON A. DAVIS AND JOYCE M. DAVIS
C.C.P. COLUMBIA CO. NO. 2013-CV-661

PROTHONOTARY

Columbia County Courthouse

P.O. Box 380

Bloomsburg, PA 17815

Dear Sir or Madam:

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

Thank you for your attention to the matter.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'D. Eisenberg'.

LEGAL ASSISTANT/ STERN & EISENBERG, PC

S&E/si

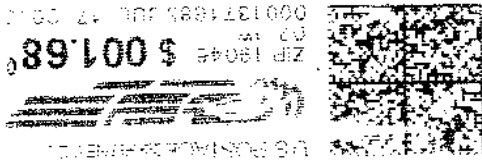
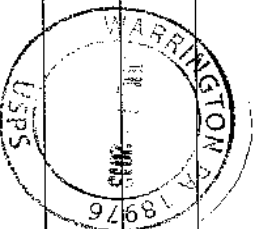
Enclosure

Cc: Sheriff's Office

Name and Address of Sender
STERN & EISENBERG
 1581 Main Street, Suite 200
 Warrington, PA 18976

Name of Addressee, Street, and Post Office Address
PA Department of Revenue
 Bureau of Compliance
 Box 281230
 Harrisburg, PA 17128

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	PA Department of Revenue Bureau of Compliance Box 281230 Harrisburg, PA 17128		
2	****	Domestic Relations Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815		
3	****	Tax Claim Bureau Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815		
4	****	Tenant(s)/Occupant(s) 150 Mill Street Benton, PA 17814		
5	****			
6	****			
7	****			
8	****			
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	
		RE: HSBC-DAVIS-NOS		
				\$1.68



7012 3050 0001 7641 4034

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

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

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11

Postmark Here

Sent To: JOYCE MUSPBAVIS
 Street, Apt. No., or PO Box No. 150 MILL ST.
 City, State, ZIP+4 BENTON, PA 17814-7801

PS Form 3800, August 2006 See Reverse for Instructions

7012 3050 0001 7641 4007

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

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

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11

Postmark Here

Sent To: RON A. DAVIS
 Street, Apt. No., or PO Box No. 150 MILL ST.
 City, State, ZIP+4 BENTON PA 17814-7801

PS Form 3800, August 2006 See Reverse for Instructions

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BENEFICIAL CONSUMER DISCOUNT
vs.
JOYCE DAVIS (et al.)

Case Number
2013CV661

SHERIFF'S RETURN OF SERVICE

07/23/2013 10:00 AM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: JOYCE DAVIS AT 170 MILL STREET, BENTON, PA 17814.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

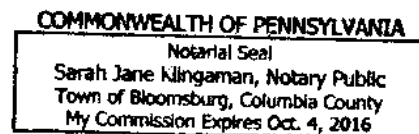

TIMOTHY T. CHAMBERLAIN, SHERIFF

July 24, 2013

NOTARY

Affirmed and subscribed to before me this

24TH day of JULY, 2013





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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BENEFICIAL CONSUMER DISCOUNT
vs.
JOYCE DAVIS (et al.)

Case Number
2013CV661

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 08/09/2013

Warrant:

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

Serve To:

Name: JOYCE DAVIS

Primary Address: 150 MILL STREET
BENTON, PA 17814

Phone: _____ DOB: _____

Alternate Address: 170 MILL STREET
BENTON, PA 17814

Phone: _____

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Joyce Davis

Relation: DEF

Date: 7-23-13

Time: 1000

Deputy: 16

Mileage: _____

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone: _____

Service Attempts:

Date:	<u>7-22-13</u>					
Time:	<u>1410</u>					
Mileage:						
Deputy:	<u>16</u>					

Service Attempt Notes:

- Not Home
-
-
-
-
-

DAVIS, JOYCE

2013CV661

150 MILL STREET, BENTON, PA 17814

EXP: 08/09/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BENEFICIAL CONSUMER DISCOUNT
vs.
JOYCE DAVIS (et al.)

Case Number
2013CV661

SHERIFF'S RETURN OF SERVICE

07/22/2013 10:20 AM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: RON DAVIS AT 150 MILL STREET, BENTON, PA 17814.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

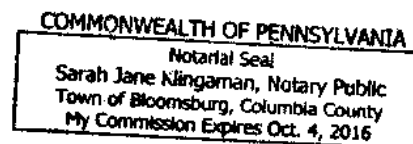
TIMOTHY T. CHAMBERLAIN, SHERIFF

July 23, 2013

NOTARY

Affirmed and subscribed to before me this

23RD day of JULY, 2013



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BENEFICIAL CONSUMER DISCOUNT
vs.
JOYCE DAVIS (et al.)

Case Number
2013CV661

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice	Zone:
Manner: < Not Specified >	Expires: 08/09/2013
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS	
Warrant:	

Serve To:

Name: BENTON MUNICIPAL WATER & SEWER AL	DOB:
Primary Address: 150 COLLEY STREET BENTON, PA 17814	
Phone:	
Alternate Address: 3RD STREET BENTON, PA 17814	
Phone:	

Final Service:

Served: Personally Adult In Charge Posted · Other
Adult In Charge: Kay Yankovich
Relation: Borough Secretary
Date: 7-22-13 Time: 0950
Deputy: 16 Mileage:

Attorney / Originator:

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

Service Attempts:

Date:	7-18-13					
Time:	1530					
Mileage:						
Deputy:	4-16					

Service Attempt Notes:

1. NO ONE AVAILABLE AT ~~150 COLLEY~~ BOTH LOCATIONS
- 2.
- 3.
- 4.
- 5.
- 6.

BENTON MUNICIPAL WATER

2013CV661

150 COLLEY STREET, BENTON, PA 17814

EXP: 08/09/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BENEFICIAL CONSUMER DISCOUNT
vs.
JOYCE DAVIS (et al.)

Case Number
2013CV661

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 08/09/2013

Warrant:

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

Serve To:

Name: RON DAVIS

Primary Address: 150 MILL STREET
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Ron Davis

Relation: DEF

Date: 7-22-13 Time: 1020

Deputy: 16 Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

-
-
-
-
-
-

DAVIS, RON

2013CV661

150 MILL STREET, BENTON, PA 17814

EXP: 08/09/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BENEFICIAL CONSUMER DISCOUNT
vs.
JOYCE DAVIS (et al.)

Case Number
2013CV661

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 08/09/2013

Warrant:

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

Serve To:

Name: Carolyn S. Remley

Primary Address: PO Box 270
Benton, PA 17814

Phone: 570-925-2432 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Carolyn S Remley

Relation: Det

Date: 7-16-13 Time: 13:5

Deputy: 16 Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

REMLEY, CAROLYN S.

2013CV661

PO BOX 270, BENTON, PA 17814

EXP: 08/09/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BENEFICIAL CONSUMER DISCOUNT
vs.
JOYCE DAVIS (et al.)

Case Number
2013CV661

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**
Manner: < Not Specified > **Expires:** 08/09/2013 **Warrant:**
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

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

Final Service:

Served: Personally Adult In Charge · Posted · Other
Adult In Charge: Sherry Evans
Relation: Clerk
Date: 7-15-13 **Time:** 0840
Deputy: 17 **Mileage:**

Attorney / Originator:

Name: STERN AND EISENBERG PC **Phone:**

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2013CV661

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 08/09/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BENEFICIAL CONSUMER DISCOUNT
vs.
JOYCE DAVIS (et al.)

Case Number
2013CV661

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 08/09/2013

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Cot

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Laura Krieser

Relation: Receptionist

Date: 7-15-13 Time: 0845

Deputy: 17 Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF

2013CV661

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 08/09/2013

Document Receipt

Trans # 272 Carrier / service: USPS Server First-Class Mail® 7/12/2013 12:00:00 AM

Ship to

OFFICE OF F.A...R

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000002735

Doc Ref #: 118ED2013

Postage 4.8100

HARRISBURG PA 17105

Document Receipt

Trans # 269 Carrier / service: USPS Server First-Class Mail® 7/12/2013 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET 5TH FLOOR

Tracking # 71901140006000002704

Doc Ref # 118ED2013

Postage 4.8100

PHILADELPHIA PA 19107

Document Receipt

Trans # 271 Carrier / service: USPS Server First-Class Mail® 7/12/2013 12:00:00 AM

Sh p to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000002728

Doc Ref #: 118ED2013

Postage 4.8100

HARRISBURG PA 17128

Document Receipt

Trans # 273 Carrier / service: USPS Server First-Class Mail® 7/12/2013 12:00:00 AM

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking # 71901*40006000002742

Doc Ref #: 118ED2013

Postage 4.8100

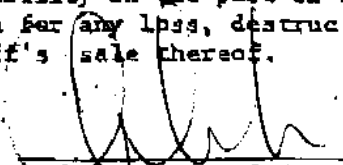
PHILADELPHIA PA 19106

Ron + Joyce Davis #2013-CU-661

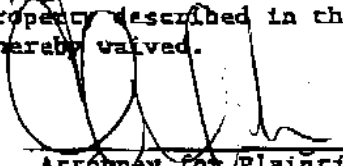
Attached is the waiver of watchmen
for this sale. Thanks!

Jessica - Stern + Eisenberg

WAIVER OF WATCHMAN - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.


Christina C. Viola #30890c
Attorney for Plaintiff

Now July 12th 2013, the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.


Christina C. Viola #30890c
Attorney for Plaintiff

REAL ESTATE OUTLINE

ED # 118-13

DATE RECEIVED 7-11-13
DOCKET AND INDEX 7-12-13

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>7778</u>

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

SALE DATE	<u>Sept. 11, 13</u>	TIME <u>0900</u>
POSTING DATE	<u>Aug. 7, 13</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Aug. 21</u>	
	2 ND WEEK <u>28</u>	
	3 RD WEEK <u>Sept. 4, 13</u>	

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV661

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

WEDNESDAY, SEPTEMBER 11, 2013
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Benton, Columbia County, Pennsylvania, bounded and described as follows, to-wit:
BEGINNING at an iron pin corner on the west side of Mill Street; thence along line of land of Rohr M. Shultz, north 64 degrees west 154.8 feet to an iron pin corner on Race Bank; thence along Race Bank, north 22 degrees east 60 feet to iron pin corner; thence along land of H. O. Gibbons, south 64 degrees east 162.7 feet to an iron pin corner on Mill Street; thence along Mill Street, south 26 degrees west 60 feet to the place of beginning.
PARCEL ID NO.: 02-03-024
BEING KNOWN AND NUMBERED AS: 150 Mill Street, Benton, PA 17814
BEING the same premises which Ruth Floyd, Widow, by Deed dated April 2, 1987 and recorded April 2, 1987 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 385 Page 957, granted and conveyed unto Ron A. Davis and Joyce M. Davis, His Wife, in fee.
PROPERTY ADDRESS: 150 MILL STREET, BENTON, PA 17814
UPI / TAX PARCEL NUMBER: 02-03-024

Seized and taken into execution to be sold as the property of JOYCE DAVIS, RON DAVIS in suit of BENEFICIAL CONSUMER DISCOUNT.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

**IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY,
PENNSYLVANIA
NO. 2013-CV-661**

Beneficial Consumer Discount Company, d/b/a
Beneficial Mortgage Co. of Pennsylvania
v.
Ron A. Davis and Joyce M. Davis

2013-ED-118

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Commonwealth of Pennsylvania:
County of Columbia

TO THE SHERIFF OF Columbia COUNTY, PENNSYLVANIA:

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

Premises : 150 Mill Street, Benton, PA 17814

See full legal description attached

Amount due.....\$110,419.40

Interest from 7/10/2013 at the per diem rate of \$29.29 until judgment is paid in full.....\$ _____ and Costs.

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

Dated: 7-11-13
(SEAL)

Barbara N Silvestri
Prothonotary, Common Pleas Court of
Columbia County, PA
FROTH & CLERK OF SEV. COURTS

My Com Ex. 1st Monday in 20184
By: Kelley P Brewer
Deputy

No. 2013-CV-661

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

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

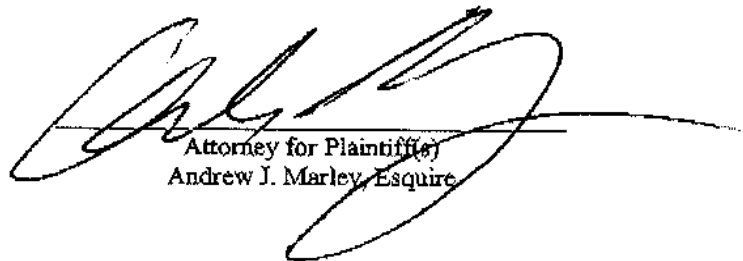
v.

Ron A. Davis and Joyce M. Davis

Premises: 150 Mill Street, Benton, PA 17814

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

	Costs
Prothy paid	\$ _____
Writ, Ret. & Sat.	\$ _____
Total cost	\$ _____



Attorney for Plaintiff(s)
Andrew J. Marley, Esquire

Complaint \$115.00 pd
 Judgment \$15.00 pd
 Writ \$25.00 pd
 Grady \$10.00
 Sheriff _____
 Misc. \$5.50 pd

STEVEN K. EISENBERG, ESQUIRE (75736)
M. TROY FREEDMAN, ESQUIRE (85165)
LESLIE J. RASE, ESQUIRE (58365)
CHRISTINA C. VIOLA, ESQUIRE (308909)
ANDREW J. MARLEY (312314)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
WARRINGTON, PENNSYLVANIA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

118

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

Beneficial Consumer Discount Company D/B/A
Beneficial Mortgage Co. of Pennsylvania
v.
Ron A. Davis and Joyce M. Davis
Defendant(s)

Civil Action: 2013-CV-661

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **150 Mill Street, Benton, PA 17814.**

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

Ron A. Davis and Joyce M. Davis
150 Mill Street
Benton, PA 17814-7801

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

Ron A. Davis and Joyce M. Davis
150 Mill Street
Benton, PA 17814-7801

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

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

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

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

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

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

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

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

Tenant(s)/Occupant(s)
150 Mill Street
Benton, PA, 17814.

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

Date: July 9, 2013

STERN & EISENBERG, PC

BY:

- STEVEN K. EISENBERG, ESQUIRE
- M. TROY FREEDMAN, ESQUIRE
- JACQUELINE F. McNALLY, ESQUIRE
- LESLIE J. RASE, ESQUIRE
- LEN M. GARZA, ESQUIRE
- CHRISTINA C. VIOLA, ESQUIRE
- ANDREW J. MARLEY, ESQUIRE

Attorney for Plaintiff

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DIANE J. TURANO, Notary Public
Jenkintown Boro., Montgomery County
My Commission Expires October 31, 2014

Sworn to and subscribed before me
this 10 Day of July, 2013

[Signature]
Notary Public

S E

Stern Eisenberg PC

LAW OFFICES

Stern & Eisenberg, PC

www.sterneisenberg.com

1581 Main Street
Suite 200

Warrington, Pennsylvania 18976

(215) 572-8111

Facsimile: (215) 572-5025

July 9, 2013

RE: BENEFICIAL CONSUMER DISCOUNT COMPANY
VS. RON and JOYCE DAVIS
C.C.P. COLUMBIA CO. NO. 2013-CV-661

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

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

Ron A. Davis and Joyce M. Davis
150 Mill Street
Benton, PA 17814

Please forward an affidavit of service once completed.

Very truly yours,


Paralegal/Stern & Eisenberg, PC

CCV/jjn
Enclosures

STEVEN K. EISENBERG, ESQUIRE (75736)
M. TROY FREEDMAN, ESQUIRE (85165)
LESLIE J. RASE, ESQUIRE (58365)
CHRISTINA C. VIOLA, ESQUIRE (308909)
ANDREW J. MARLEY (312314)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
WARRINGTON, PENNSYLVANIA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

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

Ron A. Davis and Joyce M. Davis

Defendant(s)

Civil Action: 2013-CV-661

2013-ED-118

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Ron A. Davis
150 Mill Street
Benton, PA 17814-7801

Joyce M. Davis
150 Mill Street
Benton, PA 17814-7801

Your real estate at **150 Mill Street, Benton, PA 17814** is scheduled to be sold at Sheriff's Sale on _____ at _____, at Courthouse, Bloomsburg, PA 17815 (location of sale) to enforce the court judgment of \$110,419.40 obtained by Beneficial Consumer Discount Company against you.

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

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

1. The sale will be canceled if you pay to Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg PC, telephone (215) 572-8111.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Stern & Eisenberg PC, telephone (215) 572-8111.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call Stern & Eisenberg PC, telephone (215) 572-8111.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date. This Schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. You should check with the Sheriff's Office by calling 1-570-389-5624 to determine the actual date of filing of said schedule.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Benton, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner on the west side of Mill Street; thence along line of land of Rohr M. Shultz, north 64 degrees west 154.8 feet to an iron pin corner on Race Bank; thence along Race Bank, north 22 degrees east 60 feet to iron pin corner; thence along land of H. O. Gibbons, south 64 degrees east 162.7 feet to an iron pin corner on Mill Street; thence along Mill Street, south 26 degrees west 60 feet to the place of beginning.

PARCEL ID NO.: 02-03-024

BEING KNOWN AND NUMBERED AS: 150 Mill Street, Benton, PA 17814

BEING the same premises which Ruth Floyd, Widow, by Deed dated April 2, 1987 and recorded April 2, 1987 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 385 Page 957, granted and conveyed unto Ron A. Davis and Joyce M. Davis, His Wife, in fee.

STEVEN K. EISENBERG, ESQUIRE (75736)
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TELEPHONE: (215) 572-8111
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(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Beneficial Consumer Discount Company D/B/A
Beneficial Mortgage Co. of Pennsylvania
v.
Ron A. Davis and Joyce M. Davis
Defendant(s)

Civil Action: 2013-CV-661

MORTGAGE FORECLOSURE

AFFIDAVIT OF NON-MILITARY SERVICE

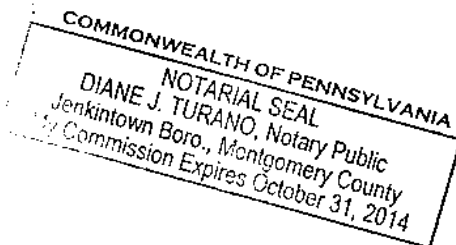
COMMONWEALTH OF PENNSYLVANIA:

SS

COUNTY OF BUCKS :

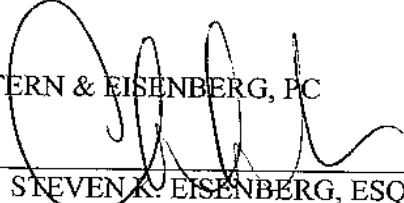
I, the undersigned, being duly sworn according to law, deposes and says, to the best of his knowledge, information and belief, Defendants':

1. Last-known address is: 150 Mill Street, Benton, PA 17814-7801
2. Is over the age of twenty-one.
3. Is not now nor has been within the last six (6) months in the Armed Services of the United States as defined in the Soldiers' Civil Relief Act of 1940, as amended.



STERN & EISENBERG, PC

BY:

- 
- STEVEN K. EISENBERG, ESQUIRE
 M. TROY FREEDMAN, ESQUIRE
 JACQUELINE F. McNALLY, ESQUIRE
 LESLIE J. RASE, ESQUIRE
 LEN M. GARZA, ESQUIRE
 CHRISTINA C. VIOLA, ESQUIRE
 ANDREW J. MARLEY, ESQUIRE
Attorney for Plaintiff

Sworn to and subscribed before me
this 10th Day of July, 2013.


Notary Public



Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: DAVIS

First Name: RON

Middle Name:

Active Duty Status As Of: Jul-09-2013

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350



Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: DAVIS

First Name: JOYCE

Middle Name:

Active Duty Status As Of: Jul-09-2013

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
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Mary M. Snavely-Dixon

Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

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7778

STERN AND EISENBERG PC
ATTORNEYS AT LAW
261 OLD YORK ROAD
410 THE PAVILION
JENKINTOWN, PA 19046

FIRSTTRUST
3-7380-2380

DATE NUMBER AMOUNT

07/10/2013 ***\$1,350.00

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

TO THE Sheriff- Columbia County

ORDER OF

FIRST ACCOUNT



AUTHORIZED SIGNATURE

⑈007778⑈ ⑆23807380⑆ 70 320390⑈

Security features details on back.

