

# SHERIFF'S SALE COST SHEET

PHA Mortgage Corp vs. Lawrence B. Harris & Neqia G. Ross  
 NO. 17-08 ED NO. 39-02 JD DATE/TIME OF SALE 7-30-08 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>40.00</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>15.00</u>
TOTAL ***** \$ <u>422.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>207.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>432.00</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>	

## REAL ESTATE TAXES:

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

## MUNICIPAL FEES DUE:

SEWER	20	\$	<u>2817.35</u>
WATER	20	\$	
TOTAL ***** \$ <u>2817.35</u>			

SURCHARGE FEE (DSTE)	\$	<u>120.00</u>
MISC.	\$	
TOTAL ***** \$ <u>-0-</u>		

TOTAL COSTS (OPENING BID) \$ 3848.35

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

PHH Mortgage Corp VS LAUDENCE B. HARRIS + DEANNE S. HARRIS

NO. 91-08 ED NO. 39-08 JD

DATE/TIME OF SALE: 7-10-08 1000

BID PRICE (INCLUDES COST) \$ 5846.38

POUNDAGE - 2% OF BID \$ 76.97

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5923.35

PURCHASER(S): \_\_\_\_\_

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

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

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 5923.35

LESS DEPOSIT: \$ 1000.00

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

TOTAL DUE IN 8 DAYS \$ 2578.35

Shapiro & DeNardo, LLC  
General Business Account  
3600 Horizon Drive, Suite 150  
King Of Prussia, PA 19406  
(610) 278-6800

LaSalle Bank N. A.

2-50/710

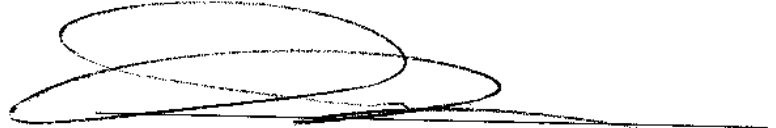
312059

DATE	8/8/2008
AMOUNT	***2,575.35

PAY Two Thousand Five Hundred Seventy-Five and 35/100\*\*\*\*\*


VOID AFTER 90 DAYS

TO THE SHERIFF OF COLUMBIA COUNTY  
ORDER P.O. BOX 380  
OF BLOOMSBURG, PA 17815



07-30775, BRITTAIN JR.,

⑈312059⑈ ⑆071000505⑆ 5201147419⑈

REV-183 EX (6-96)   COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF INDIVIDUAL TAXES DEPT. 280603 HARRISBURG, PA 17128-0603	<b>REALTY TRANSFER TAX STATEMENT OF VALUE</b>  <b>See Reverse for Instructions</b>	<b>RECORDER'S USE ONLY</b> 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 sheet(s).

**A CORRESPONDENT – All inquires may be directed to the following person:**

Name: SHAPIRO & DENARDO, LLC Telephone Number: \_\_\_\_\_  
 Area Code (610) 278-6800

Street Address: 3600 Horizon Drive, City: King of Prussia State: PA Zip  
 Suite 150 Code: 19406

**B TRANSFER DATA**

Grantor(s)/Lessor(s) Columbia County Sheriff	Date of Acceptance of Document
Street Address 35 West Main Street	Grantee(s)/Lessee(s) PHH Mortgage Corporation
Street Address 35 West Main Street	Street Address 4001 LEADENHALL ROAD
City State Zip Code Bloomsburg PA 17815	City State Zip Code Mount Laurel New Jersey 08054

**C PROPERTY LOCATION**

Street Address 360 Park Street	City, Township, Borough Township of Benton
County Columbia	School District Benton Area
	Tax Parcel Number 02-01-089

**D VALUATION DATA**

1. Actual Cash Consideration \$3,848.38	2. Other Consideration +0	3. Total Consideration = \$3,848.38
4. County Assessed Value \$19,866.00	5. Common Level Ratio Factor X3.76	6. Fair Market Value = \$74,696.16

**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 \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)

☐ 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 a holder of a mortgage in default. Mortgage Book Number 200005174.

☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)

☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)

☒ Other (Please explain exemption claimed, if other than listed above.) Property transferred through a mortgage foreclosure action by Sheriff Sale held July 30, 2008 in satisfaction of judgment entered on Docket Number: 2008-CV-39.

**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 Laura Barron	Date 08/11/2008
---	--------------------

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

SD

## SHAPIRO & DENARDO, LLC

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO  
*Admitted in Illinois and Florida Only*  
DAVID S. KREISMAN  
*Admitted in Illinois Only*  
CHRISTOPHER A. DeNARDO  
*Managing Partner*  
DANIEL E. BOYLE-EBERSON +  
MICHAEL J. CLARK +  
ILANA ZION  
*+ Also Licensed in New Jersey*

August 11, 2008  
Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

RE: PHH Mortgage Corporation aka Cendant Mortgage Corporation vs.  
Lawrence R. and Deana M. G Brittain Jr.  
Property Address: 360 Park Street, Benton, PA 17814  
Civil Action No: 2008-CV-39  
S&D File No: 07-30775

Dear Columbia County Sheriff:

In reference to the above captioned matter, please prepare a deed to the following entity: PHH Mortgage Corporation, 4001 Leadenhall Road, Mt. Laurel, NJ 08054.

Enclosed is our check payable to the Sheriff of Columbia County in the amount of \$2,575.35 in payment of monies owed to settle.

**Please forward the executed deed along with the enclosed package to the recorder of deeds office for recording. Please call me the day this deed goes for recording. WE WILL NEED THE RECORDING INFORMATION ON THIS AS SOON AS POSSIBLE.**

Thank you for your prompt attention to this matter.

Very truly yours,



Laura Barron  
Paralegal

Enclosures

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula J. Barry 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 that day and on the attached notice July 9, 16, 23, 2008 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher 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.

**SHERIFF'S SALE**  
Wednesday, July 30,  
2008 at 10:00 AM

By virtue of a Writ of Execution No. 91ED2008, Court of Common Pleas of Columbia County, Civil Division, to me directed, there will be exposed to a public sale, by venue or outcry to the highest bidder, for cash, in a courtroom or Sheriff's Office at the Columbia County Courthouse, 35 West Main St., Bloomsburg, Penna., 17815, all the right and title and interest to the defendants in and to:  
PROPERTY ADDRESS:  
360 Park Street  
Benton, PA 17814  
BENTON

**Public  
Notices**

TAX PARCEL No.:  
02-01-089  
IMPROVEMENTS:  
a residential dwelling  
DEFENDANTS: Lawrence R.  
Brittain, Jr.  
Deana M. Gross

PLAINTIFF ATTORNEY:  
Christopher A. DeNardo  
King of Prussia, PA 19406

TIMOTHY T.  
CHAMBERLAIN, SHERIFF  
COLUMBIA COUNTY  
[www.sheriffcolumbia.com](http://www.sheriffcolumbia.com)

me this 25th day of July, 2008

COMMONWEALTH OF PENNSYLVANIA  
(Notary Public)  
Notarial Seal  
My commission expires  
Scott Twp., Columbia County  
My Commission Expires July 3, 2011  
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.

*Law Offices of*  
**KREISHER AND GREGOROWICZ**

401 SOUTH MARKET STREET  
BLOOMSBURG, PENNSYLVANIA 17815  
(570) 784-5211

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

WILLIAM S. KREISHER  
MICHAEL P. GREGOROWICZ

DANIEL P. LYNN  
MARIANNE KREISHER FOGELSANGER

HON. C. E. KREISHER (1874-1941)  
HON. C. W. KREISHER (1908-1984)

TELECOPIER - FAX (570) 307-1477

July 28, 2008

SHERIFF TIM CHAMBERLAIN  
COLUMBIA COUNTY COURTHOUSE  
PO BOX 380  
BLOOMSBURG PA 17815

RE: Sheriff Sales July 30, 2008  
Joseph & Dawn Peters, Bryan & Lavina Wildoner,  
Brittain/Gross, & Chris & Carey McElwee

Dear Tim:

Please be advised as of this date the following amounts are due the  
Benton Water and Sewer for unpaid utility bills:

Joseph & Dawn Peters - \$4,024.60  
Bryan & Lavina Wildoner - \$799.78  
Lawrence Brittain/Deana Gross - \$\$2,817.35  
Chris & Carey McElwee - \$769.54

Very truly yours,

KREISHER & GREGOROWICZ



Michael P. Gregorowicz  
Attorney at Law

MPG:epg  
815.72808  
enc.

91  
SHAPIRO & DENARDO, LLC  
BY: MICHAEL J. CLARK, ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 202929  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 07-30775

PHH Mortgage Corporation fka Cendant  
Mortgage Corporation  
PLAINTIFF

VS.

Lawrence R. Brittain Jr. and Deana M. Gross  
DEFENDANT(S)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2008-CV-39

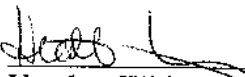
**CERTIFICATION OF NOTICE TO LIENHOLDERS**  
**PURSUANT TO PA R.C.P 3129.2 (C) (2)**

I, Heather Whitman, Legal Assistant for Shapiro & DeNardo, LLC, attorneys for the Plaintiff, PHH Mortgage Corporation fka Cendant Mortgage Corporation, hereby certify that Notice of Sale was served on all persons appearing on Exhibit "A" attached hereto, by United States mail, first class, postage prepaid, with Certificates of Mailing on June 10, 2008, the originals of which are attached and that each of said persons appears on Plaintiff's Affidavit pursuant to Pa. R.C.P. 3129.1.

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,

SHAPIRO & DENARDO, LLC

BY:   
Heather Whitman  
Legal Assistant

07-30775



**Name and Address of Sender**  
 Shapiro & Kreisman, LLC  
 3600 Horizon Drive  
 Suite 150  
 King of Prussia, PA 19406

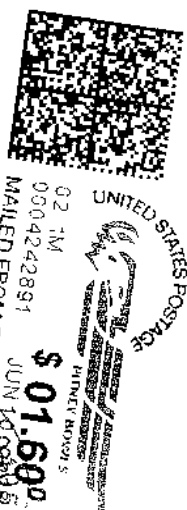
**Check type of mail or service:**

☐ Certified  
☐ COD  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured

☐ Recorded Delivery (International)  
☐ Registered  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation

**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, City State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sancer if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1. 07-30775	Columbia County Domestic Relations 15 Perry Avenue PO Box 380 Bloomsburg, PA 17815											
2.	Tenant or Occupant 360 Park Street Benton, PA 17814											
4.	Mary Jo Romig 365 McHenry Avenue Benton, PA 17814											
5.	Benton Municipal Water and Sewer PO Box 516 Benton, PA 17814											
6.												
7.												
8.												
Total Number of Pieces Listed by Sender 4		Total Number of Pieces Received at Post Office 4		Postmaster, Per (Name of receiving employee) [Signature]								



**Delivery Confirmation**

**Signature Confirmation**

**Special Handling**

**Restricted Delivery**

**Return Receipt**

See Privacy Act Statement on Reverse

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

PHH MORTGAGE CORP..

VS.

LAWRENCE BRITTAIN & DEANA GROSS

WRIT OF EXECUTION #91 OF 2008 ED

POSTING OF PROPERTY

June 25, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF LAWRENCE BRITTAIN & DEANA GROSS AT 360 PARK ST. BENTON  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 25<sup>TH</sup> DAY OF JUNE 2008

**Proth & Clerk of Sev. Courts**  
**My Com. Ex. 1<sup>st</sup> Monday in 2012**

*Law Offices of*  
**KREISHER AND GREGOROWICZ**

401 SOUTH MARKET STREET  
BLOOMSBURG, PENNSYLVANIA 17815  
(570) 384-5211  
www.columbiacountylaw.com

WILLIAM S. KREISHER  
MICHAEL P. GREGOROWICZ

DANIEL P. LYNN  
MARIANNE KREISHER FOGELSANGER

HON. C.L. KREISHER (1874-1941)  
HON. C.W. KREISHER (1908-1984)

TELEPHONE - FAX (570) 387-1477

June 4, 2004

TIMOTHY T. CHAMBERLAIN  
SHERIFF OF COLUMBIA COUNTY  
PO BOX 380  
BLOOMSBURG PA 17815

RE: Sheriff Sale Docket # 91ED2008  
LAWRENCE R. BRITTAIN, JR.  
DEANA M. GROSS

Dear Tim:

Please be advised that as of May 21, 2008, the Brittain/Gross account with the Benton Municipal Water and Sewer Authority has a delinquent balance of \$2,666.15. The meters will be read again two more times before the sale occurs on July 30, 2008. I will notify you of the new amount prior to the sale.

Very truly yours,

KREISHER & GREGOROWICZ

  
Michael P. Gregorowicz  
Attorney at Law

MPG:epg  
815ss3  
Enc.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/27/2008

SERVICE# 1 - OF - 12 SERVICES  
DOCKET # 91ED2008

PLAINTIFF PHH MORTGAGE CORPORATION FKA CENDANT  
MORTGAGE CORPORATION

DEFENDANT LAWRENCE R. BRITTAIN, JR.  
DEANA M. GROSS

ATTORNEY FIRM SHAPIRO AND DENARDO, LLC

**PERSON/CORP TO SERVED**

LAWRENCE BRITTAIN JR

360 PARK STREET

BENTON

**PAPERS TO SERVED**

MORTGAGE FORECLOSURE

SERVED UPON Deana

RELATIONSHIP girl friend IDENTIFICATION \_\_\_\_\_

DATE 5-30-08 TIME 1408 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB \_\_\_\_\_ POE \_\_\_\_\_ CCSO \_\_\_\_\_

B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA

C. CORPORATION MANAGING AGENT

D. REGISTERED AGENT

☒ E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

☒ F. OTHER (SPECIFY) 610 RACE ST APT 13

M. FFELIQUILLIS

**ATTEMPTS**

DATE

TIME

OFFICER

REMARKS

5-29-08 1810 2 E

DEPUTY

Joseph Allison

DATE

5-30-08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/27/2008

SERVICE# 2 - OF - 12 SERVICES  
DOCKET # 91ED2008

PLAINTIFF PHH MORTGAGE CORPORATION FKA CENDANT  
MORTGAGE CORPORATION

DEFENDANT LAWRENCE R. BRITTAIN, JR.  
DEANA M. GROSS

ATTORNEY FIRM SHAPIRO AND DENARDO, LLC

PERSON/CORP TO SERVED
DEANA GROSS
360 PARK STREET
BENTON

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Deana

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

DATE 5-30-08 TIME 1407 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

F. OTHER (SPECIFY) 610 RACE ST APT 13  
M. FELIXVILLE

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
	<u>5-29-08</u>	<u>1510</u>	<u>2</u>	<u>E</u>
	_____	_____	_____	_____
	_____	_____	_____	_____

DEPUTY J. Allmon DATE 5-30-08

COUNTY OF COLUMBIA

Fee: \$5.00

District: BENTON BORO  
Deed: 20000 -5173  
Location: 360 PARK ST  
Parcel Id:02 -01 -089-00,000

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/27/2008

SERVICE# 3 - OF - 12 SERVICES  
DOCKET # 91ED2008

PLAINTIFF PHH MORTGAGE CORPORATION FKA CENDANT  
MORTGAGE CORPORATION

DEFENDANT LAWRENCE R. BRITTAIN, JR.  
DEANA M. GROSS

ATTORNEY FIRM SHAPIRO AND DENARDO, LLC

PERSON/CORP TO SERVED	PAPERS TO SERVED
MARY JO ROMIG	MORTGAGE FORECLOSURE
365 MCILHENRY AVENUE	
BENTON	

SERVED UPON MARY

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

DATE 5-29-8 TIME 1435 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS

DATE

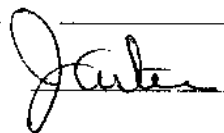
TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY



DATE 5-29-8

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/27/2008

SERVICE# 5 - OF - 12 SERVICES  
DOCKET # 91ED2008

PLAINTIFF PHH MORTGAGE CORPORATION FKA CENDANT  
MORTGAGE CORPORATION

DEFENDANT LAWRENCE R. BRITTAIN, JR.  
DEANA M. GROSS

ATTORNEY FIRM SHAPIRO AND DENARDO, LLC

PERSON/CORP TO SERVED

CAROLYN REMLEY-TAX COLLECTOR

PO BOX 270

BENTON

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON CAROLYN REMLEY

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

DATE 5-29-08 TIME 1450 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

\_\_\_\_\_

\_\_\_\_\_

DEPUTY

J. Ant

DATE 5-29-08



7007 0710 0002 4094 5828

INTERNAL REVENUE SERVICE  
TECHNICAL SUPPORT GROUP  
WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259  
PHILADELPHIA, PA 19106

**SENDER: COMPLETE THIS SECTION**

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

Article Addressed to:

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

U.S. SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
ROBERT N.C. NIX FEDERAL BUILDING  
900 MARKET STREET-5<sup>TH</sup> FLOOR  
PHILADELPHIA, PA 19107

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature ☐ Agent ☒ Addressee

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7007 0710 0002 4094 5835

PS Form 3811, February 2004 Domestic Return Receipt 102595-

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

S. SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
ROBERT N.C. NIX FEDERAL BUILDING  
900 MARKET STREET-5<sup>TH</sup> FLOOR  
PHILADELPHIA, PA 19107

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature ☐ Agent ☒ Addressee

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7007 0710 0002 4094 6023

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

OFFICE OF F.A.I.R.  
DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016  
HARRISBURG, PA 17105

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature ☐ Agent ☒ Addressee

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7007 0710 0002 4094 5842

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-11

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE  
BUREAU OF COMPLIANCE  
CLEARANCE SUPPORT SECTION  
DEPARTMENT 281230  
HARRISBURG, PA 17128-1230

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature ☐ Agent ☒ Addressee

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/27/2008

SERVICE# 4 - OF - 12 SERVICES  
DOCKET # 91ED2008

PLAINTIFF PIII MORTGAGE CORPORATION FKA CENDANT  
MORTGAGE CORPORATION

DEFENDANT LAWRENCE R. BRITTAIN, JR.  
DEANA M. GROSS

ATTORNEY FIRM SHAPIRO AND DENARDO, LLC

**PERSON/CORP TO SERVED**

BENTON MUNICIPAL WATER AND  
SEWER

PO BOX 516

BENTON

**PAPERS TO SERVED**

MORTGAGE FORECLOSURE

SERVED UPON KAY YANKOVICH

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

DATE 5-29-08 TIME 1025 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

F. OTHER (SPECIFY) Address - 150 Colley St  
BENTON

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. L. L. L.

DATE 5-29-08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 5/27/2008

SERVICE# 6 - OF - 12 SERVICES  
DOCKET # 91ED2008

PLAINTIFF PHH MORTGAGE CORPORATION FKA CENDANT  
MORTGAGE CORPORATION

DEFENDANT LAWRENCE R. BRITTAIN, JR.  
DEANA M. GROSS

ATTORNEY FIRM SHAPIRO AND DENARDO, LLC

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

SERVED UPON LAWRENCE COLE

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

DATE 5-29-08 TIME 9:20 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

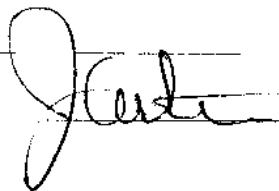
ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 5-29-08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 5/27/2008

SERVICE# 9 - OF - 12 SERVICES  
DOCKET # 91ED2008

PLAINTIFF PHH MORTGAGE CORPORATION FKA CENDANT  
MORTGAGE CORPORATION

DEFENDANT LAWRENCE R. BRITTAIN, JR.  
DEANA M. GROSS

ATTORNEY FIRM SHAPIRO AND DENARDO, LLC

PERSON/CORP TO SERVED

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

RELATIONSHIP

IDENTIFICATION

DATE

TIME

MILEAGE

OTHER

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

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

F. OTHER (SPECIFY)

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

GERALD M. SHAPIRO  
*Admitted in Illinois & Florida only*  
DAVID S. KREISMAN  
*Admitted in Illinois only*

**SHAPIRO & KREISMAN, LLC**

Attorneys at Law  
3600 Horizon Drive  
Suite 150  
King of Prussia, Pennsylvania 19406  
Tel: (610) 278-6800  
Fax: (610) 278-9980

Christopher A. DeNardo  
Managing Attorney  
Danielle Boyle-Eberole +  
Ilana Zion  
Lauren R. Tabas +  
+ Also Licensed in New Jersey

TO: Sheriff Chamberlain

FAX NUMBER: (570) 389. 5625

FROM: Anita Levy

DATE: 5/29/08

RE: Brittain/Cross - 2008-CV-39

LOAN NUMBER: \_\_\_\_\_ OUR FILE NUMBER: 07-30772-

NUMBER OF PAGES: \_\_\_\_\_ (including cover sheet)

\_\_\_\_\_ For your comment \_\_\_\_\_ As we discussed

\_\_\_\_\_ Please call me upon receipt X As you requested

Non-military affidavit

On above defendants

SHAPIRO & DENARDO, LLC  
BY: CHRISTOPHER A. DENARDO, ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 78447  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 07-30775

PHH Mortgage Corporation fka Cendant  
Mortgage Corporation  
CENDANT MORTGAGE  
4001 LEADENHALL ROAD  
MAILSTOP SV-01  
MT. LAUREL, NJ 08054  
PLAINTIFF

VS.

Lawrence R. Brittain Jr. and Deana M. Gross  
DEFENDANT(S)

STATE OF: Pennsylvania

COUNTY OF: Montgomery

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

2008-CV-39

### AFFIDAVIT OF NON-MILITARY SERVICE

THE UNDERSIGNED being duly sworn, states that he/she is over the age of eighteen years and competent to make this affidavit and the following averments are based upon information contained in the records of the Plaintiff or servicing agent of the Plaintiff and that the above captioned Defendants last known address is as set forth in the caption and they are not to the best of our knowledge, information or belief, in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended.

SHAPIRO & DENARDO, LLC

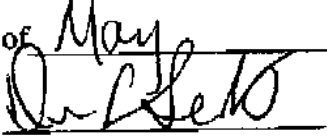
By: 

Christopher A. DeNardo, Esquire

Sworn to and subscribed

before me this 29<sup>th</sup> day

of May, 2008.

  
Notary Public

Daniel L. S. Esq., Notary Public  
Upper Merion Twp., Montgomery County  
My Commission Expires July 22, 2010

Member, Pennsylvania Association of Notaries

# REAL ESTATE OUTLINE

ED # 91-08

DATE RECEIVED 5-27-08  
DOCKET AND INDEX 5-28-08

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ☒  
COPY OF DESCRIPTION ☒  
WHEREABOUTS OF LKA ☒  
NON-MILITARY AFFIDAVIT ☒  
NOTICES OF SHERIFF SALE ☒  
WAIVER OF WATCHMAN ☒  
AFFIDAVIT OF LIENS LIST ☒  
CHECK FOR \$1,350.00 OR ☒ CK# 307872

*called 5-28 left mess for Anita Levy*

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

SALE DATE July 30, 08 TIME 1000  
POSTING DATE June 24, 08  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK July 9  
2<sup>ND</sup> WEEK 16  
3<sup>RD</sup> WEEK 23, 08

# SHERIFF'S SALE

Wednesday, July 30th, 2008 at 10:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 91ED2008 AND CIVIL WRIT NO. 2008-CV-39 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815. ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

All that lot of land, situate in the Borough of Benton, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a stone on the east side of an alley;

Thence south 61-1/4 degrees east 15.6 perches along land formerly of C.R. Cox to a stone;

Thence south 39-1/4 degrees west, 3.2 perches along land formerly of John Chapin to a stone;

Thence north 61-1/4 degrees west, 14.9 perches along land formerly of Sarah Ann Lemon, to a stone;

Thence north 29 degrees east, 3 perches along alley to the place of beginning;

Containing 45 perches, more or less.

Excepting and reserving therefrom 125 feet of land sold off the west end of the lot to Arden Harvey; a dwelling house, garage and additional improvements are erected on said land;

Under and subject to all restrictions, reservations, conditions and covenants, as may be found in prior Deeds forming the chain of title.

Being the same premises which Lila A. Lewis, single, by Deed dated June 2, 2000 and recorded in the Columbia County Recorder of Deeds Office on June 2, 2000 as Instrument No. 200005173, granted and conveyed unto Lawrence R. Brittain, Jr and Deana M. Gross.

## 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 in cash, certified check, or cashier's check.

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

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of 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 the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney  
Christopher A. DeNardo  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406

Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>



# SHERIFF'S SALE

Wednesday, July 30th, 2008 at 10:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 91ED2008 AND CIVIL WRIT NO. 2008-CV-39 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

All that lot of land, situate in the Borough of Benton, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a stone on the east side of an alley;

Thence south 61-1/4 degrees east 15.6 perches along land formerly of C.R. Cox to a stone;

Thence south 39-1/4 degrees west, 3.2 perches along land formerly of John Chapin to a stone;

Thence north 61-1/4 degrees west, 14.9 perches along land formerly of Sarah Ann Lemon, to a stone;

Thence north 29 degrees east, 3 perches along alley to the place of beginning;

Containing 45 perches, more or less.

Excepting and reserving therefrom 125 feet of land sold off the west end of the lot to Arden Harvey; a dwelling house, garage and additional improvements are erected on said land;

Under and subject to all restrictions, reservations, conditions and covenants, as may be found in prior Deeds forming the chain of title.

Being the same premises which Lila A. Lewis, single, by Deed dated June 2, 2000 and recorded in the Columbia County Recorder of Deeds Office on June 2, 2000 as Instrument No. 200005173, granted and conveyed unto Lawrence R. Brittain, Jr and Deana M. Gross.

## 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 in cash, certified check, or cashier's check.

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

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of 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 the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney  
Christopher A. DeNardo  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406

Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>

# SHERIFF'S SALE

Wednesday, July 30th, 2008 at 10:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 91ED2008 AND CIVIL WRIT NO. 2008-CV-39 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

All that lot of land, situate in the Borough of Benton, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a stone on the east side of an alley;

Thence south 61-1/4 degrees east 15.6 perches along land formerly of C.R. Cox to a stone;

Thence south 39-1/4 degrees west, 3.2 perches along land formerly of John Chapin to a stone;

Thence north 61-1/4 degrees west, 14.9 perches along land formerly of Sarah Ann Lemon, to a stone;

Thence north 29 degrees east, 3 perches along alley to the place of beginning;

Containing 45 perches, more or less.

Excepting and reserving therefrom 125 feet of land sold off the west end of the lot to Arden Harvey: a dwelling house, garage and additional improvements are erected on said land:

Under and subject to all restrictions, reservations, conditions and covenants, as may be found in prior Deeds forming the chain of title.

Being the same premises which Lila A. Lewis, single, by Deed dated June 2, 2000 and recorded in the Columbia County Recorder of Deeds Office on June 2, 2000 as Instrument No. 200005173, granted and conveyed unto Lawrence R. Brittain, Jr and Deana M. Gross.

## 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 in cash, certified check, or cashier's check.

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

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of 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 the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney  
Christopher A. DeNardo  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406

Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA

SS

PIH Mortgage Corporation fka Cendant Mortgage  
Corporation  
PLAINTIFF

No: 2008-CV-39

2008 ED 91

VS.

Lawrence R. Brittain Jr. and Deana M. Gross  
DEFENDANT(S)

WRIT OF EXECUTION:

MORTGAGE FORECLOSURE

TO THE SHERIFF OF COLUMBIA COUNTY:

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

360 Park Street, Benton, PA 17814

See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due

\$59,222.42

Interest from February 12, 2008 to

\$

Costs to be added

Seal of Court

Tami B Kline  
PROTHONOTARY

Date: 5-27-08

Kelly P Brewer  
Deputy Prothonotary

SD

## SHAPIRO & DENARDO, LLC

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO

*Admitted to Illinois and Florida Bars*

DAVID S. KREISMAN

*Admitted to Illinois Only*

CHRISTOPHER A. DENARDO

*Managing Partner*

DANIELLE BOYLE-EBERSOLE +

LAUREN R. TABAS +

ILANA ZION

*Also Licensed in New Jersey*

Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815  
Attn:

RE: PHH Mortgage Corporation aka Cendant Mortgage Corporation vs. Lawrence R.  
Brittain Jr. and Deana M. Gross  
Docket number: 2008-CV-39  
Our file number: 07-30775

Sir or Madam:

The Prothonotary shall have delivered the Writ of Execution for sale of Real Property to you together with the below listed documents for the \_\_\_\_\_ sale date.  
Please advise if this property will not be scheduled for that date.

In accordance with Columbia County's requirements for scheduling a Sheriff's sale, I enclose:

- \_\_\_\_\_ Sale deposit in the amount of \$1,350.00;
- \_\_\_\_\_ 8 copies of the property legal description for the deed and printers;
- \_\_\_\_\_ Affidavit pursuant to Rule 3129.1 ;
- \_\_\_\_\_ Act 91 Affidavit;
- \_\_\_\_\_ Notices of Sale for each Defendant;
- \_\_\_\_\_ Request for service of the notice of sale;
- \_\_\_\_\_ Request for posting, advertising, of the notice of sale.

\_\_\_\_\_ Please time stamp the enclosed "ATTORNEY COPY" of the 3129 Affidavit and return in the prepaid envelope provided.

We will send notice of the sale to all known lienholders prior to the sale and will file a Certification.

Thank you for your cooperation in this matter.

Very truly yours,

Anita Levy  
Legal Assistant

SHAPIRO & DENARDO, LLC  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
Telephone: (610) 278-6800  
Facsimile: (610) 278-9980

Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

Re: PIII Mortgage Corporation fka Cendant Mortgage Corporation vs. Lawrence R.  
Brittain Jr. and Deana M. Gross  
CIVIL ACTION NO. 2008-CV-39  
OUR FILE NO. 07-30775

Sir/Madam:

Please serve the NOTICE OF SALE upon the following Defendants at the addresses  
provided:

Lawrence R. Brittain Jr.  
360 Park St.  
Benton, PA 17814

Deana M. Gross  
360 Park St.  
Benton, PA 17814

Upon service, please forward to this office in the enclosed self-addressed stamped  
envelope, a copy of your Sheriff's Return.

Your assistance in this matter is greatly appreciated.

Very truly yours.

Anita Levy  
Legal Assistant

Enclosures

**UNITED STATES BANKRUPTCY COURT  
MIDDLE DISTRICT OF PENNSYLVANIA**

**Case No. 5:08-bk-50678-RNO**

**Chapter 7**

In re: Debtor(s) (name(s) used by the debtor(s) in the last 8 years, including married, maiden, and trade):

Lawrence Ray Brittain Jr  
aka Lawrence R Brittain, aka Larry Brittain, aka Larry  
Brittain Jr

**ORDER DISMISSING CASE UNDER 11 U.S.C. §521(i)(1)**

It appearing the above named debtor(s) has/have failed to file documents required pursuant to the Bankruptcy Act of 2005, it is hereby,

ORDERED that the case of the above named debtor(s) be and is hereby dismissed. The trustee hereby is discharged from further responsibility in this case, and it is further

ORDERED that all pending actions in this case are hereby dismissed.

Dated: 4/29/08

BY THE COURT



United States Bankruptcy Judge

*This document is electronically signed and filed on the same date.*

SHAPIRO & DENARDO, LLC  
BY: CHRISTOPHER A. DENARDO, ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 78447  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 07-30775

PHH Mortgage Corporation fka Cendant  
Mortgage Corporation  
PLAINTIFF

vs.

Lawrence R. Brittain Jr. and  
Deana M. Gross  
DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2008-CV-39

2008-ED-91

**AFFIDAVIT PURSUANT TO RULE 3129.1**

PHH Mortgage Corporation fka Cendant Mortgage Corporation, Plaintiff in the above action, sets forth, as of the date the praccipe for the writ of execution was filed, the following information concerning the real property located at 360 Park Street, Benton, PA 17814.

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

Lawrence R. Brittain Jr.  
360 Park St.  
Benton, PA 17814

Deana M. Gross  
360 Park St.  
Benton, PA 17814

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

Lawrence R. Brittain Jr.  
360 Park St.  
Benton, PA 17814

Deana M. Gross  
360 Park St.  
Benton, PA 17814

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

PHH Mortgage Corporation fka Cendant Mortgage Corporation  
4001 LEADENHALL ROAD  
MAILSTOP SV-01  
MT. LAUREL, NJ 08054

Mary Jo Remig  
365 McHenry Avenue  
Benton, PA 17814

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

PHH Mortgage Corporation fka Cendant Mortgage Corporation, Plaintiff  
4001 LEADENHALL ROAD  
MAILSTOP SV-01  
MT. LAUREL, NJ 08054

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

Benton Municipal Water and Sewer  
P O Box 516  
Benton, PA 17814

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

Columbia County Domestic Relations  
15 Perry Avenue  
P.O. Box 380  
Bloomsburg, PA 17815

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

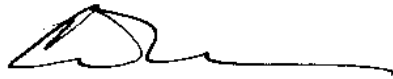
TENANT OR OCCUPANT  
360 Park Street  
Benton, PA 17814



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

SHAPIRO & DENARDO, LLC

BY:

A handwritten signature in black ink, appearing to read 'Christopher A. DeNardo', written over a horizontal line.

Christopher A. DeNardo, Esquire

07-30775

**UNITED STATES BANKRUPTCY COURT  
MIDDLE DISTRICT OF PENNSYLVANIA**

**Case No. 5:08-bk-50678-RNO**

**Chapter 7**

In re: Debtor(s) (name(s) used by the debtor(s) in the last 8 years, including married, maiden, and trade):

Lawrence Ray Brittain Jr  
aka Lawrence R Brittain, aka Larry Brittain, aka Larry  
Brittain Jr

**ORDER DISMISSING CASE UNDER 11 U.S.C. §521(i)(1)**

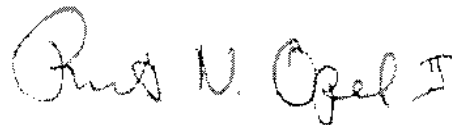
It appearing the above-named debtor(s) has/have failed to file documents required pursuant to the Bankruptcy Act of 2005, it is hereby,

ORDERED that the case of the above-named debtor(s) be and is hereby dismissed. The trustee hereby is discharged from further responsibility in this case, and it is further

ORDERED that all pending actions in this case are hereby dismissed.

Dated: 4/29/08

BY THE COURT

A handwritten signature in black ink, reading "Paul N. Opel II". The signature is written in a cursive, flowing style.

United States Bankruptcy Judge

*This document is electronically signed and filed on the same date.*

SHAPIRO & DENARDO, LLC  
BY: CHRISTOPHER A. DENARDO, ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 78447  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 07-30775

PHH Mortgage Corporation fka Cendant  
Mortgage Corporation  
PLAINTIFF

vs.

Lawrence R. Brittain Jr. and  
Deana M. Gross  
DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2008-CV-39

2008-ED-91

**AFFIDAVIT PURSUANT TO RULE 3129.1**

PHH Mortgage Corporation fka Cendant Mortgage Corporation, Plaintiff in the above 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 360 Park Street, Benton, PA 17814.

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

Lawrence R. Brittain Jr.  
360 Park St.  
Benton, PA 17814

Deana M. Gross  
360 Park St.  
Benton, PA 17814

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

Lawrence R. Brittain Jr.  
360 Park St.  
Benton, PA 17814

Deana M. Gross  
360 Park St.  
Benton, PA 17814

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

PHH Mortgage Corporation fka Cendant Mortgage Corporation  
4001 LEADENHALL ROAD  
MAILSTOP SV-01  
MT. LAUREL, NJ 08054

Mary Jo Romig  
365 McHenry Avenue  
Benton, PA 17814

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

PIIH Mortgage Corporation fka Cendant Mortgage Corporation, Plaintiff  
4001 LEADENHALL ROAD  
MAILSTOP SV-01  
MT. LAUREL, NJ 08054

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

Benton Municipal Water and Sewer  
P O Box 516  
Benton, PA 17814

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

Columbia County Domestic Relations  
15 Perry Avenue  
P.O. Box 380  
Bloomsburg, PA 17815

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

TENANT OR OCCUPANT  
360 Park Street  
Benton, PA 17814

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


SHAPIRO & DENARDO, LLC

BY:

A handwritten signature in black ink, appearing to read 'Christopher A. DeNardo', written over a horizontal line.

Christopher A. DeNardo, Esquire

07-30775



Christopher A. DeNardo, Esquire, Attorney for Plaintiff

SHAPIRO & DENARDO, LLC  
BY: CHRISTOPHER A. DENARDO, ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 78447  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 07-30775

PHH Mortgage Corporation fka Cendant  
Mortgage Corporation  
PLAINTIFF

vs.  
Lawrence R. Brittain Jr. and  
Deana M. Gross  
DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2008-CV-39

2008-ED-91

**CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

I hereby certify that I am the Attorney of record for the Plaintiff in this Action against Real Property and further certify this Property is:

  X   FHA - Tenant Occupied or Vacant

       Commercial

       As a result of a Complaint in Assumpsit

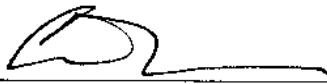
       That the Plaintiff has complied in all respects with Section 403 of the  
Mortgage Assistance Act including but not limited to:

- (a) Service of notice on Defendant(s)
- (b) Expiration of 30 days since the service of notice
- (c) Defendant(s) failure to request or appear at meeting with Mortgagee or Consumer Credit Counseling Agency
- (d) Defendant(s) failure to file application with Homeowners Emergency Assistance Program.

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

SHAPIRO & DENARDO, LLC

BY:

  
\_\_\_\_\_  
Christopher A. DeNardo, Esquire  
PA Bar # 78447

SHAPIRO & DENARDO, LLC  
BY: CHRISTOPHER A. DENARDO, ESQUIRE  
ATTORNEY J.D. NO: PA Bar # 78447  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 07-30775

PHH Mortgage Corporation fka Cendant  
Mortgage Corporation  
PLAINTIFF

vs.

Lawrence R. Brittain Jr. and  
Deana M. Gross  
DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2008-CV-39

2008-ED-91

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Lawrence R. Brittain, Jr.  
360 Park St.  
Benton, PA 17814  
Your house (real estate) at:

360 Park Street, Benton, PA 17814  
02-01-089

is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_ at:

Columbia County Sheriff's County  
35 West Main Street  
Bloomsburg, PA 17185

at \_\_\_\_\_, to enforce the court judgment of \$59,222.42 obtained by PHH Mortgage Corporation fka Cendant Mortgage Corporation against you.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be cancelled if you pay back to PHH Mortgage Corporation fka Cendant Mortgage Corporation the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.
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 be able to stop the sale through other legal proceedings.

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

4. 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 (610) 278-6800.
5. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
6. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call \*.
7. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
8. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer.

At that time, the buyer may bring legal proceedings to evict you.

9. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty (30) days from the date of the sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
10. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.  
YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Columbia County Lawyer Referral Service  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
570-784-8760

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

07-30775

All that lot of land, situate in the Borough of Benton, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a stone on the east side of an alley;

Thence south 61-1/4 degrees east 15.6 perches along land formerly of C.R. Cox to a stone;

Thence south 39-1/4 degrees west, 3.2 perches along land formerly of John Chapin to a stone;

Thence north 61-1/4 degrees west, 14.9 perches along land formerly of Sarah Ann Lemon, to a stone;

Thence north 29 degrees east, 3 perches along alley to the place of beginning;

Containing 45 perches, more or less.

Excepting and reserving therefrom 125 feet of land sold off the west end of the lot to Arden Harvey; a dwelling house, garage and additional improvements are erected on said land:

Under and subject to all restrictions, reservations, conditions and covenants, as may be found in prior Deeds forming the chain of title.

Being the same premises which Lila A. Lewis, single, by Deed dated June 2, 2000 and recorded in the Columbia County Recorder of Deeds Office on June 2, 2000 as Instrument No. 200005173, granted and conveyed unto Lawrence R. Brittain, Jr. and Deana M. Gross.

SHAPIRO & DENARDO, LLC  
BY: CHRISTOPHER A. DENARDO, ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 78447  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 07-30775

PHH Mortgage Corporation fka Cendant  
Mortgage Corporation  
PLAINTIFF

vs.  
Lawrence R. Brittain Jr. and  
Deana M. Gross  
DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2008-CV-39

2008 ED 91

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Deana M. Gross  
360 Park St.  
Benton, PA 17814  
Your house (real estate) at:

360 Park Street, Benton, PA 17814  
02-01-089

is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_ at:

Columbia County Sheriff's County  
35 West Main Street  
Bloomsburg, PA 17185

at \_\_\_\_\_, to enforce the court judgment of \$59,222.42 obtained by PHH Mortgage Corporation fka Cendant Mortgage Corporation against you.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be cancelled if you pay back to PHH Mortgage Corporation fka Cendant Mortgage Corporation the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.
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 be able to stop the sale through other legal proceedings.

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

4. 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 (610) 278-6800.
5. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
6. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call \* .
7. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
8. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer.

At that time, the buyer may bring legal proceedings to evict you.

9. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty (30) days from the date of the sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
10. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.  
YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Columbia County Lawyer Referral Service  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
570-784-8760

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

07-30775

All that lot of land, situate in the Borough of Benton, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a stone on the east side of an alley;

Thence south 61-1/4 degrees east 15.6 perches along land formerly of C.R. Cox to a stone;

Thence south 39-1/4 degrees west, 3.2 perches along land formerly of John Chapin to a stone;

Thence north 61-1/4 degrees west, 14.9 perches along land formerly of Sarah Ann Lemon, to a stone;

Thence north 29 degrees east, 3 perches along alley to the place of beginning;

Containing 45 perches, more or less.

Excepting and reserving therefrom 125 feet of land sold off the west end of the lot to Arden Harvey; a dwelling house, garage and additional improvements are erected on said land;

Under and subject to all restrictions, reservations, conditions and covenants, as may be found in prior Deeds forming the chain of title.

Being the same premises which Lila A. Lewis, single, by Deed dated June 2, 2000 and recorded in the Columbia County Recorder of Deeds Office on June 2, 2000 as Instrument No. 200005173, granted and conveyed unto Lawrence R. Brittain, Jr. and Deana M. Gross.

All that lot of land, situate in the Borough of Benton, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a stone on the east side of an alley;

Thence south 61-1/4 degrees east 15.6 perches along land formerly of C.R. Cox to a stone;

Thence south 39-1/4 degrees west, 3.2 perches along land formerly of John Chapin to a stone;

Thence north 61-1/4 degrees west, 14.9 perches along land formerly of Sarah Ann Lemon, to a stone;

Thence north 29 degrees east, 3 perches along alley to the place of beginning;

Containing 45 perches, more or less.

Excepting and reserving therefrom 125 feet of land sold off the west end of the lot to Arden Harvey; a dwelling house, garage and additional improvements are erected on said land;

Under and subject to all restrictions, reservations, conditions and covenants, as may be found in prior Deeds forming the chain of title.

Being the same premises which Lila A. Lewis, single, by Deed dated June 2, 2000 and recorded in the Columbia County Recorder of Deeds Office on June 2, 2000 as Instrument No. 200005173, granted and conveyed unto Lawrence R. Brittain, Jr. and Deana M. Gross.

All that lot of land, situate in the Borough of Benton, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a stone on the east side of an alley;

Thence south 61-1/4 degrees east 15.6 perches along land formerly of C.R. Cox to a stone;

Thence south 39-1/4 degrees west, 3.2 perches along land formerly of John Chapin to a stone;

Thence north 61-1/4 degrees west, 14.9 perches along land formerly of Sarah Ann Lemon, to a stone;

Thence north 29 degrees east, 3 perches along alley to the place of beginning;

Containing 45 perches, more or less.

Excepting and reserving therefrom 125 feet of land sold off the west end of the lot to Arden Harvey; a dwelling house, garage and additional improvements are erected on said land;

Under and subject to all restrictions, reservations, conditions and covenants, as may be found in prior Deeds forming the chain of title.

Being the same premises which Lila A. Lewis, single, by Deed dated June 2, 2000 and recorded in the Columbia County Recorder of Deeds Office on June 2, 2000 as Instrument No. 200005173, granted and conveyed unto Lawrence R. Brittain, Jr. and Deana M. Gross.

All that lot of land, situate in the Borough of Benton, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a stone on the east side of an alley;

Thence south 61-1/4 degrees east 15.6 perches along land formerly of C.R. Cox to a stone;

Thence south 39-1/4 degrees west, 3.2 perches along land formerly of John Chapin to a stone;

Thence north 61-1/4 degrees west, 14.9 perches along land formerly of Sarah Ann Lemon, to a stone;

Thence north 29 degrees east, 3 perches along alley to the place of beginning;

Containing 45 perches, more or less.

Excepting and reserving therefrom 125 feet of land sold off the west end of the lot to Arden Harvey; a dwelling house, garage and additional improvements are erected on said land;

Under and subject to all restrictions, reservations, conditions and covenants, as may be found in prior Deeds forming the chain of title.

Being the same premises which Lila A. Lewis, single, by Deed dated June 2, 2000 and recorded in the Columbia County Recorder of Deeds Office on June 2, 2000 as Instrument No. 200005173, granted and conveyed unto Lawrence R. Brittain, Jr. and Deana M. Gross.



All that lot of land, situate in the Borough of Benton, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a stone on the east side of an alley;

Thence south 61-1/4 degrees east 15.6 perches along land formerly of C.R. Cox to a stone;

Thence south 39-1/4 degrees west, 3.2 perches along land formerly of John Chapin to a stone;

Thence north 61-1/4 degrees west, 14.9 perches along land formerly of Sarah Ann Lemon, to a stone;

Thence north 29 degrees east, 3 perches along alley to the place of beginning;

Containing 45 perches, more or less.

Excepting and reserving therefrom 125 feet of land sold off the west end of the lot to Arden Harvey; a dwelling house, garage and additional improvements are erected on said land;

Under and subject to all restrictions, reservations, conditions and covenants, as may be found in prior Deeds forming the chain of title.

Being the same premises which Lila A. Lewis, single, by Deed dated June 2, 2000 and recorded in the Columbia County Recorder of Deeds Office on June 2, 2000 as Instrument No. 200005173, granted and conveyed unto Lawrence R. Brittain, Jr. and Deana M. Gross.

All that lot of land, situate in the Borough of Benton, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a stone on the east side of an alley;

Thence south 61-1/4 degrees east 15.6 perches along land formerly of C.R. Cox to a stone;

Thence south 39-1/4 degrees west, 3.2 perches along land formerly of John Chapin to a stone;

Thence north 61-1/4 degrees west, 14.9 perches along land formerly of Sarah Ann Lemon, to a stone;

Thence north 29 degrees east, 3 perches along alley to the place of beginning;

Containing 45 perches, more or less.

Excepting and reserving therefrom 125 feet of land sold off the west end of the lot to Arden Harvey; a dwelling house, garage and additional improvements are erected on said land;

Under and subject to all restrictions, reservations, conditions and covenants, as may be found in prior Deeds forming the chain of title.

Being the same premises which Lila A. Lewis, single, by Deed dated June 2, 2000 and recorded in the Columbia County Recorder of Deeds Office on June 2, 2000 as Instrument No. 200005173, granted and conveyed unto Lawrence R. Brittain, Jr. and Deana M. Gross.

All that lot of land, situate in the Borough of Benton, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a stone on the east side of an alley;

Thence south 61-1/4 degrees east 15.6 perches along land formerly of C.R. Cox to a stone;

Thence south 39-1/4 degrees west, 3.2 perches along land formerly of John Chapin to a stone;

Thence north 61-1/4 degrees west, 14.9 perches along land formerly of Sarah Ann Lemon, to a stone;

Thence north 29 degrees east, 3 perches along alley to the place of beginning;

Containing 45 perches, more or less.

Excepting and reserving therefrom 125 feet of land sold off the west end of the lot to Arden Harvey; a dwelling house, garage and additional improvements are erected on said land;

Under and subject to all restrictions, reservations, conditions and covenants, as may be found in prior Deeds forming the chain of title.

Being the same premises which Lila A. Lewis, single, by Deed dated June 2, 2000 and recorded in the Columbia County Recorder of Deeds Office on June 2, 2000 as Instrument No. 200005173, granted and conveyed unto Lawrence R. Brittain, Jr. and Deana M. Gross.

Shapiro & Kreisman - PA  
General Business Account  
3600 Horizon Drive, Suite 150  
King Of Prussia, PA 19406  
(610) 278-6800

LaSalle Bank N. A.

2-50/710


307872

DATE	5/13/2008
AMOUNT	***1,350.00

PAY One Thousand Three Hundred Fifty and 00/100\*\*\*\*\*

TO THE SHERIFF OF COLUMBIA COUNTY  
ORDER P.O. BOX 380  
OF BLOOMSBURG, PA 17815

VOID AFTER 90 DAYS



07-30775 BRITAIN JR.

⑈307872⑈ ⑆071000505⑆ 5201147419⑈