

Received of: Col Cty Sheriff's Department \$ 10.00

Ten and 00/100 Dollars

Amount

Misc Fee 10.00

Total: 10.00

Check: 422

Payment Method: Check

Amount Tendered: 10.00

Clerk: BSILVETT

Tami Kline, Prothonotary

By: _____
Deputy Clerk

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

Fairbanks Capital Corp. vs Terry & Brenda Grose

NO. 15-02 ED NO. 1099-01 JD

DATE/TIME OF SALE: 4-21-02 at 0930

BID PRICE (INCLUDES COST) \$ 1516.29

POUNDAGE - 2% OF BID \$ 30.32

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1546.61

PURCHASER(S): GR, N & P, N & P

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 1546.61

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 196.61

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

**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) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheets.

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

Name The Law Offices of Barbara A. Fein, P.C. Telephone No. (215) 653-7450
Street Address 425 Commerce Drive, Suite 100 City Fort Washington State PA Zip Code 19034

B. TRANSFER DATA

Grantor(s)/Lessor(s) Harry A. Roadarmel, Jr., Sheriff
Street Address Courthouse P.O. Box 380
City Bloomsburg State PA Zip Code 17815
Date of Acceptance of Document The Chase Manhattan Bank, Trustee of IMC Home Equity Loan Trust 1997-7 under the pooling and servicing agreement dtd 11/1/97
Street Address 338 South Warminster Road, PO Box 1900
City Hatboro State PA Zip Code 19040

C. PROPERTY LOCATION

Street Address RD 3, Box 114A City, Township, Borough Jackson Township
County Columbia School District Tax Parcel Number 19-0-03

D. VALUATION DATA

1. Actual Cash Consideration \$ 1,516.29	2. Other Consideration \$ 0.00	3. Total Consideration \$ 1,516.29
4. County Assessed Value \$ 136,653.11	5. Common Level Ratio Factor 2.80	6. Fair Market Value \$ 136,166.80

E. EXEMPTION DATA

1a. Amount of Exemption Claimed 100 %
1b. Percentage of Interest Conveyed 100%

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession
☐ Transfer to industrial Development Agency
☐ Transfer to a trust (Attach Complete Copy of Trust Agreement identifying all beneficiaries.)
☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement)
☐ Transfer to the Commonwealth, the United States 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 holder of a mortgage in default. Mortgage Book Number 667, Page Number 53
☐ Corrective or confirmatory deed. (Attach complete Copy of the Prior deed being corrected or confirmed.)
☐ Statutory corporate consolidation, merger or division. (Attach copied of articles.)
☐ Other (Please explain exemption claimed, if other than listed above.)

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

Signature of Correspondent or Responsible Party

Date

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

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

425 COMMERCE DR., STE. 100
FORT WASHINGTON, PA 19034-2407
(215) 653-7450

PAY
AMOUNT
OF

One hundred ninety six and 61

EXPLANATION	AMOUNT

TO THE ORDER OF

DATE

7/31/02 Columbia County Sheriff's Dept.

DESCRIPTION

100 DOLLARS

CHECK
NUMBER

Case 10010 Payroll Cost 24021

\$



Mellon
Mellon Bank, N.A.
Philadelphia, PA

⑈024021⑈ ⑆031000037⑆

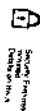
VOID AFTER 120 DAYS
James S. Brack

3-3-310

24021

CHECK
AMOUNT

19664



MP

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

425 Commerce Drive, suite 100
Fort Washington, PA 19034
(215) 653-7450

FAX (215) 653-7454

TO: Columbia County Sheriff's Department
Real Estate

FROM: Jessica McVittie, Paralegal to Barbara A. Fein, Esquire
Ext. 121

DATE: April 25, 2002

RE: Fairbanks Capital Corp. , Servicing Agent for the Chase
Manhattan Bank, as Trustee v. Terry R. Grose and Brenda Lee Grose
Columbia County Court of Common Pleas No. 1099CV2001
Property Located at RD 3, Box 114A, OBenton, PA 17814

Sale Conducted on April 24, 2002

MEMORANDUM

Dear Sir/Madam:

Attached, please find our firm's check in the amount of \$196.61 made payable to the Sheriff of Columbia County, representing the outstanding costs due and owing on the Sheriff's Sale of this property. I am also enclosing duplicate, original Realty Transfer Tax Statements of Value.

Please note that the Grantee on the Sheriff's Deed should be:

" The Chase Manhattan Bank, as Trustee of IMC Home
Equity Loan Trust 1997-7 under the pooling and
servicing agreement dtd 11/1/97"
338 South Warminster Road, P.O. Box 1900, Hatboro, PA 19040

Thank you for your assistance in this matter. If you have any questions, please do not hesitate to call.

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	
Book Number	
Page Number	
Date Recorded	

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A. CORRESPONDENT- All inquiries may be directed to the following person					
Name		The Law Offices of Barbara A. Fein, P.C.		Telephone No (215) 653-7450	
Street Address		425 Commerce Drive, Suite 100		City Fort Washington State PA Zip Code 19034	
B. TRANSFER DATA			Date of Acceptance of Document		
Grantor(s)/Lessor(s)			Grantee(s)/Lessee(s)		
Harry A. Roadarmel, Jr., Sheriff			The Chase Manhattan Bank, as Trustee of IMC Home Equity Loan Trust 1997-7 UA dtd 11/1/97		
Street Address			Street Address		
Courthouse P.O. Box 380			338 South Warminster Road, P.O. Box 1900		
City		State		Zip Code	
Bloomsburg		PA		17815	
City		State		Zip Code	
Hatboro		PA		19040	
C. PROPERTY LOCATION					
Street Address			City, Township, Borough		
RD 3, Box 114A			Jackson Township		
County		School District		Tax Parcel Number	
Columbia				19-0-03	
D. VALUATION DATA					
1. Actual Cash Consideration		2. Other Consideration		3. Total Consideration	
\$ 1,516.29		\$ 0.00		\$ 1,516.29	
4. County Assessed Value		5. Common Level Ratio Factor		6. Fair Market Value	
\$46,631.00		2.81		\$ 136,653.11	
E. EXEMPTION DATA					
1a. Amount of Exemption Claimed		1b. Percentage of Interest Conveyed			
100 %		100%			

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____
- ☐ Transfer to industrial development agency _____
- ☐ Transfer to a trust (Attach complete copy of Trust Agreement identifying all beneficiaries.) _____
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement) _____
- ☐ Transfer to the Commonwealth, the United States 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 holder of a mortgage in default. Mortgage Book Number 667, Page Number 53 _____
- ☐ Corrective or confirmatory deed. (Attach complete copy of the Prior deed being corrected or confirmed.) _____
- ☐ Statutory corporate consolidation, merger or division. (Attach copied of articles.) _____
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____

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

Signature of Correspondent or Responsible Party	Date
<i>J. McVittie</i>	<i>4/25/02</i>

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

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

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Street Address 425 Commerce Drive, Suite 100 City Fort Washington State PA Zip Code 19034

B. TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)

Harry A. Roadarmel, Jr., Sheriff

Grantee(s)/Lessee(s): The Chase Manhattan Bank, as Trustee
of IMC Home Equity Loan Trust 1997-7 UA dtd 11/1/97

Street Address

Courthouse P.O. Box 380

Street Address

338 South Warminster Road, P.O. Box 1900

City

Bloomsburg

State

PA

Zip Code

17815

City

Hatboro

State

PA

Zip Code

19040

C. PROPERTY LOCATION

Street Address

RD 3, Box 114A

City, Township, Borough

Jackson Township

County

Columbia

School District

Tax Parcel Number

19-0-03

D. VALUATION DATA

1. Actual Cash Consideration

\$ 1,516.29

2. Other Consideration

\$ 0.00

3. Total Consideration

\$ 1,516.29

4. County Assessed Value

\$46,631.00

5. Common Level Ratio Factor

2.81

6. Fair Market Value

\$ 136,653.11

E. EXEMPTION DATA

1a. Amount of Exemption Claimed

100 %

1b. Percentage of Interest Conveyed

100 %

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession
- ☐ Transfer to industrial Development Agency
- ☐ Transfer to a trust (Attach Complete Copy of Trust Agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement)
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(If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to holder of a mortgage in default. Mortgage Book Number 667, Page Number 53
- ☐ Corrective or confirmatory deed. (Attach complete Copy of the Prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copied of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____

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

Signature of Correspondent or Responsible Party

J. McVittie

Date

4/25/02

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

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

425 Commerce Drive, suite 100
Fort Washington, PA 19034
(215) 653-7450

FAX (215) 653-7454

TO: Columbia County Sheriff's Department

FROM: Jessica McVittie, Paralegal to Barbara A. Fein, Esquire
Ext. 121

DATE: July 3, 2002

RE: Fairbanks Capital Corp. , Servicing Agent for the
Chase Manhattan Bank, as Trustee of IMC Home Equity
Loan Trust 1997-7 under the pooling and servicing agreement
dtd as of 11/1/97 v. Terry R. Grose and Brenda Lee Grose
Columbia County Court of Common Pleas No. 1099CV2001
Property Located at RD 3, Box 114A, Benton, PA

MEMORANDUM

Dear Sir/Madam:

Attached, please find our firm's check in the amount of \$196.61 made payable to the Sheriff of Columbia County, representing the outstanding costs due and owing on the Sheriff's Sale of this property. I am also enclosing duplicate, original Realty Transfer Tax Statements of Value.

Please note that the Grantee on the Sheriff's Deed should be:

"The Chase Manhattan Bank, As Trustee of
IMC Home Equity Loan Trust 1997-7 under the pooling and servicing
agreement dtd as of 11/1/97"
338 South Warminster Road, P.O. Box 1900, Hatboro, PA 19040

Thank you for your assistance in this matter. If you have any questions, please do not hesitate to call.

15 667
855

SHERIFF'S SALE COST SHEET

Fairbanks Capital Corp. vs. Terry & Brenda Grose
 NO. 15-02 ED NO. 1099-01 JD DATE/TIME OF SALE 4-21-02 at 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ 20.00 <u>17.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>404.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>684.29</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>909.29</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ 28.50 <u>31.50</u>
TOTAL ***** \$ <u>38.50</u>	
	<u>41.50</u>

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>10.00</u>
TOTAL ***** \$ <u>10.00</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ _____	

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>
MISC. <u>Mr. Allen Co.</u>	\$ <u>31.00</u>
	\$ _____
TOTAL ***** \$ <u>31.00</u>	

TOTAL COSTS (OPENING BID) \$ 1516.29

Robert D. Bowersox, Sheriff
Baron K. Lewis, Chief Deputy
Robert C. Solt, Deputy
Laurie J. Durst, Deputy
Joseph A. Bradley, Deputy



SHERIFF'S OFFICE

MIFFLIN COUNTY
8 North Main Street
Lewistown, Pa 17044
(717) 242-1105 ** (717) 242-1808
Fax: (717) 248-2907

David W. Molek, Solicitor
(717) 248-9656

Plaintiff: Fairbanks Capital Corp	Court Number: 2002-ED-15
Defendant: Terry R. Grose and Brenda Lee Grose	County: Columbia
	Type of Writ or Complaint: <input checked="" type="checkbox"/> Writ Mortgage Foreclosure <input type="checkbox"/> Complaint

Serve At	Name: Brenda Lee Grose	Address: 126 Logan St. Lewistown, Pa. 17044
	Name:	Address:

Indicate Unusual Service: ☐ Comm. of Pa. ☐ Deputization ☐ Other

Now _____, 20____, I, SHERIFF OF MIFFLIN COUNTY, PA. do hereby deputize the Sheriff of _____ County to execute this Writ and make return thereof according to law. This deputization is made at the request and risk of plaintiff. **X**

Sheriff of Mifflin Co.

Special Instructions or other information that will assist in expediting service:

Attorney or other Organization requesting service:

Barbara A. Fein

Telephone No:

(215) 653-7450

Date Filed:

3/1/02

I acknowledge receipt of the Writ or Complaint as indicated above:

X *[Signature]*

Date Received:

3/7/02

Exp. Date:

3/24/02

I hereby CERTIFY and RETURN that I ☒ have personally served. ☐ have legal evidence of service as shown in "Remarks". ☐ have executed as shown in "Remarks", the Writ or Complaint described on the individual, company, corporation, etc. at the address shown above or on the individual, company, corporation, etc., at the address inserted below, handing a TRUE and ATTESTED copy thereof.

☐ I hereby certify and return a NOT FOUND because I am unable to locate the individual, company, corporation, etc., name above. (See Remarks below.)

Name and Title of individual served:

Served Brenda Lee Grose

☐ A person of suitable age and discretion then residing at the defendant's usual place of abode.

Address where served (complete only if different than shown above)

6380 Belle Ave. Lewistown, Pa. 17044

Date of Service:

3/8/02

Time:

11:30 PM

Attempts	Date	Miles	Dep. Int.	Date	Miles	Dep. Int.	Date	Miles	Dep. Int.
2	3/8/02	4	LJK	3/8/02	4	LJK			
Advance Costs	Service Costs	Mileage	Postage	Surcharge	Notary	Total	Refund		
\$50.00	\$18.00	\$10.00	\$1.00	\$0.00	\$2.00	\$31.00	\$19.00		

Remarks: (See other side)

Sworn to and subscribed before me this 8th DAY OF MARCH, 2002.

X *[Signature]*

Notary Public

PATRICIA A. WILSON, Notary Public
Lewistown Boro, Mifflin County
My Commission Expires March 31, 2003

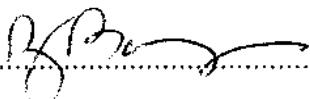
So Answers:

Deputy Sheriff	Laurie J. Kozak	3/8/02
X <i>[Signature]</i>		3-8-02
Sheriff	Robert D. Bowersox	3/8/02
X <i>[Signature]</i>		


Notarial Seal

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

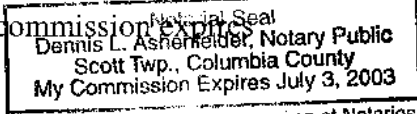
Paula J. Barry, Publisher's Assistant, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the day of its establishment: that hereto attached is a copy of the notice or advertisement in the April 3, 10, 17, 2002 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

..... 

Sworn and subscribed to before me this 17th day of April, 2002

..... 

(Notary Public)

My commission expires 
Notary Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2003
Member, Pennsylvania Association of Notaries

And now,, 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen J. DiPaolo, Esquire / I.D. No. 79992
425 Commerce Drive, Suite 100
Fort Washington, PA 19034
(215) 653-7450
Attorneys for Plaintiff

FAIRBANKS CAPITAL CORP., Servicing
Agent for THE CHASE MANHATTAN
BANK, As Trustee of IMC Home Equity
Loan Trust 1997-7 under the pooling and
servicing agreement dtd as of 11/1/97,
Plaintiff,

v.

TERRY R. GROSE and
BRENDA LEE GROSE,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 1099CV2001

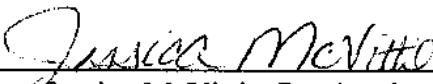
CERTIFICATION OF NOTICES OF SALE TO LIENHOLDERS

I, Jessica McVittie, Paralegal to Barbara A. Fein, Esquire, attorney for Plaintiff, hereby certify that upon information and belief, diligent efforts have been made to identify all persons/entities having mortgages, judgments, liens, or other interest in the subject premises of the foreclosure proceeding, and that such persons/entities have been sent Notices of Sheriff's Sale (attached hereto as Exhibit "A") and that said Notices were duly served upon them in accordance with Pennsylvania Rule of Civil Procedure Rule 3129. (Proof of mailing with a postmark date of March 22, 2002 is appended hereto and incorporated herein by reference as Exhibit "B").

I declare under penalty of perjury that the foregoing is true and correct.

March 22, 2002

THE LAW OFFICES OF BARBARA A. FEIN, P.C.


BY: Jessica McVittie, Paralegal
to Barbara A. Fein, Esquire
Attorney for Plaintiff

BARBARA A. FEIN
ATTORNEY-AT-LAW
SUITE 100, 425 COMMERCE DRIVE
FORT WASHINGTON, PA 19034
(215) 653-7450

FAX (215) 6543-7454

NOTICE OF COLUMBIA COUNTY SHERIFF'S SALE

TO: All Parties in Interest and Claimants

Improvements:
Residential Dwelling

OWNER(S): Terry R. Grose
Brenda Lee Grose

Columbia County
CCP No. 1099CV2001

PROPERTY: RD 3, Box 114A
Jackson Township
Columbia County, PA

Please be advised that the above captioned property (and any improvements thereon) is scheduled to be sold by the Columbia County Sheriff's Department on April 24, 2002 at 9:30 AM, at the Columbia County Court, P. O. Box 380, Bloomsburg, PA 17815. This sale is scheduled pursuant to a judgment entered in the amount of \$157,277.39 in the Court of Common Pleas for Columbia County.

Our records indicate that you may hold a mortgage or judgment on the property which may be extinguished (removed) 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 thirty (30) days after the sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule. You may call the Columbia County Sheriff's Department at (570) 389-5624 for the date on which the distribution schedule will be posted.

Sincerely,

THE LAW OFFICES OF BARBARA A. FEIN, P.C.



Kristen J. DiPaolo, Esquire
Attorney for Plaintiff

Dated: February 2, 2002



ALL THAT CERTAIN piece or parcel of land situate in the Township of Jackson, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar set on the easterly line of lands of John A. Zahnd, Jr., said rebar also being on the westerly right-of-way line of a fifty (50) foot wide Private right-of-way; thence along said right-of-way line North 11 degrees 41 minutes 31 seconds East 2,490.37 feet to a set stone found on the easterly line of lands of George & Rosemary Milkulski, said stone found also being on the southerly line of other lands of Terry R. Brenda Lee Grose Parcel "C"; thence along the southerly line of said Parcel "C" South 79 degrees 02 minutes 30 seconds East 479.44 feet to a rebar set; thence South 12 degrees 35 minutes 46 seconds West 2,496.82 feet to a rebar set on the westerly line of other lands of Terry R. & Brenda Lee Grose Parcel "A"; thence along the westerly line of said Parcel "A" North 78 degrees 18 minutes 29 seconds West 440.00 feet to the place of beginning.

CONTAINING: 26.312 Acres of land in all.

THE above described parcel of land being subject to that portion of a fifty (50) foot wide Private right-of-way situate near the westerly line of the above described parcel of land.

ALL of the above being more fully shown as Parcel "B" on a draft prepared by Baffle, James and Associates dated June 29, 1990, last revised on July 7, 1990 (File 1-1507). Said subdivision map is recorded at Columbia County Map Book 6 at page 496.

BEING THE SAME PREMISES conveyed by Terry R. Grose and Brenda Lee Grose, his wife, to Terry R. Grose and Brenda Lee Grose, his wife, by Deed dated August 27, 1990 and recorded on August 28, 1990 in the Columbia County Recorder of Deeds Office at Deed Book Volume 457, Page 666.

A Residential Dwelling

Tax Parcel 19-0-03

rd Address of Sender

OFFICES OF BARBARA A. FEIN, P.C.
COMMERCE DRIVE, SUITE 100
411 WASHINGTON, PA 19034

Check type of mail or service:

☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Gross of 1000.00 PA

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

Article Number

Addressee Name, Street, and PO Address

Postage

Fee

Handling
Charge

Actual Value
if Registered

Insured
Value

Due Sender
if COD

DC
Fee

SC
Fee

①

Columbia County Tax Claim Bureau
35 W. Main Street
Bloomsburg, PA 17815

34

25

②

Jackson Township, Treasurer
Cynthia Opdyke
862 Waller Drive Rd.
Benton, PA 17814

34

25

③

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

34

25

④

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

34

25

⑤

Stuart A. Cilo, Esq.
29 West Third Street
PO Box 29
Lewisstown, PA 17044

34

25

Number of Pieces
Entered

Total Number of Pieces
Received at Post Office

5

5

3877, August 2000

Complete by Typewriter, Ink, or Ball Point Pen

The full declaration of value is required on all domestic and international registered mail. The maximum in-
reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$5k
additional limitations for multiple pieces lost or damages in a single catastrophic occurrence. The maximum
on Express Mail merchandise insurance is \$500, but optional Express Mail Service merchandise insurance
\$5,000 to some, but not all countries. The maximum indemnity payable is \$25,000 for registered mail
Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail
of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail

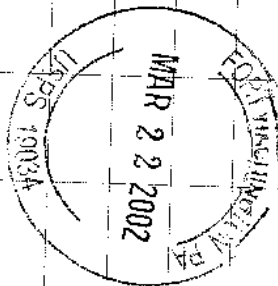


EXHIBIT "B"
PROOF OF REGULAR MAILING OF NOTICES OF SALE UPON
POSSIBLE INTERESTED PARTIES TO FORECLOSURE ACTION

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen J. DiPaolo, Esquire / I.D. No. 79992
425 Commerce Drive, Suite 100
Fort Washington, PA 19034
(215) 653-7450
Attorneys for Plaintiff

FAIRBANKS CAPITAL CORP., Servicing
Agent for THE CHASE MANHATTAN
BANK, As Trustee of IMC Home Equity
Loan Trust 1997-7 under the pooling and
servicing agreement dtd as of 11/1/97,
Plaintiff,

v.

TERRY R. GROSE and
BRENDA LEE GROSE,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 1099CV2001

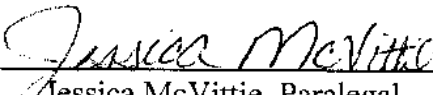
CERTIFICATION OF NOTICES OF SALE TO LIENHOLDERS

I, Jessica McVittie, Paralegal to Barbara A. Fein, Esquire, attorney for Plaintiff, hereby certify that upon information and belief, diligent efforts have been made to identify all persons/entities having mortgages, judgments, liens, or other interest in the subject premises of the foreclosure proceeding, and that such persons/entities have been sent Notices of Sheriff's Sale (attached hereto as Exhibit "A") and that said Notices were duly served upon them in accordance with Pennsylvania Rule of Civil Procedure Rule 3129. (Proof of mailing with a postmark date of March 22, 2002 is appended hereto and incorporated herein by reference as Exhibit "B").

I declare under penalty of perjury that the foregoing is true and correct.

March 22, 2002

THE LAW OFFICES OF BARBARA A. FEIN, P.C.


BY: Jessica McVittie, Paralegal
to Barbara A. Fein, Esquire
Attorney for Plaintiff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

FAIRBANKS CAPITAL CORPORATION

VS.

TERRY & BRENDA GROSE

WRIT OF EXECUTION #15 OF 2002 ED

POSTING OF PROPERTY

MARCH 22, 2002 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY TERRY & BRENDA GROSE AT RR#3 BOX 114A BENTON COLUMBIA
COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY
SHERIFF JAMES ARTER.

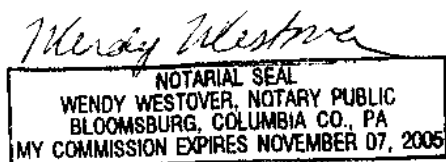
SO ANSWERS:


DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 22ND DAY OF MARCH 2002



re Lien S. Request for Dake: - - - - -

DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY

STATEMENT OF LIEN BY OPERATION OF LAW ARISING FROM OVERDUE SUPPORT OBLIGATIONS

I. Obligor information (To be completed by requestor)

Please search your records of child and spousal obligations to determine whether any record of overdue support exists for the following person:

<u>NAME</u>	<u>DATE OF BIRTH</u>	<u>SOCIAL SECURITY#</u>
<u>Terry R. Grase</u>	<u>7-29-53</u>	<u>177 44 2793</u>

DATE: 3-5-02

REQUESTOR: Sheriff
Print Name

Signature

II. Lien information (To be provided by DRS)

☐ WE HAVE NO RECORD OF ANY CASE WITH THE ABOVE NAMED INDIVIDUAL.

☐ WE HAVE AN OPEN CASE, WITH NO OVERDUE SUPPORT OWED.

☒ WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

Fixed CERTIFICATION FROM mifflin Co

<u>Amount of Overdue Support</u>	<u>Next Due Date</u>	<u>Next Payment Amount</u>
----------------------------------	----------------------	----------------------------

<u>1365.08</u>	<u>PAST DUE</u>	
<u>(1979 21</u>	<u>TOTAL DUE)</u>	

Date: 3-5-02

BY: Keshia Lusk

TITLE: Cust Srs.

for Certification
See Attachment

HARRY A. ROADARMEL, JR.

SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 784-9257PHONE
(717) 389-342224 HOUR PHONE
(717) 784-6300*Meffer
C# 762102854*

March 1, 2002

DOMESTIC RELATIONS
702 SAWMILL ROAD
BLOOMSBURG, PA 17815FAIRBANKS CAPITAL CORP.
VS
TERRY R. AND BRENDA LEE GROSE

DOCKET # 15ED2002

JD # 1099JD2001

Dear Sir:

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

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

Respectfully,

*Harry A. Roadarmel Jr.*Harry A. Roadarmel, Jr.
Sheriff of Columbia County*Lance W. Meffer cc to Court Clerk**We will fix to Col. Co Sheriff*

Fund: **OP* E** Financial Obligation Entry

RECEIVED JAN 11 1995

CASE ID: **762102054** Case Type: **N** Case Status: **0** Date Entered: **03/06/01**ORDER ID: **CVA 172500** Order Type: **S** Docket Num: **CVA 172500**Payer: **4881100663 GROSE, TERRY R.**Mod/ Error: **M**Payee: **3881100667 GROSE, BRENDA L.**Worker ID: **44502**Periodic Amt this page only: **1623.00** Ordered On Amt this page only: **168.00**Arrears Due Amt: Date Due:

DEBT TYPE	Member ID / Name	Periodic Amt Ordered On Amt		Eff Date	End Date	Normal Arrs Retro Arrs
<input type="checkbox"/> CCF	<input type="checkbox"/> 4881100663 TERRY	0.00	M	04/06/01	04/06/01	0.00
<input type="checkbox"/> COURT COSTS	<input type="checkbox"/> 4881100663 TERRY	0.00	M	02/13/01	02/13/01	0.00
<input type="checkbox"/> JCF	<input type="checkbox"/> 4881100663 TERRY	0.00	M	02/14/01	02/14/01	0.00
<input type="checkbox"/> JUD COMP FEE	<input type="checkbox"/> 4881100663 TERRY	0.00	M	02/13/01	02/13/01	5.00
<input type="checkbox"/> MDA	<input type="checkbox"/> 3881100667 BRENDA	0.00	M	02/01/02	02/01/02	1888.72
<input type="checkbox"/> MED SPT ALLO	<input type="checkbox"/> 4881100663 TERRY	90.00	M	08/01/01	01/31/02	6.00
<input type="checkbox"/> SFF	<input type="checkbox"/> 4881100663 TERRY	0.00	M	02/08/02	02/08/02	6.00
<input type="checkbox"/> SUP FLO FEE	<input type="checkbox"/> 4881100663 TERRY	0.00	M	02/13/01	02/13/01	6.00
<input type="checkbox"/> SPA	<input type="checkbox"/> 3881100667 BRENDA	1623.00	M	02/13/01	12/31/98	72.48
<input type="checkbox"/> ALL PEND LI	<input type="checkbox"/> 3881100667 BRENDA	80.00	M	08/02/01	12/31/98	0.00

BACK

PREV

NEXT

ADD

Certified from the record as entered and
 filed in this office. *McKee & Co. DRS*
 IN TESTIMONY WHEREOF, I hereunto set
 my hand and cause the Seal of the Court
 to be Affixed this *5th* day
March 2001
[Signature]

Func: **OB' E** Financial Obligation Entry **OLMEDLEY 03/05/02 14:11**

CASE ID: **762102854** Case Type: **N** Case Status: **O** Date Entered: **03/06/01**

ORDER ID: **CVA 172500** Order Type: **S** Docket Num: **CVA 172500**

Payor: **4881100663 GROSE, TERRY R.**

Mod/ Error: **M**

Payee: **3881100667 GROSE, BRENDA L.**

Worker ID: **44502**

Periodic Amt this page only: Ordered On Amt this page only:

Arrears Due Amt: Date Due:

DEBT TYPE	Member ID / Name	Periodic Amt Ordered On Amt		Eff Date	End Date	Normal Arre Retro Arre
SSA	<input type="checkbox"/> 3881100667	0.00	M	02/13/01	02/13/01	0.00
SPOUSAL SUPP	<input type="checkbox"/> BRENDA	0.00	M	02/13/01	02/13/01	0.00
<input type="text"/>	<input type="checkbox"/> <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="checkbox"/> <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="checkbox"/> <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="checkbox"/> <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="checkbox"/> <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="checkbox"/> <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>



S-#0003.COMMAND COMPLETED

BACK **PREV** **NEXT** **ADD**



LARRY R. WOLFE
DIRECTOR
MICHAEL J. CRONE
ASSISTANT DIRECTOR

DOMESTIC RELATIONS SECTION

(COURT OF COMMON PLEAS OF MIFFLIN COUNTY)
P.O. BOX 206
LEWISTOWN, PENNSYLVANIA 17044
(717) 248-3955

CATHERINE R. CLARK
TAMMY J. BRITCHER MYERS
ANGELA M. HARTUNG
MELISSA D. PALLOTTO
ENFORCEMENT
OFFICERS

FAX TRANSMITTAL COVER SHEET

TO: COLUMBIA CO. DRS

NUMBER OF SHEETS: 3

DATE: 03/05/02

OUR FAX NUMBER: (717) 248-0666

FROM: DEBORAH L. MEDLEY, MIFFLIN COUNTY DOMESTIC RELATIONS SECTION

RE:

VS.

YOUR COUNTY NO:

MIFFLIN DOCKET NO. CV A 1725/00

MIFFLIN CO. CASE NO. 7262102854

NOTE: Here is the printout of the oble-certified by your request. This is the first time we have faxed anything w/o the gray background. Please let me know how it was received.

THANK YOU

DER MEDLEY

PLEASE INCLUDE SOCIAL SECURITY NUMBER ON CHECKS WHEN MAKING A SUPPORT PAYMENT

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

PHONE
(570) 389-5422

24 HOUR PHONE
(570) 784-6300

FAIRBANKS CAPITAL CORP.

Docket # 15ED2002

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

TERRY R. AND BRENDA LEE GROSE

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, MARCH 05, 2002, AT 5:40 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON TERRY R. GROSE AT RR#3 BOX
114A, BENTON BY HANDING TO DEB ABRAMS, GIRLFRIEND, A TRUE AND ATTESTED
COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO HER THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, MARCH 11, 2002

Harry A. Roadarmel Jr.

X
SHERIFF HARRY A. ROADARMEL JR.

NOTARY PUBLIC

X
J. ARTER
DEPUTY SHERIFF

BARRON & ZIMMERMAN

SUCCESSOR TO
ANDREW REED (1855-1900)
A. REED HAYES (1893-1938)
HAROLD W. HOUCK (1932-1952)
HOUCK & BARRON (1952-1972)
HOUCK, BARRON & ZIMMERMAN (1972-1973)
DAVID MCNITT BARRON (1952-1992)

COUNSELORS-AT-LAW

119 WEST MARKET STREET

PO BOX 591

LEWISTOWN PA 17044

717-248-5479

LESTER H. ZIMMERMAN, JR.
RANDALL E. ZIMMERMAN
DAVID W. BARRON

March 6, 2002

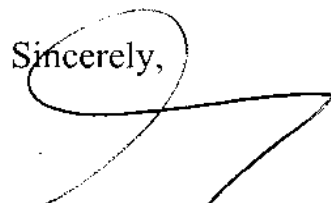
Harry A. Roadarmel, Jr.
Sheriff of Columbia County
Courthouse – P O Box 380
Bloomsburg PA 17815

Re: Fairbanks Capital Corp. vs. Terry R. and Brenda Lee Grose
Docket #15ED2002
JD# 1099JD2001

Dear Sheriff Roadarmel:

I am not authorized to accept notice on behalf of Mr. Grose in the above referenced matter. I do not represent him on any claims regarding foreclosure.

Sincerely,



David W. Barron
DWB/mkj

Enclosure

cc: Terry R. Grose

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ARTER

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 15ED2002

PLAINTIFF FAIRBANKS CAPITAL CORP.

DEFENDANT TERRY R. AND BRENDA LEE GROSE

PERSON/CORP TO SERVED	PAPERS TO SERVED
TERRY R. GROSE	WRIT OF EXECUTION - MORTGAGE
RR#3 BOX 114A <i>Post</i>	FORECLOSURE
BENTON	

SERVED UPON Deb Adams

RELATIONSHIP GIRL FRIEND IDENTIFICATION _____

DATE 3-8-2 TIME 1740 MILEAGE 10 OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Arter

DATE 3-8-2

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ARTER

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 15ED2002

PLAINTIFF FAIRBANKS CAPITAL CORP.

DEFENDANT TERRY R. AND BRENDA LEE GROSE

PERSON/CORP TO SERVED
PAUL REMLEY
RR#3 BOX 161
BENTON

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Paul

RELATIONSHIP — IDENTIFICATION —

DATE 3-6-2 TIME 1120 MILEAGE 10 OTHER —

Race — Sex — Height — Weight — Eyes — Hair — Age — Military —

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

F. OTHER (SPECIFY) —

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Arter

DATE 3-6-2

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:

SERVICE# 7 - OF - 12 SERVICES
DOCKET # 15ED2002

PLAINTIFF

FAIRBANKS CAPITAL CORP.

DEFENDANT

TERRY R. AND BRENDA LEE GROSE

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

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON LESLIE LEVAN Domestic Relations

RELATIONSHIP _____ IDENTIFICATION _____

DATE 3-5-02 TIME 1330 MILEAGE 41 - OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

A. McDonald

DATE 3-5-02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:

SERVICE# 10 - OF - 12 SERVICES
DOCKET # 15ED2002

PLAINTIFF

FAIRBANKS CAPITAL CORP.

DEFENDANT

TERRY R. AND BRENDA LEE GROSE

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

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

Lois E. Hume

RELATIONSHIP

Clerk

IDENTIFICATION

DATE 3-5-2

TIME 1300

MILEAGE 3

OTHER

Race ___ Sex ___ Height ___ Weight ___ Eyes ___ Hair ___ Age ___ Military ___

TYPE OF SERVICE:

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Guter

DATE

3-5-2

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FAIRBANKS CAPITAL CORP.

15ED2002

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

TERRY R. AND BRENDA LEE GROSE

NOW, FRIDAY, MARCH 01, 2002, I, HON. HARRY A. ROADARMEL JR. HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF MIFFLIN COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, BRENDA LEE GROSE, AT 126 LOGAN ST., LEWISTOWN, PA

Harry A. Roadarmel Jr.

HARRY A. ROADARMEL, SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 784-0257

24 HOUR PHONE

(570) 784-6300

PHONE
(570) 389-5622

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT

2-25-02

DOCKET AND INDEX

3-1-02

SET FILE FOLDER UP

3-1-02

CHECK FOR PROPER INFO

WRIT OF EXECUTION

☒

COPY OF DESCRIPTION

☒

WHEREABOUTS OF LAST KNOWN ADDRESS

☒

NON-MILITARY AFFIDAVIT

☒

NOTICES OF SHERIFF'S SALE

5

WATCHMAN RELEASE FORM

☒

AFFIDAVIT OF LEINS LIST

☒

CHECK FOR \$1200.00

CK 21852 For 1350.00

* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE
NOTIFY THE ATTY TO SEND ADDITIONAL INFO.

SET SALE DATE AND ADV. DATES AND POSTING DATES

April 24, 2002 at 0930

POST ALL DATES ON CALANDER

Post 3-22 Adv. Apr 3, 10, 17-02

* SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT

* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THUR. TILL SALE 3 TIMES

* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE

* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)

* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO.'s ON EXECUTION PAPERS

TYPE PROPER INFO ON DESCRIPTION (REFER TO PREVIOUS SALES

SERVICE

TYPE CARDS FOR DEFENDANTS

PUT PAPERS TOGETHER FOR DEFENDANTS

* COPY OF WRIT FOR EACH DEFENDANT

* NOTICE OF SHERIFF SALE

* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LEIN HOLDERS

* NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT

* DOCKET ALL DATES

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen J. DiPaolo, Esquire / I.D. No. 79992
Suite 100, 425 Commerce Drive
Fort Washington, PA 19034
(215) 653-7450
Attorney for Plaintiff

FAIRBANKS CAPITAL CORP., Servicing
Agent for THE CHASE MANHATTAN
BANK, As Trustee of IMC Home Equity
Loan Trust 1997-7 under the pooling and
servicing agreement dtd as of 11/1/97,
Plaintiff,

v.

TERRY R. GROSE and
BRENDA LEE GROSE,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 1099CV2001

2002-ED-15

AFFIDAVIT UNDER PA. RCP RULE 3129

Fairbanks Capital Corp., Servicing Agent for the Chase Manhattan Bank, as Trustee of IMC Home Equity Loan Trust 1997-7 under the pooling and servicing agreement dtd as of 11/1/97, Plaintiff in the above captioned mortgage foreclosure action, sets forth as of the date the praecipe for the Writ of Execution was filed, the following information concerning the real property located at RD 3, Box 114A, Jackson Township, Columbia County, PA, was true and correct to the best of its knowledge, information and belief.

1. Name and address of each Owner and/or Reputed Owner:

Terry R. Grose
RD 3, Box 114A, Benton, PA 17814
126 Logan Street, Lewistown, PA 17044

Brenda Lee Grose
126 Logan Street
Lewistown, PA 17044

2. Name and address of each Defendant named in the judgment:

Terry R. Grose
RD 3, Box 114A, Benton, PA 17814
126 Logan Street, Lewistown, PA 17044

Brenda Lee Grose
126 Logan Street
Lewistown, PA 17044

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

Water & Sewer
(addresses to be provided)

Columbia County Tax Claim Bureau
35 W. Main Street
Bloomsburg, PA 17815

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

Chase Manhattan Bank, as Trustee, Plaintiff
3815 Southwest Temple
Salt Lake City, Utah 84115

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

None

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

None

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

Tenant/Occupant
RD 3, Box 114A
Benton, PA 17814

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

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

Stuart A. Cilo, Esq
29 West Third Street
PO Box 29
Lewistown, PA 17044

David W. Barron, Esq.
119 W. Market Street
PO Box 591
Lewistown, PA 17044

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, 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: February 2, 2002

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: 

Kristen J. DiPaolo, Esquire
Attorney for Plaintiff

Thank you for using Return Receipt Service.		Additional services, the reverse of this form so that we can return this mailpiece, or on the back if space does not on the mailpiece below the article number. When the article was delivered and the date	
Esq. 144		I also wish to receive the following: <u>15-02</u> vices (for an extra fee).	
4a. Article Number 70011140000254039896		1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	
4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise		<input checked="" type="checkbox"/> Certified <input type="checkbox"/> Insured <input type="checkbox"/> COD	
7. Date of Delivery 03-06-02		8. Addressee's Address (Only if requested and fee is paid)	

SENDER: <input type="checkbox"/> Complete items 1 and/or 2 for additional services. <input type="checkbox"/> Complete items 3, 4a, and 4b. <input type="checkbox"/> Print your name and address on the reverse of this form so that we can return this card to you. <input type="checkbox"/> Attach this form to the front of the mailpiece, or on the back if space does not permit. <input type="checkbox"/> Write "Return Receipt Requested" on the mailpiece below the article number. <input type="checkbox"/> The Return Receipt will show to whom the article was delivered and the date delivered.	I also wish to receive the following services (for an extra fee): 1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.
	3. Article Addressed to: Stuart A. Cilo, Esq. PO Box 29 Lewistown, PA 17044
4a. Article Number 70011140000254047792	4b. Service Type <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD
5. Received By: (Print Name) Stuart Cilo	7. Date of Delivery 3.5.02 WBS
6. Signature: (Addressee or Agent) X	8. Addressee's Address (Only if requested and fee is paid)

SENDER: ■ Complete items 1 and/or 2 ■ Complete items 3, 4a, and ■ Print your name and address on the reverse of this form so that we can return this card to you. ■ Attach this form to the front of the mailpiece, or on the back if space does not permit. ■ Write "Return Receipt Requested" on the mailpiece below the article number. ■ The Return Receipt will show to whom the article was delivered and the date delivered.		I also wish to receive the following services (for an extra fee): 15-02 1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.
OFFICE OF F.A.I.R. DEPT. OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105		4a. Article Number 70001670000089604044 4b. Service Type <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD
5. Received By: (Print Name) D. Smith	7. Date of Delivery MAR 07 2002	
6. Signature: (Addressee or Agent) X [Signature]	8. Addressee's Address (Only if requested and fee is paid)	

<p>SENDER:</p> <ul style="list-style-type: none"> ■ Complete items 1 and/or 2 for additional services. ■ Complete items 3, 4a, and 4b. ■ Print your name and address on the reverse of this form so that we can return this card to you. ■ Attach this form to the front of the mailpiece, or on the back if space does not permit. ■ Write "Return Receipt Requested" on the mailpiece below the article number. ■ The Return Receipt will show to whom the article was delivered and the date delivered. 		<p>I also wish to receive the following services (for an extra fee):</p> <p>15-02</p> <p>1. <input checked="" type="checkbox"/> Addressee's Address</p> <p>2. <input type="checkbox"/> Restricted Delivery</p> <p>Consult postmaster for fee.</p>	
<p>SMALL BUSINESS ADMINISTRATION 7 NORTH WILKES-BARRE BLVD WILKES-BARRE, PA 18702-5241</p>		<p>4a. Article Number 70001670000089604037</p>	
<p>5. Received By: (Print Name) <i>Bill Dougherty</i></p>		<p>4b. Service Type</p> <p><input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified</p> <p><input type="checkbox"/> Express Mail <input type="checkbox"/> Insured</p> <p><input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD</p>	
<p>6. Signature: (Addressee or Agent) <i>[Signature]</i></p>		<p>7. Date of Delivery</p>	
		<p>8. Addressee's Address (Only if requested and fee is paid)</p>	

THE LAW OFFICES OF
BARBARA A. FEIN, P.C.

NEW JERSEY OFFICE
905 North Kings Highway
Cherry Hill, NJ 08034-1569

(609) 667-6440

Barbara A. Fein, Esquire
Kristen J. DiPaolo, Esquire

*Member of Pennsylvania
and New Jersey Bars*

Suite 100
425 Commerce Drive
Fort Washington, PA 19034

(215) 653-7450

FAX: (215) 653-7454

PITTSBURGH OFFICE
110 Atwood Street
PMB # 680
Pittsburgh, PA 15213

(724) 361-8286

File No. 01-6906

February 2, 2002

Columbia County Sheriff's Department
Columbia County Court House
P. O. Box 380
Bloomsburg, PA 17815

RE: FAIRBANKS CAPITAL CORP., Servicing Agent for THE CHASE MANHATTAN BANK, As
Trustee of IMC Home Equity Loan Trust 1997-7 under the pooling and servicing agreement dtd as
of 11/1/97 v. TERRY R. GROSE and BRENDA LEE GROSE
Columbia County Court of Common Pleas No. 1099CV2001

Dear Sir:

We would like to schedule the subject real property for Columbia County Sheriff's Sale.

We have asked the Columbia County Prothonotary to issue the Writ of Execution and forward to your office together with this package.

We are enclosing a check in the amount of \$1,350.00 to cover the deposit costs along with the following necessary documents:

- Original Writ of Execution plus 2 extra copies;
- Notices of Sheriff's Sale (one for each Defendant and 3 extra);
- Instructions on service and posting;
- An original Affidavit pursuant to Rule 3129.1;

- An Affidavit of Non-Military Service;
- Waiver of Watchman;
- Certification of Addresses;
- Five (5) copies of the legal description.

Thank you for your anticipated assistance in this matter.

Sincerely,

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: _____

Kristen J. DiPaolo, Esquire

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen J. DiPaolo, Esquire / I.D. No. 79992
Suite 100, 425 Commerce Drive
Fort Washington, PA 19034
(215) 653-7450
Attorney for Plaintiff

FAIRBANKS CAPITAL CORP., Servicing
Agent for THE CHASE MANHATTAN
BANK, As Trustee of IMC Home Equity
Loan Trust 1997-7 under the pooling and
servicing agreement dtd as of 11/1/97,
Plaintiff,

v.

TERRY R. GROSE and
BRENDA LEE GROSE,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 1099CV2001

2002-ED-15

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Terry R. Grose
RD 3, Box 114A, Benton, PA 17814
126 Logan Street, Lewistown, PA 17044

Brenda Lee Grose
126 Logan Street, Lewistown, PA 17044

Your house at RD 3, Box 114A, Jackson Township, Columbia County, is scheduled to be sold on April 24, 2002 by the Columbia County Sheriff's Department at 9:30 Am in the Columbia County Courthouse, P. O. Box 380, Bloomsburg, PA 17815 to enforce the Court judgment of \$157,277.39 obtained by Plaintiff Fairbanks Capital Corp., Servicing Agent for the Chase Manhattan Bank, as Trustee of IMC Home Equity Loan Trust 1997-7 under the pooling and servicing agreement dtd as of 11/1/97 against you.

NOTICE OF OWNERS' RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. This sale will be canceled if you pay to Plaintiff Mortgagee the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call Kristen J. DiPaolo, Esquire at (215) 653-7450.
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 below 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 Kristen J. DiPaolo, Esquire at (215) 653-7450, or by calling the Columbia County Sheriff's Department at (570) 389-5624.
2. You may be able to petition the Court to set aside the sale if the sale 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 bid in the sale. To find out if this has happened, you may call Kristen J. DiPaolo, Esquire at (215) 653-7450 or by calling the Columbia County Sheriff's Department at (570) 389-5624.
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 had never happened.
5. You have the 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 Columbia County Sheriff on or about thirty (30) days. 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 distribution date.
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 BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P. O. Box 186
Harrisburg, PA 17108
(800) 692-7375

ALL THAT CERTAIN piece or parcel of land situate in the Township of Jackson, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar set on the easterly line of lands of John A. Zahnd, Jr., said rebar also being on the westerly right-of-way line of a fifty (50) foot wide Private right-of-way; thence along said right-of-way line North 11 degrees 41 minutes 31 seconds East 2,490.37 feet to a set stone found on the easterly line of lands of George & Rosemary Milkulski, said stone found also being on the southerly line of other lands of Terry R. Brenda Lee Grose Parcel "C"; thence along the southerly line of said Parcel "C" South 79 degrees 02 minutes 30 seconds East 479.44 feet to a rebar set; thence South 12 degrees 35 minutes 46 seconds West 2,496.82 feet to a rebar set on the westerly line of other lands of Terry R. & Brenda Lee Grose Parcel "A"; thence along the westerly line of said Parcel "A" North 78 degrees 18 minutes 29 seconds West 440.00 feet to the place of beginning.

CONTAINING: 26.312 Acres of land in all.

THE above described parcel of land being subject to that portion of a fifty (50) foot wide Private right-of-way situate near the westerly line of the above described parcel of land.

ALL of the above being more fully shown as Parcel "B" on a draft prepared by Bafile, James and Associates dated June 29, 1990, last revised on July 7, 1990 (File 1-1507). Said subdivision map is recorded at Columbia County Map Book 6 at page 496.

BEING THE SAME PREMISES conveyed by Terry R. Grose and Brenda Lee Grose, his wife, to Terry R. Grose and Brenda Lee Grose, his wife, by Deed dated August 27, 1990 and recorded on August 28, 1990 in the Columbia County Recorder of Deeds Office at Deed Book Volume 457, Page 666.

A Residential Dwelling

Tax Parcel 19-0-03

BARBARA A. FEIN
ATTORNEY-AT-LAW

Suite 100
425 Commerce Drive
Fort Washington, PA 19034

(215) 653-7450

FAX (215) 653-7454

TO: Sheriff's Department of Columbia County

FROM: Kristen J. DiPaolo, Esquire

DATE: February 2, 2002

RE: FAIRBANKS CAPITAL CORP., Servicing Agent for THE CHASE
MANHATTAN BANK, As Trustee of IMC Home Equity Loan Trust
1997-7 v. TERRY R. GROSE and BRENDA LEE GROSE
Columbia County Court of Common Pleas No. 1099CV2001
Our File No. 01-6906

MEMORANDUM

Dear Sir/Madam:

Kindly see that service of the Notice of Sheriff's Sale is effected upon the Defendant **by posting pursuant to the attached Order of Court.**

Terry R. Grose
RD3, Box 114A Benton, PA 17814

Thank you for your anticipated assistance. Please feel free to contact me if you have any questions regarding this matter.

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen J. DiPaolo, Esquire / I.D. No. 79992
425 Commerce Drive, Suite 100
Fort Washington, PA 19034
(215) 653-7450
Attorneys for Plaintiff

FAIRBANKS CAPITAL CORP., Servicing
Agent for THE CHASE MANHATTAN
BANK, As Trustee of IMC Home Equity
Loan Trust 1997-7 under the pooling and
servicing agreement dtd as of 11/1/97,
Plaintiff,

v.

TERRY R. GROSE and
BRENDA LEE GROSE,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 1099CV2001

ORDER

AND NOW, this 11th day of December, 2001, upon consideration of Plaintiff's Motion and the Affidavit of Good Faith Investigation attached hereto, it is hereby ORDERED that service of the Complaint in Mortgage Foreclosure, Notice of Sheriff's Sale and all other pleadings which require personal service on Defendant Terry R. Grose shall be complete when Plaintiff has mailed the pleading to be served by certified mail and regular mail to:

Terry R. Grose
RD 3, Box 114A, Benton, PA 17814
126 Logan Street, Lewistown, PA 17044
and the Columbia County Sheriff's Department has posted a copy of the pleading to be served on the most public part of the property located at RD 3, Box 114A, Jackson Township, Columbia County, which is the subject property upon which this mortgage foreclosure action is predicated.

BY THE COURT:

1st Scott W. Nause
J.

**BARBARA A. FEIN
ATTORNEY-AT-LAW**

Suite 100
425 Commerce Drive
Fort Washington, PA 19034

(215) 653-7450

FAX (215) 653-7454

TO: Sheriff's Department of Columbia County

FROM: Kristen J. DiPaolo, Esquire

DATE: February 2, 2002

RE: FAIRBANKS CAPITAL CORP., Servicing Agent for THE CHASE
MANHATTAN BANK, As Trustee of IMC Home Equity Loan Trust
1997-7 v. TERRY R. GROSE and BRENDA LEE GROSE
Columbia County Court of Common Pleas No. 1099CV2001
Our File No. 01-6906

MEMORANDUM

Dear Sir or Madam:

Kindly see that the Notice of Sheriff's Sale and a copy of the Writ of Execution is posted at the property to be sold at Sheriff's Sale, that being:

RD 3, Box 114A
Jackson Township, Columbia County

Thank you for your anticipated assistance. Please feel free to contact me if you have any questions regarding this matter.

**BARBARA A. FEIN
ATTORNEY-AT-LAW**

Suite 100
425 Commerce Drive
Fort Washington, PA 19034

(215) 653-7450

FAX (215) 653-7454

TO: Sheriff's Department of Columbia County

FROM: Kristen J. DiPaolo, Esquire

DATE: February 2, 2002

RE: FAIRBANKS CAPITAL CORP., Servicing Agent for THE CHASE
MANHATTAN BANK, As Trustee of IMC Home Equity Loan Trust
1997-7 v. TERRY R. GROSE and BRENDA LEE GROSE
Columbia County Court of Common Pleas No. 1099CV2001
Our File No. 01-6906

MEMORANDUM

Dear Sir/Madam:

Kindly see that personal service of the Notice of Sheriff's Sale is effected upon the Defendants as follows:

Brenda Lee Grose
126 Logan Street, Lewistown, PA17044

Thank you for your anticipated assistance. Please feel free to contact me if you have any questions regarding this matter.

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen J. DiPaolo, Esquire / I.D. No. 79992
Suite 100, 425 Commerce Drive
Fort Washington, PA 19034
(215) 653-7450
Attorney for Plaintiff

FAIRBANKS CAPITAL CORP., Servicing
Agent for THE CHASE MANHATTAN
BANK, As Trustee of IMC Home Equity
Loan Trust 1997-7 under the pooling and
servicing agreement dtd as of 11/1/97,
Plaintiff,

v.

TERRY R. GROSE and
BRENDA LEE GROSE,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 1099CV2001

2002-ED 15

AFFIDAVIT OF NON-MILITARY SERVICE

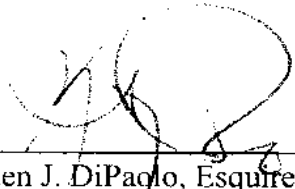
COMMONWEALTH OF PENNSYLVANIA :
: S.S.:
COUNTY OF MONTGOMERY :

THE UNDERSIGNED being duly sworn, deposes and says that the averments herein are based upon investigations made and records maintained by us either as Plaintiff or as servicing agent of the Plaintiff herein named and that the above named Defendants are not in the Military or Naval Service of the United States of America or its Allies as defined under the Soldiers and Sailors Civil Relief Act of 1940, as amended, and that the age and last known residence and employment of each Defendant are as follows:

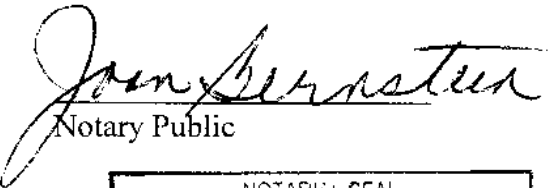
Defendant : Terry R. Grose
Age : Over 18
Residence : RD 3, Box 114A, Benton, PA 17814
Employment : Unknown

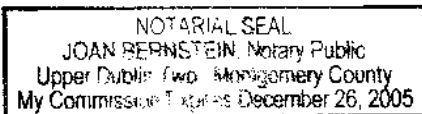
Defendant : Brenda Lee Grose
Age : Over 18
Residence : RD 3, Box 114A, Benton, PA 17814
Employment : Unknown

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: 
Kristen J. DiPaolo, Esquire
Attorney for Plaintiff

Sworn to and subscribed
before me this 19th
day of February, 2002


Notary Public



THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen J. DiPaolo, Esquire / I.D. No. 79992
Suite 100, 425 Commerce Drive
Fort Washington, PA 19034
(215) 653-7450
Attorney for Plaintiff

FAIRBANKS CAPITAL CORP., Servicing
Agent for THE CHASE MANHATTAN
BANK, As Trustee of IMC Home Equity
Loan Trust 1997-7 under the pooling and
servicing agreement dtd as of 11/1/97,
Plaintiff,

v.

TERRY R. GROSE and
BRENDA LEE GROSE,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 1099CV2001

2002-ED 15

WAIVER OF WATCHMAN

I, Kristen J. DiPaolo, Esquire, Attorney for Plaintiff Fairbanks Capital Corp. , Servicing Agent for the Chase Manhattan Bank, as Trustee of IMC Home Equity Loan Trust 1997-7 under the pooling and servicing agreement dtd as of 11/1/97, hereby certify on behalf of the Plaintiff that it waives any liability or responsibility as against the Sheriff of Columbia County, his deputies or agents, whomsoever, who levy against the subject property of this action, and further certifies that the Plaintiff acknowledges and understands that the Sheriff or Deputy is not liable in any way for protecting the property before the Sheriff's Sale.

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: 

Kristen J. DiPaolo, Esquire
Attorney for Plaintiff

CERTIFICATE TO SHERIFF
(Please check appropriate square in each section)

SHERIFF'S OFFICE
Columbia County Court House
P. O. Box 380
Bloomsburg, PA 17815

FAIRBANKS CAPITAL CORP., Servicing
Agent for THE CHASE MANHATTAN
BANK, As Trustee of IMC Home Equity
Loan Trust 1997-7 under the pooling and
servicing agreement dtd as of 11/1/97
Plaintiff,

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 1099CV2001

2002-L.D. 15

v.

TERRY R. GROSE and
BRENDA LEE GROSE
Defendants.

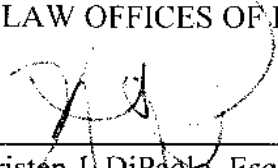
CERTIFICATION PURSUANT TO PA RCP RULE 3123(a)

I HEREBY CERTIFY THAT:

1. The judgment entered in the above matter is based on a mortgage foreclosure action.
2. The Defendant(s) own the property being exposed to sale as:
☐ An Individual
☐ Tenants by the entireties
☒ Joint tenants with rights of survivorship
☐ A Partnership
3. The Defendant(s) is (are):
☒ Resident in the Commonwealth of Pennsylvania
☐ Not resident in the Commonwealth of Pennsylvania
☐ If more than one Defendant and either A or B above not applicable, state which Defendants are residents of the Commonwealth of Pennsylvania.

Dated: February 2, 2002

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: 
Kristen J. DiPaolo, Esquire
Attorney for Plaintiff
Attorney I.D. No. 79992

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen J. DiPaolo, Esquire / I.D. No. 79992
Suite 100, 425 Commerce Drive
Fort Washington, PA 19034
(215) 653-7450
Attorney for Plaintiff

FAIRBANKS CAPITAL CORP., Servicing
Agent for THE CHASE MANHATTAN
BANK, As Trustee of IMC Home Equity
Loan Trust 1997-7 under the pooling and
servicing agreement dtd as of 11/1/97,
Plaintiff,

v.

TERRY R. GROSE and
BRENDA LEE GROSE,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 1099CV2001

200.2-ED-15

CERTIFICATION OF ADDRESS

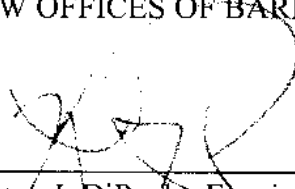
I, Kristen J. DiPaolo, Esquire, Attorney for Plaintiff, Fairbanks Capital Corp. , Servicing Agent for the Chase Manhattan Bank, as Trustee of IMC Home Equity Loan Trust 1997-7 under the pooling and servicing agreement dtd as of 11/1/97, hereby certify that the Plaintiff's correct address is 3815 Southwest Temple, Salt Lake City, Utah 84115, and the last known address of each Defendant is as below.

Terry R. Grose
RD 3, Box 114A
Benton, PA 17814

Brenda Lee Grose
126 Logan Street
Lewistown, PA 17044

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: _____


Kristen J. DiPaolo, Esquire
Attorney for Plaintiff

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen J. DiPaolo, Esquire / I.D. No. 79992
Suite 100, 425 Commerce Drive
Fort Washington, PA 19034
(215) 653-7450
Attorney for Plaintiff

FAIRBANKS CAPITAL CORP., Servicing
Agent for THE CHASE MANHATTAN
BANK, As Trustee of IMC Home Equity
Loan Trust 1997-7 under the pooling and
servicing agreement dtd as of 11/1/97,
Plaintiff,

v.

TERRY R. GROSE and
BRENDA LEE GROSE,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 1099CV2001

2002-ED 15

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I hereby certify that I am the attorney of record for the Plaintiff Fairbanks Capital Corp. ,
Servicing Agent for the Chase Manhattan Bank, as Trustee of IMC Home Equity Loan Trust
1997-7 under the pooling and servicing agreement dtd as of 11/1/97 in this action against real
property and I further certify that this property is:

- ☐ FHA -- Tenant Occupied or Vacant
☒ That the Plaintiff has complied in all respects with Section 403 of the
HOMEOWNERS' EMERGENCY MORTGAGE ASSISTANCE ACT OF
1983 which may include but is not limited to:
(a) Service of notice on Defendant
(b) Expiration of thirty days since the service of the Notice
(c) Defendant's failure to request or to appear at a face-to-face
meeting with the Mortgagee or with a Consumer Credit
Counseling Agency
(d) Defendant's failure to file an application for financial assistance
with the Pennsylvania Housing Finance Agency.

I further agree to indemnify and hold harmless the Sheriff of Columbia County for any false
statements given herein.

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: 

Kristen J. DiPaolo, Esquire
Attorney for Plaintiff

BEING THE SAME PREMISES conveyed by Terry R. Grose and Brenda Lee Grose, his wife, to Terry R. Grose and Brenda Lee Grose, his wife, by Deed dated August 27, 1990 and recorded on August 28, 1990 in the Columbia County Recorder of Deeds Office at Deed Book Volume 457, Page 666.

A Residential Dwelling

BEING THE SAME PREMISES conveyed by Terry R. Grose and Brenda Lee Grose, his wife, to Terry R. Grose and Brenda Lee Grose, his wife, by Deed dated August 27, 1990 and recorded on August 28, 1990 in the Columbia County Recorder of Deeds Office at Deed Book Volume 457, Page 666.

A Residential Dwelling

BEING THE SAME PREMISES conveyed by Terry R. Grose and Brenda Lee Grose, his wife, to Terry R. Grose and Brenda Lee Grose, his wife, by Deed dated August 27, 1990 and recorded on August 28, 1990 in the Columbia County Recorder of Deeds Office at Deed Book Volume 457, Page 666.

A Residential Dwelling

BEING THE SAME PREMISES conveyed by Terry R. Grose and Brenda Lee Grose, his wife, to Terry R. Grose and Brenda Lee Grose, his wife, by Deed dated August 27, 1990 and recorded on August 28, 1990 in the Columbia County Recorder of Deeds Office at Deed Book Volume 457, Page 666.

A Residential Dwelling

BEING THE SAME PREMISES conveyed by Terry R. Grose and Brenda Lee Grose, his wife, to Terry R. Grose and Brenda Lee Grose, his wife, by Deed dated August 27, 1990 and recorded on August 28, 1990 in the Columbia County Recorder of Deeds Office at Deed Book Volume 457, Page 666.

A Residential Dwelling

ALL THAT CERTAIN piece or parcel of land situate in the Township of Jackson, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar set on the easterly line of lands of John A. Zahnd, Jr., said rebar also being on the westerly right-of-way line of a fifty (50) foot wide Private right-of-way; thence along said right-of-way line North 11 degrees 41 minutes 31 seconds East 2,490.37 feet to a set stone found on the easterly line of lands of George & Rosemary Milkulski, said stone found also being on the southerly line of other lands of Terry R. Brenda Lee Grose Parcel "C"; thence along the southerly line of said Parcel "C" South 79 degrees 02 minutes 30 seconds East 479.44 feet to a rebar set; thence South 12 degrees 35 minutes 46 seconds West 2,496.82 feet to a rebar set on the westerly line of other lands of Terry R. & Brenda Lee Grose Parcel "A"; thence along the westerly line of said Parcel "A" North 78 degrees 18 minutes 29 seconds West 440.00 feet to the place of beginning.

CONTAINING: 26.312 Acres of land in all.

THE above described parcel of land being subject to that portion of a fifty (50) foot wide Private right-of-way situate near the westerly line of the above described parcel of land.

ALL of the above being more fully shown as Parcel "B" on a draft prepared by Bafile, James and Associates dated June 29, 1990, last revised on July 7, 1990 (File 1-1507). Said subdivision map is recorded at Columbia County Map Book 6 at page 496.

BEING THE SAME PREMISES conveyed by Terry R. Grose and Brenda Lee Grose, his wife, to Terry R. Grose and Brenda Lee Grose, his wife, by Deed dated August 27, 1990 and recorded on August 28, 1990 in the Columbia County Recorder of Deeds Office at Deed Book Volume 457, Page 666.

A Residential Dwelling

Tax Parcel 19-0-03

ALL THAT CERTAIN piece or parcel of land situate in the Township of Jackson, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar set on the easterly line of lands of John A. Zahnd, Jr., said rebar also being on the westerly right-of-way line of a fifty (50) foot wide Private right-of-way; thence along said right-of-way line North 11 degrees 41 minutes 31 seconds East 2,490.37 feet to a set stone found on the easterly line of lands of George & Rosemary Milkulski, said stone found also being on the southerly line of other lands of Terry R. Brenda Lee Grose Parcel "C"; thence along the southerly line of said Parcel "C" South 79 degrees 02 minutes 30 seconds East 479.44 feet to a rebar set; thence South 12 degrees 35 minutes 46 seconds West 2,496.82 feet to a rebar set on the westerly line of other lands of Terry R. & Brenda Lee Grose Parcel "A"; thence along the westerly line of said Parcel "A" North 78 degrees 18 minutes 29 seconds West 440.00 feet to the place of beginning.

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A Residential Dwelling

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A Residential Dwelling

Tax Parcel 19-0-03

ROBERT D. BOWERSOX
SHERIFF OF MIFFLIN COUNTY
8 N. MAIN ST.
NEWISTOWN, PA 17044

60-1021-7
313

579043423

3332

PAY TO THE
ORDER OF

Columbia City School
Nathan Ballant and son
The Punica Valley Hunt
YOUR BANK OF CHOICE

DATE *03-11-02*

\$ *12.00*

DOLLARS



Security Features
Check on Back

MEMO

2002 Feb-15

⑆031310219⑆ 57 904342 3⑈ 3332

Robert D. Bowersox

Cross

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

425 COMMERCE DR., STE. 100
FORT WASHINGTON, PA 19034-2407
(215) 653-7450

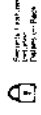
EXPLANATION	AMOUNT

21852

3-3-310

CHECK
AMOUNT

1,350.06



PAY AMOUNT OF *One thousand three hundred and fifty & 00/100 DOLLARS*

DATE TO THE ORDER OF DESCRIPTION CHECK NUMBER

2/1/02 Columbia County Shuff Dept. Goose 109010 State Deposit 21852

111011



Mellon
Mellon Bank, N.A.
Philadelphia, PA

VOID AFTER 120 DAYS

Lawrence S. Brink

000 21111411

⑈021852⑈ ⑆031000037⑆

MP

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
 425 COMMERCE DR., STE. 100
 FORT WASHINGTON, PA 19034-2407
 (215) 653-7450

PAY
 AMOUNT
 OF

One hundred ninety six & 60/100

EXPLANATION	AMOUNT

22907

3-3-310

CHECK
 AMOUNT

\$

1960.60

DOLLARS

100

TO THE ORDER OF

DESCRIPTION

Columbia County Sheriff's Dept. Case 09010 costs

CHECK
 NUMBER

22907

111011



Mellon
 Mellon Bank, N.A.
 Philadelphia, PA

VOID AFTER 120 DAYS

⑈022907⑈ ⑆031000037⑆

000271111⑈

Laura S. Bracke

MP

SHERIFF'S SALE

WEDNESDAY APRIL 24, 2002 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 15 OF 2002 ED AND CIVIL WRIT NO. 1099 OF 2001 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the Township of Jackson, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar set on the easterly line of lands of John A. Zahnd, Jr., said rebar also being on the westerly right-of-way line of a fifty (50) foot wide Private right-of-way; thence along said right- of-way line North 11 degrees 41 minutes 31 seconds East 2,490.37 feet to a set stone found on the easterly line of lands of George & Rosemary Milkulski, said stone found also being on the southerly line of other lands of Terry R. Brenda Lee Grose Parcel "C"; thence along the southerly line of said Parcel "C" South 79 degrees 02 minutes 30 seconds East 479.44 feet to a rebar set; thence South 12 degrees 35 minutes 46 seconds West 2,496.82 feet to a rebar set on the westerly line of other lands of Terry R. & Brenda Lee Grose Parcel "A"; thence along the westerly line of said Parcel "A" North 78 degrees 18 minutes 29 seconds West 440.00 feet to the place of beginning.

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A Residential Dwelling

Tax Parcel # 19-6-03

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 (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney
Barbara A. Fein, Esq.
425 Commerce Drive, Ste. 100
Fort Washington, PA 19034

Sheriff of Columbia County
Harry A. Roadarmel, Jr.
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY APRIL 24, 2002 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 15 OF 2002 ED AND CIVIL WRIT NO. 1099 OF 2001 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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A Residential Dwelling

Tax Parcel # 19-6-03

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Plaintiff's Attorney
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Fort Washington, PA 19034

Sheriff of Columbia County
Harry A. Roadarmel, Jr.
www.sheriffofcolumbiacounty.com