

03-1723-CD
BENEFICIAL CONSUMER DISCOUNT CO. vs. DEFORTS A. PUZA

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERENCE J. McCABE, ESQUIRE
Identification Number 16496
123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Beneficial Consumer Discount
Company d/b/a Beneficial Mortgage
Company of Pennsylvania
P.O. Box 8621
Elmhurst, IL 60126

v.

Deloris A. Puza
252 South 6th Street
Manville, NJ 08835

Attorney for Plaintiff

Clearfield County
Court of Common Pleas

FILED

NOV 18 2003

William A. Shaw
Prothonotary/Clerk of Courts

CIVIL ACTION/MORTGAGE FORECLOSURE

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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Dave Meholick
Court Administrator
Clearfield County Courthouse
230 East Market Street
Clearfield, PA, 16830
814-765-2641 x 5982

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1. Plaintiff is Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania, a corporation duly organized under the laws of Pennsylvania and doing business at the above captioned address.

2. The Defendant is Deloris A. Puza, who is the mortgagor and real owner of the mortgaged property hereinafter described, and her last-known address is 252 South 6th Street, Manville, NJ 08835.

3. On 03/05/2001, mortgagor made, executed and delivered a mortgage upon the premises hereinafter described to Plaintiff which mortgage is recorded in the Office of the Recorder of Clearfield County in Mortgage Book as Instrument #200103195.

4. The premises subject to said mortgage is described in the legal description attached as Exhibit "A" and is known as 912 Brisbin Street, Houtzdale, PA 16651.

5. The mortgage is in default because monthly payments of principal and interest upon said mortgage due 04/05/2003 and each month thereafter are due and unpaid, and by the terms of said mortgage, upon default in such payments for a period of one month, the entire principal balance and all interest due thereon are collectible forthwith.

6. The following amounts are due on the mortgage:

Principal Balance	\$ 92,720.91
Interest through 10/31/2003	\$ 7,740.28
(Plus \$ 30.44 per diem thereafter)	
Attorney's Fee	\$ 4,636.05
Cost of Suit	\$ 225.00
Appraisal Fee	\$ 125.00
Title Search	\$ 200.00
GRAND TOTAL	\$ 105,647.24

7. The attorney's fees set forth above are in conformity with the mortgage documents and Pennsylvania Law and will be collected in the event of a third party purchaser at Sheriff's Sale. If the mortgage is reinstated prior to the Sale, reasonable attorney's fees will be charged based on work actually performed.

8. Notice of Intention to Foreclose as required by Act 6 of 1974 (41 P.S. §403) and notice required by the Emergency Mortgage Assistance Act of 1983 as amended under 12 PA Code Chapter 13, et seq., commonly known as the Combined Notice of Delinquency has been sent to Defendant by regular mail with certificate of mailing.

WHEREFORE, Plaintiff demands Judgment against the Defendant in the sum of \$105,647.24, together with interest at the rate of \$30.44 per diem and other costs and charges collectible under the mortgage and for the foreclosure and sale of the mortgaged property.



TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

VERIFICATION

The undersigned, Tom Hawbecker, hereby certifies that she is the Foreclosure Specialist of the Plaintiff in the within action, BENEFICIAL CONSUMER DISCOUNT COMPANY ET AL., and that he is authorized to make this verification and that the foregoing facts are true and correct to the best of his knowledge, information and belief and further states that false statements herein are made subject to the penalties of 18 PA.C.S. §4904 relating to unsworn falsification to authorities.



Tom Hawbecker

LEGAL DESCRIPTION

TRACT ONE

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BEING the same premises which became vested in George Bungo and Clara Bungo by Deed of Dorothy Johnson, dated February 20, 1971 and recorded in Clearfield County Deed Book 572, page 450. Clara Bungo having died on May 24, 1998, thereby vesting complete title in George Bungo by operation of law.

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EXHIBIT "A"

FILED 1cc Shff
134 M 12:45 PM Atty pd. 85.00
NOV 18 2003
William A. Shaw
2cc Atty
Prothonotary/Clerk of Courts

In The Court of Common Pleas of Clearfield County, Pennsylvania

BENEFICIAL CONSUMER DISCOUNT COMPANY d/b/a

VS.

PUZA, DELORIS A.

COMPLAINT IN MORTGAGE FORECLOSURE

Sheriff Docket # 14848

03-1723-CD

SHERIFF RETURNS

NOW DECEMBER 16, 2003 AFTER DILIGENT SEARCH IN MY BAILIWICK I RETURN THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE "NOT FOUND" AS TO DELORIS A. PUZA, DEFENDANT. HOUSE AT 912 BRISBIN ST., HOUTZDALE, PA. IS "EMPTY".

Return Costs

Cost	Description
27.33	SHERIFF HAWKINS PAID BY: ATTY K# 36048
10.00	SURCHARGE PAID BY: ATTY CK# 36049

Sworn to Before Me This

17 Day Of Dec 2003


WILLIAM A. SHAW
Prothonotary
My Commission Expires
1st Monday in Jan. 2006
Clearfield Co., Clearfield, PA

So Answers,


Chester A. Hawkins
Sheriff

FILED

DEC 17 2003
012-001-6
William A. Shaw
Prothonotary/Clerk of Courts


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Attorney for Plaintiff

Clearfield County
Court of Common Pleas

I hereby certify this to be a true
and attested copy of the original
statement filed in this case.

NOV 18 2003

Attest.

William L. Brown
Prothonotary/
Clerk of Courts

Number 03-1723-CD

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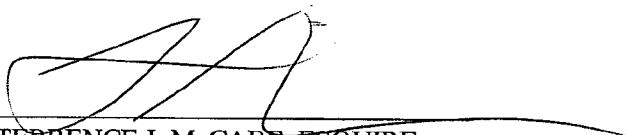
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Attorney for Plaintiff

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Clearfield County
Court of Common Pleas

v.

Deloris A. Puza

Number 03-1723-CD

PRAECIPE TO REINSTATE COMPLAINT

TO THE PROTHONOTARY:

Kindly reinstate the Complaint in Mortgage Foreclosure in the above-captioned matter.


TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

FILED

MAR 11 2004

William A. Shaw
Prothonotary/Clerk of Courts

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Attorney for Plaintiff

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FILED *Atty pd. 7.00*
MAY 21 2004 3:20 PM Reinstated
MAR 11 2004 3:20 PM Reinstated
to Atty pd.
William A. Shaw
Prothonotary/Clerk of Courts
Shaw



235 SOUTH 13TH STREET
PHILADELPHIA, PA 19107
PHONE: (215) 546-7400
FAX: 215-985-0169

Philadelphia
Association of
Professional
Process Servers



AFFIDAVIT OF SERVICE

PLAINTIFF(S)	CASE NO.	DATE RECEIVED
Beneficial Consumer Discount Co., et al.	03-1723-CD	March 18, 2004
DEFENDANT(S)	Common Pleas Court of Clearfield County	
Deloris A. Puza	Type of Service	
SERVE AT	Civil Action Mortgage Foreclosure	
560 Sidorske Avenue Manville NJ 08835	MAY 17 2004	
COMPANY CONTROL NO.	REFERENCE NO.	SERVE BY: April 16, 2004
CS194247A	William A. Shaw Prothonotary	Accepted By:

Served and made known to Deloris A. Puza

on the 14th day of April, 2004, at 5:10 PM o'clock, M.,
at 560 Sidorske Ave.

Commonwealth of Pennsylvania, in the manner described below:

- Defendant(s) personally served.
 Adult family member with whom said Defendant(s) reside(s). Relationship is
 Adult in charge of Defendant's residence who refused to give name or relationship.
 Manager/Clerk of placing of lodging in which Defendant(s) reside(s).
 Agent or person in charge of Defendant's office or usual place of business.
 Posted
 Other

DESCRIPTION AGE 40 HEIGHT 5'9" WEIGHT 175 RACE W SEX M

On the _____ day of _____, 19____, at _____ o'clock, _____ M.,
Defendant not found: _____ Moved _____ Unknown _____ No Ans. _____ Vacant _____ Other _____

DEPUTIZED SERVICE

Now, this 18 day of March, 2004, I do hereby deputize the Sheriff of
County to serve this and make return therof and according to Law.

By (Competent Adult)

County Sheriff's Check \$ _____

*** Special Instructions ***

NAME OF SERVER

Process Server

being duly sworn according to law,
deposes and says that he/she is process server herein named; and
that the facts herein set forth above are true and correct to the best of
their knowledge, information and belief.

Nicole Marie Mastronardi
Notary Republic of New Jersey
My Commission Expires 05.29.08

Sworn to & subscribed before me this

16th day of April 2004

Sheriff _____

Process Server /
Competent Adult

Law Firm McCabe, Weisberg & Conway, PC

Attorney's Name Terrence McCabe, Esquire
Address 123 South Broad Street Suite 2080
Philadelphia PA 19109

Telephone # 790-1010 Identification # 16496

ATTEST Reinstated

PRO PROTHY

March 11, 2004

DATE

FILED

MC 1:50 80-100

MAY 17 2004

William A. Shaw
Prothonotary

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

FILED

JUL 19 2004

BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA vs. DELORIS A. PUZA	CLEARFIELD COUNTY COURT OF COMMON PLEAS NUMBER: 03-1723-CD	William A. Shaw Prothonotary/Clerk of Courts
---	--	---

ASSESSMENT OF DAMAGES AND ENTRY OF JUDGMENT

TO THE PROTHONOTARY:

Kindly enter judgment by default in favor of Plaintiff and against Defendant(s) in the above-captioned matter for failure to answer Complaint as required by Pennsylvania Rules of Civil Procedure and assess damages as follows:

Principal	\$105,647.24
Interest from 11/1/03 to 7/12/04	\$ 7,731.76
TOTAL	\$113,379.00

Terrence J. McCabe

TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

AND NOW, this 19th day of July, 2004,
Judgment is entered in favor of Plaintiff, BENEFICIAL CONSUMER
DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE COMPANY OF PENNSTLVANIA
and against Defendant(s), DELORIS A. PUZA and damages are assessed
in the amount of \$113,409.44, plus interest and costs.

BY THE PROTHONOTARY:

William A. Shaw

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA vs. DELORIS A. PUZA	CLEARFIELD COUNTY COURT OF COMMON PLEAS NUMBER: 03-1723-CD
---	--

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF CLEARFIELD:

The undersigned, being duly sworn according to law, deposes and says that the Defendant(s) is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940 as amended; and that the Defendant(s), is/are over eighteen (18) years of age and resides at resides at the respective addresses:

DELORIS A. PUZA
560 SIDORSKI AVENUE, MANVILLE, NJ 08835

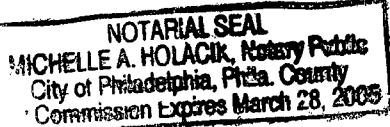
SWORN TO AND SUBSCRIBED

BEFORE ME THIS 12th DAY

OF JULY, 2004.

Terrence J. McCabe
TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

Michelle A. Holcik
Notary Public



McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA vs. DELORIS A. PUZA	CLEARFIELD COUNTY COURT OF COMMON PLEAS NUMBER: 03-1723-CD
---	--

CERTIFICATION

Terrence J. McCabe, attorney for Plaintiff, being duly sworn according to law, deposes and says that he deposited in the United States Mail a letter notifying the Defendant(s) that judgment would be entered against him/her within ten (10) days from the date of said letter in accordance with Rule 237.5 of the Pennsylvania Rules of Civil Procedure. A copy of said letter is attached hereto and marked as Exhibit "A".

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 12th DAY
OF JULY, 2004.

Terrence J. McCabe

TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Michele A. Holack
Notary Public

NOTARIAL SEAL
MICHELE A. HOLACK, Notary Public
City of Philadelphia, Phila. County
My Commission Expires March 28, 2005

VERIFICATION

The undersigned, TERRENCE J. McCABE, ESQUIRE, hereby certifies that he is the attorney for the Plaintiff in the within action and that he is authorized to make this verification and that the foregoing facts are true and correct to the best of his knowledge, information and belief and further states that false statements herein are made subject to the penalties of 18 PA.C.S. Section 4909 relating to unsworn falsification to authorities.

Terrence J. McCabe
TERRENCE J. McCABE, ESQUIRE

OFFICE OF THE PROTHONOTARY

COURT OF COMMON PLEAS

Clearfield County Courthouse, Clearfield, PA 16830

William A. Shaw
Prothonotary

To: DELORIS A. PUZA
560 SIDORSKI AVENUE,
MANVILLE, NJ 08835

BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA vs. DELORIS A. PUZA	CLEARFIELD COUNTY COURT OF COMMON PLEAS NUMBER: 03-1723-CD
---	--

NOTICE

Pursuant to Rule 236, you are hereby notified that a JUDGMENT
has been entered in the above proceeding as indicated below.

William A. Shaw
Prothonotary

- Judgment by Default
 Money Judgment
 Judgment in Replevin
 Judgment for Possession

If you have any questions concerning this Judgment, please call
Terrence J. McCabe, Esquire at (215) 790-1010.

OFFICE OF THE PROTHONOTARY
COURT OF COMMON PLEAS
Clearfield County Courthouse, Clearfield, PA 16830

William A. Shaw
Prothonotary

May 18, 2004

To: Deloris A. Puza
560 Sidorske Avenue
Manville, NJ 08835

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

vs.

Deloris A. Puza

Clearfield County
Court of Common Pleas

Number 03-1723-CD

**NOTICE, RULE 237.5
NOTICE OF PRAECIPE TO ENTER JUDGMENT BY DEFAULT**

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Dave Meholick
Court Administrator
Clearfield County Courthouse
230 East Market Street
Clearfield, PA, 16830
814-765-2641 x 5982

NOTIFICACION IMPORTANTE

USTED SE ENCUENTRA EN ESTADO DE REBELDIA POR NO HABER PRESENTADO UNA COMPARCENCIA ESCRITA, YA SEA PERSONALMENTE O POR ABOGADO Y POR NO HABER RADICADO POR ESCRITO CON ESTE TRIBUNAL SUS DEFENSAS U OBJECCIONES A LOS RECLAMOS FORMULADOS EN CONTRA SUYO. AL NO TOMAR LA ACCION DEBIDA DENTRO DE DIEZ (10) DIAS DE LA FECHA DE ESTA NOTIFICACION, EL TRIBUNAL PODRA, SIN NECESIDAD DE COMPARCER USTED EN CORTE U OIR PREUBA ALGUNA, DICTAR SENTENCIA EN SU CONTRA Y USTED PODRIA PERDER BIENES U OTROS DERECHOS IMPORTANTES.

USTED LE DEBE TOMAR ESTE PAPEL A SU ABOGADO INMEDIATAMENTE. SI USTED NO TIENE A UN ABOGADO, VA A O TELEFONEA LA OFICINA EXPUSO ABAJO. ESTA OFICINA LO PUEDE PROPORCIONAR CON INFORMACION ACERCA DE EMPLEAR A UN ABOGADO.

SI USTED NO PUEDE PROPORCIONAR PARA EMPLEAR UN ABOGADO, ESTA OFICINA PUEDE SER CAPAZ DE PROPORCIONARLO CON INFORMACION ACERCA DE LAS AGENCIAS QUE PUEDEN OFRECER LOS SERVICIOS LEGALES A PERSONAS ELEGIBLES EN UN HONORARIO REDUCIDO NI NINGUN HONORARIO.

Dave Meholick
Court Administrator
Clearfield County Courthouse
230 East Market Street
Clearfield, PA, 16830
814-765-2641 x 5982

EXHIBIT "A"

Terrence J. McCabe, Esquire
Attorney for Plaintiff
McCABE, WEISBERG & CONWAY, P.C.
123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109

FILED

Aug 2004
20.00

123
JUL 19 2004
1CC (Notice on practice)
William A. Shaw
Prothonotary/Clerk of Courts
to Def.

Statement to Aug

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY ,
PENNSYLVANIA
STATEMENT OF JUDGMENT

Beneficial Consumer Discount Company
Plaintiff(s)

No.: 2003-01723-CD

Real Debt: \$113,379.00

Atty's Comm: \$

Vs.

Costs: \$

Int. From: \$

Deloris A Puza
Defendant(s)

Entry: \$20.00

Instrument: Default Judgment\cell

Date of Entry: July 19, 2004

Expires: July 19, 2009

Certified from the record this 19th day of July, 2004.

William A. Shaw, Prothonotary

SIGN BELOW FOR SATISFACTION

Received on _____, _____, of defendant full satisfaction of this Judgment,
Debt, Interest and Costs and Prothonotary is authorized to enter Satisfaction on the same.

Plaintiff/Attorney

Praecipe for Writ of Execution-MORTGAGE FORECLOSURE

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

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

VS.

03-1723-CD

NO.

TERM

DELORIS A. PUZA

PRAECIPE FOR WRIT OF EXECUTION

To the Prothonotary:

Issue Writ of Execution in the above matter;

1. Directed to the Sheriff of CLEARFIELD COUNTY.

2. Against the following property 912 BRISBIN STREET

_____ of defendant(s) and

3. Against the following property in the hands of (name) _____

DELORIS A. PUZA _____

4. And index this writ;

(a) against DELORIS A. PUZA Defendant(s) and

(b) against _____ as Garnishee

As a lis pendens against real property of the defendant(s) in name
of garnishee as follows, _____

(Specifically described property)

(If space insufficient, attach extra sheets)

FILED

JUL 19 2004

William A. Shaw
Prothonotary/Clerk of Courts

5. Amount Due \$113,379.00

Interest from 7/12/04 to 10/18/04

\$18.63 per day

Costs (to be added) \$

132.00 Prothonotary costs

Terrence J. McCabe

TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff(s)

03-1723-CD TERM RECEIVED WRIT THIS DAY
NO. TERM OF A.D.
AT M

IN THE COURT OF COMMON PLEAS
OF CLEARFIELD COUNTY
PENNSYLVANIA

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

VS.

DEBORAH A. PUZA

Praecipe for Writ of
Execution

EXECUTION DEBT 113,379.00
INTEREST FROM 18.63 per
7/12/04 to day
PROTHONOTARY 132.00

USE ATTORNEY

USE PLAINTIFF

ATTORNEY'S COMM.

SATISFACTION

SHERIFF

TERRENCE J. McCABE, ESQUIRE
Attorney I.D. No 16496
123 S. Broad Street, Ste. 2080
Philadelphia, PA 19109
Tel: 215 790 1010

Terrence J. McCabe
Attorney for Plaintiff(s)

LEGAL DESCRIPTION

TRACT ONE

ALL those certain lots and pieces of ground situate in the Borough of Houtzdale, County of Clearfield, State of Pennsylvania bounded and described as follows:

BEGINNING at a point on the Northwest corner of Brisbin Street and Squirrel Alley; thence South 11 1/2 degrees West one hundred feet to post, corner of Lot #386 now of formerly of George Bungo and Clara Bungo; thence thereby South 79 1/2 degrees West one hundred and fifty feet to post on Spruce Alley; thence thereby North 11 1/2 degrees East one hundred feet to post on Squirrel Alley; and thence thereby North 78 1/2 degrees East one hundred feet to post and place of beginning, and known as lots #374 and #380 in the general plan of the Borough of Houtzdale aforesaid; and thereon erected a two story frame dwelling house and other out buildings.

BEING the same premises which became vested in George Bungo and Clara Bungo by Deed of Dorothy Johnson, dated February 20, 1971 and recorded in Clearfield County Deed Book 572, page 450. Clara Bungo having died on May 24, 1998, thereby vesting complete title in George Bungo by operation of law.

TRACT TWO

ALL that certain lot or piece of ground situate in the Borough of Houtzdale, County of Clearfield and State of Pennsylvania, bounded and described as follows:

BEGINNING AT A POST ON THE west side of Brisbin Street; thence running in a Southerly direction fifty feet to corner of Brisbin Street and Squirrel Alley; thence along said Alley in a Westerly direction one hundred and fifty feet to a corner of Squirrel and Spruce Alleys; thence running in a Northerly direction along said Spruce Alley fifty feet to corner of Lot No. 362, formerly of Charles Lamb; thence running in an Easterly direction along said Lot one hundred and fifty feet to post on Brisbin Street, the place of the beginning; being Lot No. 365 in the general plan of said Borough, and having thereon erected a two story frame dwelling.

Being Known As: 912 BRISBIN STREET, HOUTZDALE, PA 16651 .

EXHIBIT "A"

~~FILED~~

M/S: 28 BY Atty pd. 20.00
JUL 19 2004 2cc Atty (without exhibits)

WAS
William A. Shaw
Prothonotary/Clerk of Courts

cc & Lessor's w/prop. descr.
to Sheriff w/prop. descr.

~~FILED~~

JUL 19 2004

William A. Shaw
Prothonotary/Clerk of Courts

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERENCE J. McCABE, ESQUIRE
Identification Number 16496
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA vs. DELORIS A. PUZA	CLEARFIELD COUNTY COURT OF COMMON PLEAS NUMBER: 03-1723-CD
---	--

AFFIDAVIT PURSUANT TO RULE 3129

I, Terrence J. McCabe, Esquire, attorney for Plaintiff in the above action, set forth as of the date the Praecept for the Writ of Execution was filed the following information concerning the real property located at 912 BRISBIN AVENUE, HOUTZDALE, PA 16651, a copy of the description of said property is attached hereto and marked Exhibit "A."

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

Name	Address
DELORIS A. PUZA	560 SIDORSKI AVENUE, MANVILLE, NJ 08835

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

Name	Address
DELORIS A. PUZA	560 SIDORSKI AVENUE, MANVILLE, NJ 08835

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

Name	Address
Plaintiff herein.	

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

Name _____ Address _____

Plaintiff herein.

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

Name _____ Address _____

Commonwealth of Pennsylvania
Inheritance Tax Office
1400 Spring Garden Street
Philadelphia, PA 19130

Internal Revenue Service
Federated Investors Tower
13th Floor, Suite 1300
1001 Liberty Avenue
Pittsburgh, PA 15222

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

Name _____ Address _____

Tenant(s)

Domestic Relations

Clearfield County

230 E. Market

Suite 300

Clearfield, PA 16830

Commonwealth of Pennsylvania.

Department of Welfare,

P. O. Box 2675,

Harrisburg, PA 17105.

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.

JULY 12, 2004

DATE

TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

**WRIT OF EXECUTION and/or ATTACHMENT
COMMONWEALTH OF PENNSYLVANIA, COUNTY OF CLEARFIELD
CIVIL ACTION – LAW**

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

COPY

Vs.

NO.: 2003-01723-CD

Deloris A Puza

TO THE SHERIFF OF CLEARFIELD COUNTY:

To satisfy the debt, interest and costs due BENEFICIAL CONSUMER DISCOUNT COMPANY d/b/a Beneficial Mortgage Company of Pennsylvania, Plaintiff(s) from DELORIS A PUZA, Defendant(s):

- (1) You are directed to levy upon the property of the defendant(s) and to sell interest(s) therein:
See Attached Description
- (2) You are also directed to attach the property of the defendant(s) not levied upon in the possession of:

Garnishee(s) as follows:

and to notify the garnishee(s) that: (a) an attachment has been issued; (b) the garnishee(s) is/are enjoined from paying any debt to or for the account of the defendant(s) and from delivering any property of the defendant(s) or otherwise disposing thereof;

- (3) If property of the defendant(s) not levied upon and subject to attachment is found in the possession of anyone other than a named garnishee, you are directed to notify him/her that he/she has been added as a garnishee and is enjoined as above stated.

AMOUNT DUE: \$113,379.00
INTEREST: from 7/12/04 to 10/18/04 at
\$18.63 per day
PROTH. COSTS: \$
ATTY'S COMM: \$
DATE: 07/19/2004

PAID: \$132.00
SHERIFF: \$
OTHER COSTS: \$

Received this writ this _____ day
of _____ A.D. _____
At _____ A.M./P.M.

Sheriff

William A. Shaw
Prothonotary/Clerk Civil Division

Requesting Party: Terrence J. McCabe, Esq.
123 S. Broad Street, Ste. 2080
Philadelphia, PA 19109
(215) 790-1010

TRACT ONE

ALL those certain lots and pieces of ground situate in the Borough of Houtzdale, County of Clearfield, State of Pennsylvania bounded and described as follows:

BEGINNING at a point on the Northwest corner of Brisbin Street and Squirrel Alley; thence South 11 1/2 degrees West one hundred feet to post, corner of Lot #386 now of formerly of George Bungo and Clara Bungo; thence thereby South 79 1/2 degrees West one hundred and fifty feet to post on Spruce Alley; thence thereby North 11 1/2 degrees East one hundred feet to post on Squirrel Alley; and thence thereby North 78 1/2 degrees East one hundred feet to post and place of beginning, and known as lots #374 and #380 in the general plan of the Borough of Houtzdale aforesaid; and thereon erected a two story frame dwelling house and other out buildings.

BEING the same premises which became vested in George Bungo and Clara Bungo by Deed of Dorothy Johnson, dated February 20, 1971 and recorded in Clearfield County Deed Book 572, page 450. Clara Bungo having died on May 24, 1998, thereby vesting complete title in George Bungo by operation of law.

TRACT TWO

ALL that certain lot or piece of ground situate in the Borough of Houtzdale, County of Clearfield and State of Pennsylvania, bounded and described as follows:

BEGINNING AT A POST ON THE west side of Brisbin Street; thence running in a Southerly direction fifty feet to corner of Brisbin Street and Squirrel Alley; thence along said Alley in a Westerly direction one hundred and fifty feet to a corner of Squirrel and Spruce Alleys; thence running in a Northerly direction along said Spruce Alley fifty feet to corner of Lot No. 362, formerly of Charles Lamb; thence running in an Easterly direction along said Lot one hundred and fifty feet to post on Brisbin Street, the place of the beginning; being Lot No. 365 in the general plan of said Borough, and having thereon erected a two story frame dwelling.

Being Known As: 912 BRISBIN STREET, HOUTZDALE, PA 16651 .

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

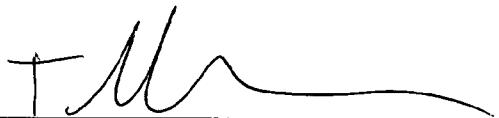
Attorney for Plaintiff

BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE COMPANY OF PENNSTLVANIA vs. DELORIS A. PUZA	CLEARFIELD COUNTY COURT OF COMMON PLEAS NUMBER: 03-1723-CD
---	--

AFFIDAVIT OF SERVICE

I, Terrence J. McCabe, Esquire, attorney for the Plaintiff in the within matter, hereby certify that on the 15th day of October, 2004, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in the Affidavit Pursuant to 3129 which is attached hereto as Exhibit "A".

Copies of the letter and certificate of mailing are also attached hereto, made a part hereof and marked as Exhibit "B."



TERRENCE J. McCABE, ESQUIRE

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 15th DAY
OF October, 2004.


NOTARY PUBLIC
NOTARIAL SEAL
TRACY A. RIFF, Notary Public
City of Philadelphia, Phila. County
My Commission Expires Oct. 23, 2004

EEK
FILED
m 11.08.04
OCT 21 2004
NO CC

William A. Shaw
Prothonotary/Clerk of Courts

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERENCE J. McCABE, ESQUIRE
Identification Number 16496
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

Exhibit A

BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA vs. DELORIS A. PUZA	CLEARFIELD COUNTY COURT OF COMMON PLEAS NUMBER: 03-1723-CD
---	--

AFFIDAVIT PURSUANT TO RULE 3129

I, Terrence J. McCabe, Esquire, attorney for Plaintiff in the above action, set forth as of the date the Praeclipe for the Writ of Execution was filed the following information concerning the real property located at 912 BRISBIN AVENUE, HOUTZDALE, PA 16651, a copy of the description of said property is attached hereto and marked Exhibit "A."

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

Name _____ Address _____

DELORIS A. PUZA 560 SIDORSKI AVENUE,
MANVILLE, NJ 08835

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

Name _____ Address _____

DELORIS A. PUZA 560 SIDORSKI AVENUE,
MANVILLE, NJ 08835

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

Name _____ Address _____

Plaintiff herein.

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

Name _____ Address _____

Plaintiff herein.

Exhibit A

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

Name _____ Address _____

Commonwealth of Pennsylvania
Inheritance Tax Office
1400 Spring Garden Street
Philadelphia, PA 19130

Internal Revenue Service
Federated Investors Tower
13th Floor, Suite 1300
1001 Liberty Avenue
Pittsburgh, PA 15222

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

Name _____ Address _____

Tenant(s) 912 Brisbin Street
Houtzdale, PA 16651

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.

October 15, 2004

DATE

TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Attorney for Plaintiff

Exhibit B

BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA vs. DELORIS A. PUZA	CLEARFIELD COUNTY COURT OF COMMON PLEAS NUMBER: 03-1723-CD
---	--

DATE: October 15, 2004

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: DELORIS A. PUZA

PROPERTY: 912 BRISBIN STREET, HOUTZDALE, PA 16651

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Sheriff's Sale on December 3, 2004 at 10:00 a.m. in the Sheriff's Office of the Clearfield County Courthouse, 1 North Second Street, Clearfield, Pennsylvania 16830. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

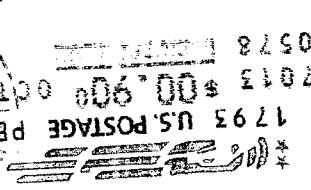
Name and Address of Sender
 McCabe, Weisberg and Conway, P.C.
 123 S. Broad St., Suite 2080
 Philadelphia, PA 19109
ATTN: Samantha Young

Check type of mail or service:
 Certified Recorded Delivery (International)
 COD Registered
 Delivery Confirmation Return Receipt for Merchandise
 Express Mail Signature Confirmation
 Insured

Affix Stamp Here
 (affixed as a
 certificate of mailing,
 or for additional
 copies of this bill)
 Postmark and
 Date of Receipt

Line	Article Number	Addresser Name, Street and PO Address	Postage	Fee	Handling Charge	Insured Value if Registered	Actual Value if Registered	Due Sender If COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1	Beneficial v. PUZA	DEBORIS A. PUZA 560 SIDORSKI AVENUE MANVILLE, NJ 08835											
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
12													
13													
14													
15													
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)											
1													

The full description of work is recorded on all domestic and International registered mail. The maximum indemnity payable
 Express Mail Document reconstruction insurance is \$150 per piece up to \$1000 for additional indemnities for multiple pieces in
 mail. Domestic is \$100 per piece on Express Mail merchandise insurance is \$100 for additional indemnities.
 The maximum indemnity payable is \$25,000 for registered mail. Domestic Mail Document Insurance is \$25,000, and \$25,000
 International Mail. Mail Manual for limitations of coverage on International mail. Special handling charges apply only to



Name and Address of Sender
McCabe, Weisberg and Conway, P.C.
123 S. Broad St., Suite 2030
Philadelphia, PA 19109

ATTN: Samantha Young

Check type of mail or service:
 Certified Recorded Delivery (International)
 COD Registered
 Delivery Confirmation Return Receipt for Merchandise
 Express Mail Signature Confirmation
 Insured

Affix Stamp Here
(if issued as a
certificate of mailing,
or for additional
copies of this bill)
Postmark and
Date of Receipt

Line	Article Number	Address Name, Street, and PO Address	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	PD Fee	RR Fee
1	Beneficial v. Puza	Commonwealth of Pennsylvania Inheritance Tax Office 1400 Spring Garden Street Philadelphia, PA 19130											
2		Internal Revenue Service Federated Investors Tower 13th Floor, Suite 1300 1001 Liberty Avenue Pittsburgh, PA 15222											
3		Tenant(s) 912 Brissbin Street Houtzdale, PA 16651											
4		Domestic Relations Clearfield County 230 E. Market Suite 300 Clearfield, PA 16830											
5		Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105											
6													
7													
8													
9													
10													
11													
12													

Total Number of Pieces
Listed by Sender

5

Postmaster, Per (Name of receiving
employee)

Full declaration of value is required on all Domestic and International registered mail. The maximum liability for nonrecoverable documents under Express Mail Domestic insurance coverage is \$100 per piece subject to additional limitations for package pieces lost or damaged in a single catastrophic occurrence. The maximum domestic postage for Express Mail registered insurance is \$50, but optional Express Mail Service is available for up to \$5,000 in value, but not liability. The maximum liability for International registered mail is \$25,000 for registered mail. See Commercial Mail Manual 3-900, 5-913, and 5-921 for limitations of coverage on registered and COD mail. See International Mail Manual for limitations of coverage on International mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B).

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

First Union Building

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

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

vs.

Deloria A. Puza

Clearfield County
Court of Common Pleas

NUMBER: 03-1723-CD

AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA :

SS.

COUNTY OF PHILADELPHIA

Terrence J. McCabe, Esquire, being duly sworn according to law, deposes and says that the following is true and correct to the best of his knowledge and belief:

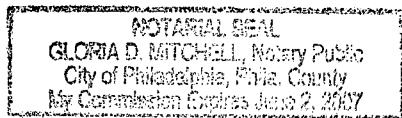
1. That he is counsel for the above-named Plaintiff;
2. That on December 20, 2004, Plaintiff served a true and correct copy of the Notice of Sheriff's Sale of Real Property through the B&R Services, upon the Defendant, Deloria A. Puza, by handing the same to Deloria A. Puza personally, at 74 Quick Avenue, Raritan, NJ 08869. A True and correct copy of the Affidavit of Service is attached hereto, made a part hereof, and marked as Exhibit "A."

Terrence J. McCabe
TERRENCE J. McCABE, ESQUIRE

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 6th DAY
OF Jan, 2005.

Gloria D. Mitchell
NOTARY PUBLIC

4 FILED 2cc to
m 11:51 AM Shiftper
JAN 10 2005 Atty request
William A. Shaw
Prothonotary/Clerk of Courts





235 SOUTH 13TH STREET
PHILADELPHIA, PA 19107
PHONE: (215) 546-7400
FAX: (215) 985-0169



National Association of
Professional Process Servers



Philadelphia Association
of Professional Process Servers

Beneficial Consumer Discount Company, et al : COURT Court of Common Pleas of Pennsylvania
-VS- : COUNTY Clearfield County
Deloris A. Puza : CASE NUMBER 03-1723-CD

AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF PHILADELPHIA:

B&R Control # CS009071 - 1
Reference Number

SERVICE INFORMATION

On 14 day of December, 2004 we received the
- Notice of Sheriff Sale
for service upon Deloris A. Puza
at 74 Quick Avenue Raritan, NJ 08869

*** Special Instructions ***

Served Date 12/20/04 Time 5:00pm Accepted By: Deloris A. Puza

In the manner described below.

- Personally served.
 Adult family member. Relationship is _____
 Adult in charge of residence who refused to give name and/or relationship. _____
 Manager/Clerk of place of residence lodging _____
 Agent or person in charge of office or usual place of business _____
 Other _____

Description of Person Age 62 Height 5'4" Weight 130 Race White Sex Female

Other _____

Not Served Date _____ Time _____

Not Served Information

- Moved Unknown No Answer Vacant Other _____

The Process Server, being duly sworn,
deposes and says that the facts set forth
herein are true and correct to the best of their
knowledge, information and belief.

Sworn to and subscribed before me this

20th day of December
Donna Jean Arciuolo
Notary Public

Process Server/Sheriff

Law Firm Phone (215) 790-1010 For For Plaintiff
Terrence McCabe, Esquire
McCabe, Weisberg & Conway, PC
123 South Broad Street
Suite 2080
Philadelphia, PA 19109

SERVE BY DATE 2/3/2005
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 11/27/07

FILED DATE

Sheriff Sale 3/4/2005

ORIGINAL

349CJ

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 16355
NO: 03-1723-CD

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

vs.

DEFENDANT: DELORIS A. PUZA

WRIT OF EXECUTION REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 07/19/2004

LEVY TAKEN 10/01/2004 @ 10:25 AM

POSTED 10/01/2004 @ 10:25 AM

SALE HELD 03/04/2005

SOLD TO BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA

SOLD FOR AMOUNT \$1.00 PLUS COSTS

WRIT RETURNED 04/15/2005

DATE DEED FILED 04/15/2005

PROPERTY ADDRESS 912 BRISBIN STREET HOUTZDALE, PA 16651

SERVICES

10/21/2004 @ SERVED DELORIS A. PUZA

SERVED, DELORIS A PUZA, DEFENDANT, BY CERT MAIL AND REGULAR MAIL TO 560 SIDORSKI AVENUE, MANVILLE, NJ CERT #7002315000078545559 SIGNED FOR BY UNKNOWN AGENT ON 10/21/2004 WITH

A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, NOTICE OF SALE, AND COPY OF THE LEVY.

@ SERVED DELORIS A. PUZA

SERVED DELORIS A. PUZA, DEFENDANT, BY REG AND CERT. MAIL CERT #7002315000078546389 AT 329 JACKSON AVENUE, MANVILLE, NJ RETURNED UNCLAIMED TO THE SHERIFF'S OFFICE ON 11/29/04.

12/20/2005 @ SERVED DELORIS A. PUZA

NOW, DECEMBER 20, 2004 PLAINTIFF SERVED DELORIS A. PUZA, DEFENDANT, AT HER RESIDENCE 74 QUICK AVENUE, RARITAN, NJ WITH THE NOTICE OF SALE.

@ SERVED DELORIS A. PUZA

NOW, JANUARY 14, 2005 SERVED DELORIS A. PUZA BY CERTIFIED AND REGULAR MAIL TO 74 QUICK AVENUE, RARITAN, NJ CERT #70033110000193800312 RETURNED TO SHERIFF'S OFFICE UNCLAIMED OFFICE ON 2/8/05.

FILED
APR 15 2005

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 16355
NO: 03-1723-CD

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

vs.

DEFENDANT: DELORIS A. PUZA

WRIT OF EXECUTION REAL ESTATE

SHERIFF RETURN

SHERIFF HAWKINS **\$249.69**

SURCHARGE \$20.00 PAID BY ATTORNEY

Sworn to Before Me This

So Answers,

Day of _____ 2005

Joe L. Smith
Chester A. Hawkins
Sheriff

**WRIT OF EXECUTION and/or ATTACHMENT
COMMONWEALTH OF PENNSYLVANIA, COUNTY OF CLEARFIELD
CIVIL ACTION – LAW**

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

Vs.

NO.: 2003-01723-CD

Deloris A Puza

TO THE SHERIFF OF CLEARFIELD COUNTY:

To satisfy the debt, interest and costs due BENEFICIAL CONSUMER DISCOUNT COMPANY d/b/a Beneficial Mortgage Company of Pennsylvania, Plaintiff(s) from DELORIS A PUZA, Defendant(s):

- (1) You are directed to levy upon the property of the defendant(s) and to sell interest(s) therein:
See Attached Description
- (2) You are also directed to attach the property of the defendant(s) not levied upon in the possession of:

Garnishee(s) as follows:

and to notify the garnishee(s) that: (a) an attachment has been issued; (b) the garnishee(s) is/are enjoined from paying any debt to or for the account of the defendant(s) and from delivering any property of the defendant(s) or otherwise disposing thereof;

- (3) If property of the defendant(s) not levied upon and subject to attachment is found in the possession of anyone other than a named garnishee, you are directed to notify him/her that he/she has been added as a garnishee and is enjoined as above stated.

AMOUNT DUE: \$113,379.00
INTEREST: from 7/12/04 to 10/18/04 at
\$18.63 per day
PROTH. COSTS: \$
ATTY'S COMM: \$
DATE: 07/19/2004

PAID: \$132.00
SHERIFF: \$
OTHER COSTS: \$



William A. Shaw
Prothonotary/Clerk Civil Division

Received this writ this 19th day
of July A.D. 2004
At 3:00 A.M./P.M.

Requesting Party: Terrence J. McCabe, Esq.
123 S. Broad Street, Ste. 2080
Philadelphia, PA 19109
(215) 790-1010

Chasen A. Hawkins
Sheriff by Cynthia Butler-Augenthaler

TRACT ONE

ALL those certain lots and pieces of ground situate in the Borough of Houtzdale, County of Clearfield, State of Pennsylvania bounded and described as follows:

BEGINNING at a point on the Northwest corner of Brisbin Street and Squirrel Alley; thence South 11 1/2 degrees West one hundred feet to post, corner of Lot #386 now of formerly of George Bungo and Clara Bungo; thence thereby South 79 1/2 degrees West one hundred and fifty feet to post on Spruce Alley; thence thereby North 11 1/2 degrees East one hundred feet to post on Squirrel Alley; and thence thereby North 78 1/2 degrees East one hundred feet to post and place of beginning, and known as lots #374 and #380 in the general plan of the Borough of Houtzdale aforesaid; and thereon erected a two story frame dwelling house and other out buildings.

BEING the same premises which became vested in George Bungo and Clara Bungo by Deed of Dorothy Johnson, dated February 20, 1971 and recorded in Clearfield County Deed Book 572, page 450. Clara Bungo having died on May 24, 1998, thereby vesting complete title in George Bungo by operation of law.

TRACT TWO

ALL that certain lot or piece of ground situate in the Borough of Houtzdale, County of Clearfield and State of Pennsylvania, bounded and described as follows:

BEGINNING AT A POST ON THE west side of Brisbin Street; thence running in a Southerly direction fifty feet to corner of Brisbin Street and Squirrel Alley; thence along said Alley in a Westerly direction one hundred and fifty feet to a corner of Squirrel and Spruce Alleys; thence running in a Northerly direction along said Spruce Alley fifty feet to corner of Lot No. 362, formerly of Charles Lamb; thence running in an Easterly direction along said Lot one hundred and fifty feet to post on Brisbin Street, the place of the beginning; being Lot No. 365 in the general plan of said Borough, and having thereon erected a two story frame dwelling.

Being Known As: 912 BRISBIN STREET, HOUTZDALE, PA 16651 .

**REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION**

NAME DELORIS A. PUZA

NO. 03-1723-CD

NOW, April 04, 2005, by virtue of the Writ of Execution hereunto attached, after having given due and legal notice of time and place of sale by publication in a newspaper published in this County and by handbills posted on the premises setting for the date, time and place of sale at the Court House in Clearfield on March 04, 2005, I exposed the within described real estate of Deloris A. Puza to public venue or outcry at which time and place I sold the same to MCCABE, WEISBERG & CONWAY P.C. he/she being the highest bidder, for the sum of \$1.00 plus costs and made the following appropriations, viz:

SHERIFF COSTS:

RDR	15.00
SERVICE	15.00
MILEAGE	
LEVY	15.00
MILEAGE	13.50
POSTING	15.00
CSDS	10.00
COMMISSION	0.00
POSTAGE	20.19
HANDBILLS	15.00
DISTRIBUTION	25.00
ADVERTISING	15.00
ADD'L SERVICE	
DEED	30.00
ADD'L POSTING	15.00
ADD'L MILEAGE	
ADD'L LEVY	
BID AMOUNT	1.00
RETURNS/DEPUTIZE	
COPIES	15.00
	5.00
BILLING/PHONE/FAX	5.00
CONTINUED SALES	20.00
MISCELLANEOUS	
TOTAL SHERIFF COSTS	\$249.69

DEED COSTS:

ACKNOWLEDGEMENT	5.00
REGISTER & RECORDER	28.50
TRANSFER TAX 2%	0.00
TOTAL DEED COSTS	\$28.50

PLAINTIFF COSTS, DEBT AND INTEREST:

DEBT-AMOUNT DUE	113,379.00
INTEREST @ 18.6300 %	4,378.05
FROM 07/12/2004 TO 03/04/2005	
PROTH SATISFACTION	
LATE CHARGES AND FEES	
COST OF SUIT-TO BE ADDED	
FORECLOSURE FEES	
ATTORNEY COMMISSION	
REFUND OF ADVANCE	
REFUND OF SURCHARGE	20.00
SATISFACTION FEE	
ESCROW DEFICIENCY	
PROPERTY INSPECTIONS	
INTEREST	
MISCELLANEOUS	
TOTAL DEBT AND INTEREST	\$117,777.05

COSTS:

ADVERTISING	844.48
TAXES - COLLECTOR	305.28
TAXES - TAX CLAIM	1,336.08
DUE	
LIEN SEARCH	200.00
ACKNOWLEDGEMENT	5.00
DEED COSTS	28.50
SHERIFF COSTS	249.69
LEGAL JOURNAL COSTS	337.00
PROTHONOTARY	132.00
MORTGAGE SEARCH	80.00
MUNICIPAL LIEN	
TOTAL COSTS	\$3,518.03

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE ABOVE SCHEDULE UNLESS EXCEPTIONS ARE FILED WITH THIS OFFICE **WITHIN TEN (10) DAYS FROM THIS DATE.**

CHESTER A. HAWKINS, Sheriff



255 SOUTH 13TH STREET
PHILADELPHIA, PA 19107
PHONE: (215) 646-7400
FAX: (215) 985-0189



National Association of
Professional Process Servers



Philadelphia Association
of Professional Process Servers

Beneficial Consumer Discount Company, et al : COURT Court of Common Pleas of Pennsylvania
-vs- : COUNTY Clearfield County
Deloris A. Puza : CASE NUMBER 03-1723-CD

AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF PHILADELPHIA:

B&R Control # CS009071-1
Reference Number

SERVICE INFORMATION

On 14 day of December, 2004 we received the
Notice of Sheriff Sale
for service upon Deloris A. Puza
at 74 Quick Avenue Raritan, NJ 08869

*** Special Instructions ***

served Date 12/20/04 Time 5:00 pm Accepted By: Deloris A. Puza

In the manner described below.

Personally served.

Adult family member. Relationship is _____

Adult in charge of residence who refused to give name and/or relationship.

Manager/Clerk of place of residence lodging

Agent or person in charge of office or usual place of business

Other _____

Description of Person Age 62 Height 5'4" Weight 130 Race White Sex Female

Other _____

Not Served Date _____ Time _____

Not Served Information

Moved Unknown No Answer Vacant Other _____

The Process Server, being duly sworn,
deposes and says that the facts set forth
herein are true and correct to the best of their
knowledge, information and belief.

Process Server/Sheriff

Law Firm Phone (215)790-1010 For For Plaintiff
Terrence McCabe, Esquire
McCabe, Weisberg & Conway, PC
123 South Broad Street
Suite 2080
Philadelphia, PA 19109

Sworn to and subscribed before me this

20th day of December
2004
Notary Public
DONNA JEAN ARCHIOLD
NOTARY PUBLIC OF NEW JERSEY

ServeBy Date 2/3/2005 Commission Expires 11/27/07

Filed Date

Sheriff Sale 3/4/2005

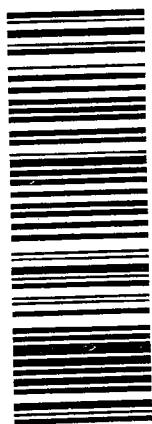
ORIGINAL

348CJ

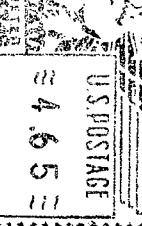


CHESTER A. HAWKINS
SHERIFF

1 NORTH SECOND STREET - SUITE 116
CLEARFIELD, PENNSYLVANIA 16830



7002 3150 0000 7854 6389



DELORIS A. PUZA

329 JACKSON AVENUE

- INSUFFICIENT ADDRESS
- ATTEMPTED NOT KNOWN
- OTHER
- NO SUCH NUMBER/STREET
- NOT DELIVERABLE AS ADDRESSED
- UNABLE TO FORWARD

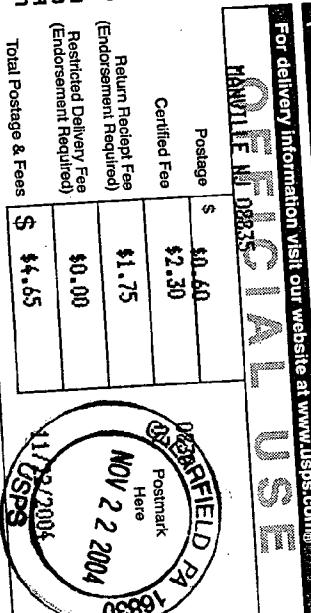
RTS
RETURN TO SENDER

16830-3352

11/22/2004

11/22/2004
USPS

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT	
(Domestic Mail Only. No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
MAILING INFORMATION	
Postage	\$ 0.60
Certified Fee	\$2.30
Return Receipt Fee (Endorsement Required)	\$1.75
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 4.65



7002 3150 0000 7854
Sent To: Deloris A. Puza
Street, Apt. No.: 329 Jackson Avenue
or PO Box No.
City, State, ZIP+4: Manville, NJ 08835
See Reverse for Instructions



CHESTER A. HAWKINS
SHERIFF

COURTHOUSE
11 NORTH SECOND STREET - SUITE 116
CLEARFIELD, PENNSYLVANIA 16830



DELORIS A. PUZA	
<input type="checkbox"/> INSUFFICIENT ADDRESS <input type="checkbox"/> ATTEMPTED NOT KNOWN <input type="checkbox"/> NO SUCH NUMBER/ STREET <input type="checkbox"/> NOT DELIVERABLE/ AS ADDRESSED <input type="checkbox"/> UNDELIVERABLE TO FORWARD	<input checked="" type="checkbox"/> OTHER
A  C S	

1-4
100

22

1

112

Mall in this envelope

200

2

The image shows the U.S. Postal Service logo at the top, followed by a rectangular stamp with the text "Domestic Mail Only" and "No Insurance Coverage Provided".

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

1. Charge - in Advance **Certified Fee** \$2.30 **180**

U.S. Postage
Mark
Here

Total Postage & Fees \$ 446.50

1683 Pa D

Street, Apt. No.,
or PO Box No. 74 Quick Avenue

City: State: ZIP: Karitan, NJ 08869

PS Form 3800, June 2002
See Reverse for Instructions

COMPLETE THIS SECTION ON DELIVERY			
<p>SENDER: COMPLETE THIS SECTION</p> <ul style="list-style-type: none"> ■ 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. 			
<p>1. Article Addressed to:</p> <p>Deloris A. Puza 560 Sidoriski Avenue Manville, NJ 08835</p>			
<p>2. Article Number (transferred from service label)</p> <p>7002 3150 0000 7854 5559</p>			
<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>			
<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>			
<p>5. Article Number (transferred from service label)</p>			
<p>6. Domestic Return Receipt</p>			
<p>PS Form 3811 August 2001</p>			
<p>102595-02-N-1540</p>			

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

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY
MARGARET GARO
RITA C. BUSCHER*†
MONICA G. CHRISTIE ††
FRANK DUBIN
BRENDA L. BROGDON*
SEAN GARRETT*‡
BETH L. THOMAS
LAURENCE R. CHASHIN*
SVEN E. PFAHLERT*
JOSEPH VACCARO*
MICHELE DELILLE^
CATANIA TRIOO^

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

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

SUITE 205
53 WEST 36TH STREET
NEW YORK, NY 10018
(917) 351-1188
FAX (917) 351-0363

JOSEPH F. RIGA*
Of Counsel

December 2, 2004

* Licensed in PA & NJ
** Licensed in PA & NY
† Licensed in PA & NJ
†† Licensed in PA, NJ & NY
‡ Licensed in NY & CT
^ Licensed in NY
* Managing Attorney for NJ
† Managing Attorney for NY

Via Facsimile

Sheriff of Clearfield County
1 North 2nd Street
Suite 116
Clearfield, PA 16830

**Re: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company
of Pennsylvania vs. Deloris A. Puza
C.C.P., Clearfield County; No. 03-1723-CD
Premises: 912 Brishin Street, Houtzdale, PA 16651
Date of Sheriff's Sale: December 3, 2004 at 10:00 a.m.**

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the December 3, 2004 Sheriff's Sale. I am requesting at this time that you postpone this matter to the March 4, 2005 Sheriff's Sale.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,


TERRENCE J. McCABE

TJM/cj

SHERIFF'S OFFICE-RECEIVED BY:



SIGNATURE

12-2-04

DATE

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.
SUITE 2080

TERRENCE J. McCABE

123 SOUTH BROAD STREET
PHILADELPHIA, PENNSYLVANIA 19109
(215) 790-1010
FAX (215) 790-1274

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

SUITE 503
53 WEST 36th STREET
NEW YORK, NY 10018
(917) 351-1188
FAX (917) 351-0363

March 3, 2005

Sheriff's Office
Clearfield County
One North Second Street, Suite 116
Clearfield, PA 16830
Attn: Cindy

RE: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of
Pennsylvania
vs.
Deloris A. Puza
C.C.P., Clearfield County, No. 03-1723-CD
Premises: 912 Brisbin Street, Houtzdale, PA 16651
Date of Sheriff's Sale: March 4, 2005

Dear Cindy,

Please proceed with sale scheduled for Friday, March 4, 2005. Defendant was personally served at her new address of 74 Quick Avenue, Raritan, NJ 08869 on December 20, 2004.

If you have any questions or are in need of any further information, please contact me.
Thank you for your courtesy and cooperation.

Very truly yours,

Novlett A. Smith
Novlett A. Smith
Legal Assistant

/nas
Enclosures