

**Phelan Hallinan & Schmieg, L.L.P.**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**  
**Fax: (215) 563-7009**

Foreclosure Manager

Representing Lenders in  
Pennsylvania and New Jersey

May 24, 2010

Office of the Sheriff  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: **PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE  
CORPORATION v.  
KELLY L. GREGORY and PATRICA A. MENSCH  
1026 LASALLE STREET BERWICK, PA 18603  
Court No. 2008-CV-1984**

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for May 26, 2010 due to the following: Loss Mitigation.

\$0.00 was received in consideration of the stay. Please be advised that no funds were reported to be received.

You are hereby directed to immediate discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.

Thank you for your cooperation in this matter.

Very Truly Yours,  
PATRICK WIRT for  
Phelan Hallinan & Schmieg, LLP

# SHERIFF'S SALE COST SHEET

PHH Mortgage vs. Grogby + Amos  
 NO. 36-09 ED NO. 1984-08 JD DATE/TIME OF SALE 3:45pm

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ 165.00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ 30.00
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ 26.40
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ 5.50
NOTARY	\$ 15.00
TOTAL *****	\$ 329.40

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ 855.60
SOLICITOR'S SERVICES	<del>\$75.00</del>
TOTAL *****	\$ 1005.60

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$
TOTAL *****	\$ -0-

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$
WATER 20	\$
TOTAL *****	\$ -0-

SURCHARGE FEE (DSTE)	\$ 10.00
MISC.	\$
TOTAL *****	\$ -0-

TOTAL COSTS (OPENING BID) \$ 1350.00

# SHERIFF'S SALE COST SHEET

PMA Mortgage Corp. vs. Kelly Grady & Patricia March  
 NO. 36-81 ED NO. 1984-52 JD DATE/TIME OF SALE Feb. 11 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>50.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</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>412.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>558.60</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1080.60</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>5.00</u>
TOTAL ***** \$ <u>15.00</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>ref</u>
SCHOOL DIST. 20	\$ <u>      </u>
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>158.26</u>
WATER 20	\$ <u>      </u>
TOTAL ***** \$ <u>158.26</u>	

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>100.00</u>	

TOTAL COSTS (OPENING BID) \$ 1840.86

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

PIH Mortgage Corp. vs Billy S. Sargent & Patricia Marsh

NO. 36-09 ED NO. 1984-08 JD

DATE/TIME OF SALE: FEB. 21, 1985

BID PRICE (INCLUDES COST) \$ \_\_\_\_\_

POUNDAGE - 2% OF BID \$ \_\_\_\_\_

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

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

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

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

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

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

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

TOTAL DUE: \$ \_\_\_\_\_

LESS DEPOSIT: \$ \_\_\_\_\_

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

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_



May 24, 2010

Timothy T. Chamberlain  
Sheriff of Columbia County  
Court House- P.O. Box 380  
Bloomsburg, PA 17815

**PHH MORTGAGE CORPORATION, F/K/A CCEDANT MORTGAGE  
CORPORATION**

VS.

**KELLY GREGORY  
PATRICIA A. MENSCH**

**DOCKET # 36ED2009**

**JD # 1984JD2008**

Dear Timothy:

The amount due on the sewer account #128653 for the property located at 1062 LaSalle Street Berwick, Pa through June 30, 2010 is \$158.26.

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

Sincerely,

Kristy Romig  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Employer"*

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Provider"*

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

**Phelan Hallinan & Schmieg, L.L.P.**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**  
**Fax: (215) 563-7009**

Foreclosure Manager

Representing Lenders in  
Pennsylvania and New Jersey

February 22, 2010

Office of the Sheriff  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE  
CORPORATION v.  
KELLY L. GREGORY and PATRICA A. MENSCH  
1026 LASALLE STREET BERWICK, PA 18603  
Court No. 2008-CV-1984

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for February 24, 2010 due to the following: Court Order.

The Property is to be relisted for the May 26, 2010 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,  
ELIZABETH HALLINAN for  
Phelan Hallinan & Schmieg, LLP

PHH MORTGAGE CORPORATION,  
F/K/A CENDANT MORTGAGE  
CORPORATION,

Plaintiff

vs.

KELLY L. GREGORY  
PATRICIA A. MENSCH,

Defendants

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: COLUMBIA COUNTY BRANCH, PENNA.  
: CIVIL ACTION – LAW  
:  
:  
: NO. 2008 CV 1984  
:

**ORDER**

AND NOW, this 12<sup>th</sup> day of February, 2010, this matter having come before the Court upon Defendants Motion To Postpone Sale, good cause being shown, it is hereby ORDERED, ADJUDGED and DECREED that the sale of the property in the above matter be and hereby is postponed from February 24, 2010 until May 26, 2010. No additional advertising or notice to lien holders or defendants is required.

BY THE COURT:

15/Thomas A. Jamgo J.

RECEIVED  
FEB 15 10 05  
CLERK OF COURT

NORTH PENN LEGAL SERVICES

**Garry Wamser, Esquire**

I.D. No. 31940

168 East Fifth Street

Bloomsburg, PA 17815

(570) 784-8760

Counsel for Defendants

PHH MORTGAGE CORPORATION,  
F/K/A CENDANT MORTGAGE  
CORPORATION,

Plaintiff

vs.

KELLY L. GREGORY  
PATRICIA A. MENSCH,

Defendants

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: COLUMBIA COUNTY BRANCH, PENNA.  
: CIVIL ACTION – LAW

: NO. 2008 CV 1984

**MOTION TO POSTPONE SHERIFF'S SALE**

FILED  
2009 FEB 12 A 9 51  
CLERK OF COURT  
COLUMBIA COUNTY, PENN.

COMES NOW Kelly L. Gregory and Patricia A. Mensch, Defendants, by and through their attorney North Penn Legal Services and Garry Wamser, Esquire, and requests that this Court postpone the sheriff's sale set in the above matter for February 24, 2010. As grounds therefore movants state as follows:

1. On May 22, 2009, upon consideration of Defendants Motion To Vacate The Sale, the Court vacated a scheduled foreclosure sale in the above matter until December 2009.
2. The Court's Order provides that "the sale may be postponed again in one month increments until after Defendants' Motion to Open Judgment is resolved".
3. Since the entry of that Order, the parties have amicably resolved the dispute and Defendants have resumed mortgage payments in accordance with an agreement entered into with their mortgage company, PHH Mortgage Corporation.
4. Based on this Defendants had sought a Motion To Postpone Sheriff's Sale in December of 2009.

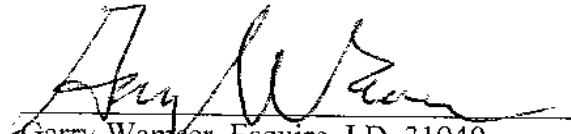


5. On December 2, 2009 this Court entered an Amended Order postponing the sale until February 24, 2010.
6. Defendants have continued to make timely mortgage payments in accordance with the agreement entered into with Plaintiff, PHH Mortgage Corporation.
7. Defendants' attorney has contacted the attorney for Plaintiff and has requested concurrence on this Motion.
8. Plaintiff's attorney has consented to a 90 day postponement in the sale.

WHEREFORE Defendants pray that this Court vacate the proposed sheriff's sale set for February 24, 2010 and reschedule the sale for the next appropriate date, May 26, 2010.

Respectfully submitted,

NORTH PENN LEGAL SERVICES




Garry Wanser, Esquire I.D. 31940

168 East Fifth Street  
Bloomsburg, PA 17815

Counsel for Defendants

I hereby state that I am the attorney for the Defendants in this matter, that Defendants are outside the jurisdiction of the Court and/or the verification could not be obtained within the time allowed for the filing of the pleading, that I am authorized to make this verification pursuant to Pa. R.C.P. 1024(c), and that the statements made in the foregoing civil action are based upon information supplied by Defendants and are true and correct to the best of my knowledge, information and belief.

The undersigned understands that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

  
Garry Wamser, Esquire I.D.#31940

DATE: 2/9/10

Commonwealth of PA  
PO Box 2675  
Harrisburg, PA 17105

Article Addressed to:

ENDER: COMPLETE THIS SECTION  
Complete items 1, 2, 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.

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent ☐ Addressee

B. Received by (Printed Name) *Lee Simmons* ☒ Addressee

C. Date of Delivery *FEB 13 2009*

D. Is delivery address different from item 1? ☐ Yes ☐ No

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 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:

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

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

7007 3020 0001 4837 9591

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 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

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M

7007 3020 0001 4837 9577

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 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

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent ☐ Addressee

B. Received by (Printed Name) *[Signature]* ☒ Addressee

C. Date of Delivery *FEB 13 2009*

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

7007 3020 0001 4837 9607

Receipt

102595-02-M-1



February 18, 2010

Timothy T. Chamberlain  
Sheriff of Columbia County  
Court House- P.O. Box 380  
Bloomsburg, PA 17815

**PHH MORTGAGE CORPORATION, F/K/A CEDANT MORTGAGE CORPORATION**

**VS.**

**KELLY L. GREGORY  
PATRICIA A. MENSCH**

**DOCKET # 36ED2009**

**JD # 1984JD2008**

Dear Timothy:

The amount due on the sewer account #128653 for the property located at 1062 LaSalle Street Berwick, Pa through March 31, 2010 is **\$65.26**.

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

Sincerely,

A handwritten signature in cursive script that reads "Kristy Romig".

Kristy Romig  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Employer"*

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Provider"*

**1108 Freas Avenue • Berwick, Pennsylvania 18603**

**Phone: (570) 752-8477 • Fax: (570) 752-8479**

FHH MORTGAGE CORPORATION,  
F/K/A CENDANT MORTGAGE  
CORPORATION,

Plaintiff

vs.

KELLY L. GREGORY  
PATRICIA A. MENSCH,

Defendants

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: COLUMBIA COUNTY BRANCH, PENNA.  
: CIVIL ACTION - LAW

: NO. 2008 CV 1984

**ORDER**

AND NOW, this 30<sup>th</sup> day of November 2009, this matter having come before the

Court upon Defendants Motion To Postpone Sale, good cause being shown, it is hereby ORDERED,

from 12-2-09  
ADJUDGED and DECREED that the sale of the property in the above matter be and hereby is

postponed until:

By time to be set by Columbia County  
Sheriff without advertisement (see Grandd  
Order of Court 5-2209)

BY THE COURT:

15 Thomas J. G. J.

NORTH PENN LEGAL SERVICES

**Garry Wamser, Esquire**

I.D. No. 31940

168 East Fifth Street

Bloomsburg, PA 17815

(570) 784-8760

Counsel for Defendants

PHH MORTGAGE CORPORATION,  
F/K/A CENDANT MORTGAGE  
CORPORATION,

Plaintiff

vs.

KELLY L. GREGORY

PATRICIA A. MENSCH,

Defendants

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: COLUMBIA COUNTY BRANCH, PENNA.  
: CIVIL ACTION – LAW

: NO. 2008 CV 1984

**MOTION TO POSTPONE SHERIFF'S SALE**

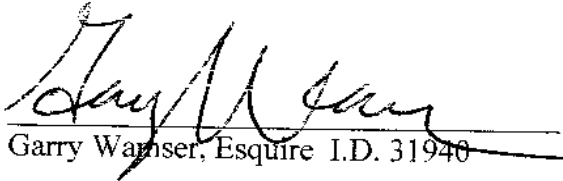
COMES NOW Kelly L. Gregory and Patricia A. Mensch, Defendants, by and through their attorney North Penn Legal Services and Garry Wamser, Esquire, and requests that this Court postpone the sheriff's sale set in the above matter for December 2, 2009. As grounds therefore movants state as follows:

1. On May 22, 2009, upon consideration of Defendants Motion To Vacate The Sale, the Court vacated a scheduled foreclosure sale in the above matter until December 2009.
2. The Court's Order provides that "the sale may be postponed again in one month increments until after Defendants' Motion to Open Judgment is resolved".
3. Since the entry of that Order, the parties have amicably resolved the dispute and Defendants have resumed mortgage payments in accordance with an agreement entered into with their mortgage company, PHH Mortgage Corporation.
4. Based on this Defendants are requesting that the sale set for December 2009 be postponed.
5. Defendants' attorney has contacted the attorney for Plaintiffs and has requested concurrence.

WHEREFORE Defendants pray that this Court enter an order postponing the December 2009 sale.

Respectfully submitted,

NORTH PENN LEGAL SERVICES

  
Garry Wamser, Esquire I.D. 31940

168 East Fifth Street  
Bloomsburg, PA 17815

Counsel for Defendants



August 14, 2009

Timothy T. Chamberlain  
Sheriff of Columbia County  
Court House- P.O. Box 380  
Bloomsburg, PA 17815

**PHH MORTGAGE CORPORATION, F/K/A CEDANT MORTGAGE  
CORPORATION**

**VS.**

**KELLY L. GREGORY  
PATRICIA A. MENSCH**

**DOCKET # 36ED2009**

**JD # 1984JD2008**

Dear Timothy:

The updated amount due on the sewer account #128653 for the property located at 1026 LaSalle Street Berwick, Pa through December 31, 2009 is \$170.58.

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

Sincerely,

Kelly Greer  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Employer"*

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Provider"*

**1108 Freas Avenue • Berwick, Pennsylvania 18603**

**Phone: (570) 752-8477 • Fax: (570) 752-8479**



PHH MORTGAGE CORPORATION,	:	IN THE COURT OF COMMON PLEAS
F/K/A CENDANT MORTGAGE	:	OF THE 26TH JUDICIAL DISTRICT
CORPORATION, PENNSYLVANIA,	:	OF PENNSYLVANIA
Plaintiff	:	COLUMBIA COUNTY BRANCH
VS	:	CIVIL ACTION-LAW
KELLY L. GREGORY,	:	
PATRICIA A. MENSCH,	:	
Defendant	:	NO. 1984 OF 2008

APPEARANCES:

Maryann Lynn, for PHH Mortgage Corporation.  
 GARRY WAMSER, ESQUIRE, Attorney for Defendant.

*Lynn*  
*Garry Kelly*  
 con *215-320-0007*  
 ORD *ex 1299*  
 he: *Fax 215-563-8656*  
*Sue 12-2 0900*  
 again in case...

day of May, 2009, upon  
 on to vacate sale, the Court  
 eduled for May 27, 2009 is  
 . The sale may be postponed  
 til after Defendant's motion  
 to open judgement is resolved. It is noted that this matter  
 may be resolved globally amicably between the parties. If  
 there are further postponements, the sheriff is directed to  
 announce the postponement at the sheriff's sale and that no  
 additional advertising or notice to Defendants or lien holders  
 will be required.

2. The hearing on Defendant's motion to open judgement

**Phelan Hallinan & Schmieg, L.L.P.**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**  
**Fax: (215) 563-8656**

Representing Lenders in  
Pennsylvania and New Jersey

Foreclosure Manager

May 22, 2009

Office of the Sheriff  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE  
CORPORATION v.  
KELLY L. GREGORY and PATRICA A. MENSCH  
1026 LASALLE STREET BERWICK, PA 18603  
Court No. 2008-CV-1984

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is  
scheduled for May 27, 2009 due to the following: Court Order.

Please list property for 60 days put and provide new sale date.  
Please fax new sale date to 215-563-8656.

Thank you for your correspondence in this matters.

Very Truly Yours,  
LYNNETTE BRITTON for  
Phelan Hallinan & Schmieg, LLP

June

- 9:00 AM KERRY & CHRISTOPHER LAUER—606 GREEN STREET BERWICK—04C-04-091 2007+2008 Taxes
- 9:00 AM TIMOTHY HUNTINGTON—217 ROBBINS RD BLOOMSBURG—26-02-003-05 NONE
- 9:00 AM LARRY & KATHRYN HANEY—1122 1<sup>ST</sup> AVENUE BERWICK—04C-002-04 NONE  
bkpt?
- 9:00 AM FRANCIS & BETH ANN MCGADY—LOT #29 AKA 212 WEST 3<sup>RD</sup> ST. MIFFLINVILLE—23-05A-040 NONE
- 9:00 AM DOUGLAS BOWIE—455 SUMMERHILL RD BERWICK—07-03C-048 NONE
- 9:00 AM STEVE PADEN—300 BOWERS LANE BERWICK—04A-01-076 NONE
- 9:30 AM GRAYDON TAYLOR—8 ARC ROAD ORANGEVILLE—15-05-001 NONE
- 9:30 AM DONALD PURSEL, JR & DONALD PURSEL, III—355 E 5<sup>TH</sup> ST. BLOOMSBURG—05E-03-332 NONE  
STAYED TIL AUG 19 0900
- 9:30 AM ALLAN & HEATHER ANDREWS—511 MAINS STREET ORANGEVILLE—28-03-026 2007+2008 Taxes
- 9:30 AM JAMES LECKIE—807 WEST FRONT STREET BERWICK—04C-04-149 2008 Taxes
- 9:30 AM ROGER RESSEGUIE—256 THOMAS ROAD BLOOMSBURG—26-04-007 NONE  
STAYED TIL JUNE 24 0930
- 9:30 AM RUSSELL LEWIS—236 W. 3<sup>RD</sup> STREET BLOOMSBURG-05W-04-255-01 NONE
- 9:30 AM KELLY GREGORY & PATRICIA MENSCH—1026 LASALLE ST. BERWICK—04C-01-310 NONE
- 10:00 AM BONNIE & EDWARD STOENIEF—3725 OLD BERWICK RD BLOOMSBURG—31-4C2-026 2008 Taxes  
STAYED TIL JUNE 24 1000
- 10:00 AM WADE & LINDA MILLER—242 LEONARD ST. BLOOMSBURG—05W-07-100 2007+2008 Taxes  
STAYED TIL AUG. 19 0900
- 10:00 AM HEIRS OF MEL GEARY—339 FROSTY VALLEY RD BLOOMSBURG—18-09-003-08 2008 Taxes



May 20, 2009

Timothy T. Chamberlain  
Sheriff of Columbia County  
Court House- P.O. Box 380  
Bloomsburg, PA 17815

**PHH MORTGAGE CORPORATION, F/K/A CEDANT MORTGAGE  
CORPORATION**

**VS.**

**KELLY L. GREGORY  
PATRICIA A. MENSCH**

**DOCKET # 36ED2009**

**JD # 1984JD2008**

Dear Timothy:

The *updated* amount due on the sewer account #128653 for the property located at 1026 LaSalle Street Berwick, Pa through June 30, 2009 is \$82.29.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Greer", is written over the typed name.

Kelly Greer  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Employer"*

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Provider"*

**1108 Freas Avenue • Berwick, Pennsylvania 18603**

**Phone: (570) 752-8477 • Fax: (570) 752-8479**

per Kelly Runkle

PHH MORTGAGE CORPORATION,	:	IN THE COURT OF COMMON PLEAS
F/K/A CENDANT MORTGAGE	:	OF THE 26TH JUDICIAL DISTRICT
CORPORATION, PENNA.,	:	OF PENNSYLVANIA
Plaintiff	:	COLUMBIA COUNTY BRANCH
VS	:	CIVIL ACTION-LAW
KELLY L. GREGORY,	:	
PATRICIA A. MENSCH,	:	
Defendant	:	NO. 1984 OF 2008

## APPEARANCES:

ATTORNEY WARR for PHH Mortgage Corp.  
 GARRY WAMSER, ESQUIRE, Attorney for Defendant

ORDER OF COURT

AND NOW, to wit, this 21st day of April, 2009, at the time set for a rule returnable on Defendant's motion to open judgement/vacate sheriff's sale, the Court ORDERS the following:

1. The sheriff's sale scheduled for April 29, 2009 is hereby postponed. The sheriff is DIRECTED to announce the postponement at the sheriff's sale which shall be rescheduled without the necessity of further advertising to the parties or lien holders. The rescheduling will be upon praecipe filed by either party in conjunction with paragraph two hereof.

2. The hearing on Defendant's motion to open judgement is hereby postponed and shall be rescheduled upon praecipe filed by either party.

The attorneys are DIRECTED and encouraged to amicably resolve this matter in the best interest of the parties.

BY THE COURT,

A handwritten signature in dark ink, appearing to read 'T. A. James, Jr.', written over a horizontal line.

HONORABLE THOMAS A. JAMES, JR.

PHELAN HALLINAN & SCHMIEG, LLP  
1617 JFK Boulevard, Suite 1400  
Philadelphia, PA 19103-1814  
Automated Attendant # 215-320-0007 ext 1365  
Operated Assisted # 215-563-7000 ext 1365  
Fax # 215-563-7009  
Nicole.Kramer@fedphe.com

April 21, 2009

Office of the Sheriff  
COLUMBIA County Courthouse

RE: GMAC MORTGAGE, LLC S/I TO GMAC MORTGAGE CORPORATION  
V. GREGORY J. TAYLOR, EXECUTOR AND DEVISEE OF THE ESTATE OF  
GRAYDON D. TAYLOR A/K/A GRAYDON DOYLE TAYLOR and ESTATE OF  
GRAYDON D. TAYLOR A/K/A GRAYDON DOYLE TAYLOR  
COLUMBIA COUNTY, NO. 2008-CV-1206-MF

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

**\*\*\*\*\*IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.\*\*\*\*\***

Yours truly,



Nicole Kramer  
For PHELAN HALLINAN & SCHMIEG, LLP

**\*\*\*PROPERTY IS LISTED FOR THE 05/27/2009 SHERIFF'S SALE.\*\*\***

**GMAC MORTGAGE, LLC S/I/ TO  
GMAC MORTGAGE CORPORATION**

**: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
: CIVIL DIVISION  
:  
: NO. 2008-CV-1206-MF**

**vs.**

**GREGORY J. TAYLOR, EXECUTOR AND DEVISEE  
OF THE ESTATE OF GRAYDON D. TAYLOR A/K/A  
GRAYDON DOYLE TAYLOR**

**ESTATE OF GRAYDON D. TAYLOR  
A/K/A GRAYDON DOYLE TAYLOR**

**:**

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

COMMONWEALTH OF PENNSYLVANIA     )  
COUNTY OF COLUMBIA                     )

**SS:**

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **GMAC MORTGAGE, LLC S/I/**  
**TO GMAC MORTGAGE CORPORATION** hereby verify that true and correct copies of the  
Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any  
known interested party see Exhibit "A" attached hereto.

DATE: April 21, 2009

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff



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 April 8, 15, 22, 2009 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.

Sworn and subscribed to before me this 22<sup>nd</sup> day of April, 2009.

(Notary Public)  
COMMONWEALTH OF PENNSYLVANIA  
My commission expires  
Notarial Seal  
Dennis L. Ashenfelder, Notary Public  
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.

PHILAN, HALLINAN & SCHMIEG, LLP  
By: Daniel G. Schmieg, Esquire  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Ste. 1400  
Philadelphia, PA 19104-1814\_\_\_\_\_

Attorney for Plaintiff

**PHH MORTGAGE CORPORATION, F/K/A  
CENDANT MORTGAGE CORPORATION**

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION

vs.

**KELLY L. GREGORY  
PATRICA A. MENSCH**

**No. 2008-CV-1984**

**SUGGESTION OF RECORD CHANGE**  
**RE: CORRECTION OF DEFENDANT'S NAME**

**TO THE PROTHONOTARY:**

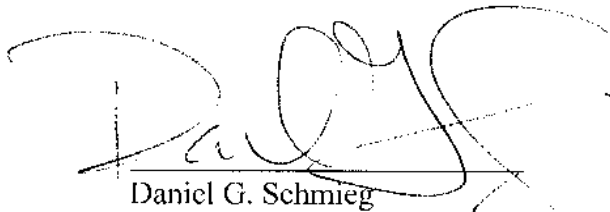
Daniel G. Schmieg, Esquire, attorney for the Plaintiff, hereby certifies that, to the best of his knowledge, information and belief that the defendant's name was erroneously listed in the caption as:

**PATRICA A. MENSCH**

Kindly change the information on the docket to read as follows:

**PATRICIA A. MENSCH**

Date: March 25, 2009

  
Daniel G. Schmieg  
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP  
1617 JFK Boulevard, Suite 1400  
Philadelphia, PA 19103-1814  
Automated Attendant # 215-320-0007 ext 1365  
Operated Assisted # 215-563-7000 ext 1365  
Fax # 215-563-7009  
Nicole.Kramer@fedphe.com

March 25, 2009

Office of the Prothonotary  
COLUMBIA County Courthouse

RE: PHII MORTGAGE CORPORATION, F/K/A  
CENDANT MORTGAGE CORPORATION  
v. KELLY L. GREGORY and PATRICIA A. MENSCH  
COLUMBIA COUNTY, NO. 2008-CV-1984

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Thank you for your cooperation.

Yours truly,



Nicole Kramer  
For PHELAN HALLINAN & SCHMIEG, LLP

CC: Sheriff's Office of COLUMBIA County

**PHH MORTGAGE CORPORATION, F/K/A  
CENDANT MORTGAGE CORPORATION**

**vs.**

**KELLY L. GREGORY  
PATRICIA A. MENSCH**

**: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
: CIVIL DIVISION  
:  
: NO. 2008-CV-1984  
:**

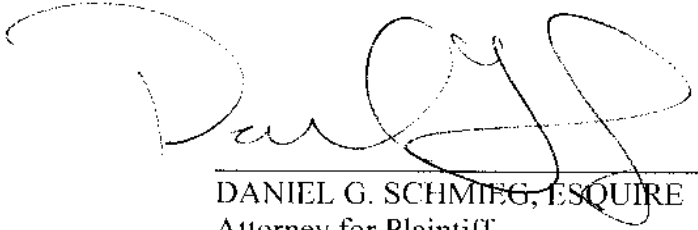
**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

COMMONWEALTH OF PENNSYLVANIA     )  
COUNTY OF COLUMBIA                     )

**SS:**

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION** hereby verify that true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: March 25, 2009

  
\_\_\_\_\_  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

Name and Address of Sender

PHELAN HALLINAN & SCHMIEG LLC  
ONE PENN CENTER, PLAZA, SUITE 1400  
PHILADELPHIA, PA 19103-1814

SUPPORT TEAM

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 1026 LASALLE STREET BERWICK, PA 18603		
2	*****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
4		BERWICK BOUROUGH COUNCIL 344 MARKET STREET BERWICK, PA 18603		
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE: KELLY L. GREGORY PHS #190684. TEAM 3/IVS		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



PHELAN, HALLINAN & SCHMIEG, LLP  
By: Daniel G. Schmieg, Esquire  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Ste. 1400  
Philadelphia, PA 19104-1814\_\_\_\_\_

Attorney for Plaintiff

**PHH MORTGAGE CORPORATION, F/K/A  
CENDANT MORTGAGE CORPORATION**

:

COLUMBIA COUNTY

:

COURT OF COMMON PLEAS

:

:

CIVIL DIVISION

vs.

**KELLY L. GREGORY  
PATRICA A. MENSCH**

**No. 2008-CV-1984**

**SUGGESTION OF RECORD CHANGE**  
**RE: CORRECTION OF DEFENDANT'S NAME**

**TO THE PROTHONOTARY:**

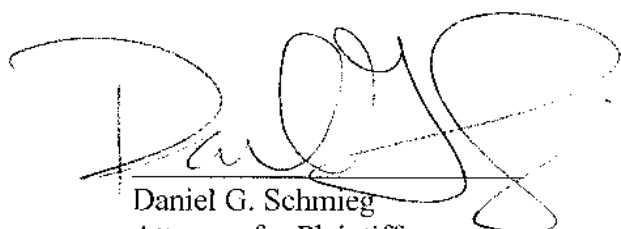
Daniel G. Schmieg, Esquire, attorney for the Plaintiff, hereby certifies that, to the best of his knowledge, information and belief that the defendant's name was erroneously listed in the caption as:

**PATRICA A. MENSCH**

Kindly change the information on the docket to read as follows:

**PATRICIA A. MENSCH**

Date: March 25, 2009

  
Daniel G. Schmieg  
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP  
1617 JFK Boulevard, Suite 1400  
Philadelphia, PA 19103-1814  
Automated Attendant # 215-320-0007 ext 1365  
Operated Assisted # 215-563-7000 ext 1365  
Fax # 215-563-7009  
Nicole.Kramer@fedphe.com

March 25, 2009

Office of the Sheriff  
COLUMBIA County Courthouse

RE: PHH MORTGAGE CORPORATION, F/K/A  
CENDANT MORTGAGE CORPORATION  
V. KELLY L. GREGORY and PATRICIA A. MENSCH  
COLUMBIA COUNTY, NO. 2008-CV-1984

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

**\*\*\*\*\*IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.\*\*\*\*\***

Yours truly,



Nicole Kramer  
For PHELAN HALLINAN & SCHMIEG, LLP

**\*\*\*PROPERTY IS LISTED FOR THE 04/29/2009 SHERIFF'S SALE.\*\*\***

**PHH MORTGAGE CORPORATION, F/K/A  
CENDANT MORTGAGE CORPORATION**

**vs.**

**KELLY L. GREGORY  
PATRICIA A. MENSCH**

**: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
: CIVIL DIVISION  
:  
: NO. 2008-CV-1984  
:**

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

COMMONWEALTH OF PENNSYLVANIA     )  
COUNTY OF COLUMBIA                     )

**SS:**

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION** hereby verify that true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: March 25, 2009

  
\_\_\_\_\_  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff



Name and Address of Sender

PHELAN HALLINAN & SCIMMIEG LLC  
ONE PENN CENTER, PLAZA, SUITE 1400  
PHILADELPHIA, PA 19103-1814

SUPPORT TEAM

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fec
1	*****	TENANT/OCCUPANT 1026 LASALLE STREET BERWICK, PA 18603		
2	*****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
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5				
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11				
12				
13				
14				
15		RE:KELLY L. GREGORY      PHS #190684      TEAM 3/JVS		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



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.

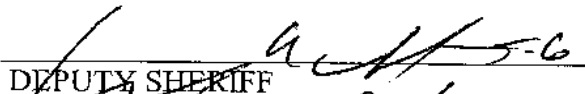
KELLY GREGORY & PATRICIA MENSCH

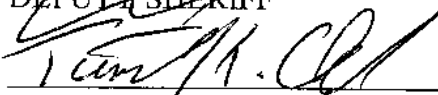
WRIT OF EXECUTION #36 OF 2009 ED

POSTING OF PROPERTY

MARCH 24, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF KELLY GREGORY & PATRICIA MENSCH AT 1026 LASALLE ST. BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY DEPUTY SHERIFF LARRY SURKIN.

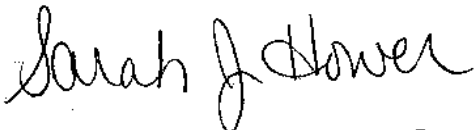
SO ANSWERS:

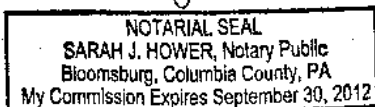
  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 24<sup>TH</sup> DAY OF MARCH 2009





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) 784-8300

PHH MORTGAGE CORPORATION, F/K/A  
CEDANT MORTGAGE CORPORATION

VS

Docket # 36ED2009

MORTGAGE FORECLOSURE

KELLY L. GREGORY  
PATRICIA A. MENSCH

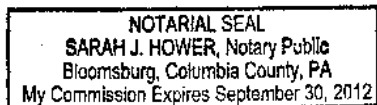
AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, FEBRUARY 12, 2009, AT 10:55 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON PATRICIA MENSCH AT 1026 LASALLE STREET, BERWICK BY HANDING TO PATRICIA MENSCH, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, FEBRUARY 13, 2009

Sarah J. Hower  
NOTARY PUBLIC



Timothy T. Chamberlain  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

P. D'Angelo  
X  
P. D'ANGELO  
DEPUTY SHERIFF

PHELAN HALLINAN AND SCHMIEG  
1617 JOHN F KENNEDY BLVD ONN PENN CENTER  
Suite 140  
PHILADELPHIA, PA 19103

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

PHH MORTGAGE CORPORATION, F/K/A  
CEDANT MORTGAGE CORPORATION

VS

Docket # 36ED2009

MORTGAGE FORECLOSURE

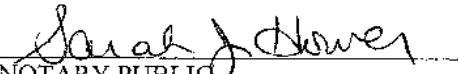
KELLY L. GREGORY  
PATRICIA A. MENSCH

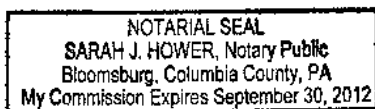
AFFIDAVIT OF SERVICE

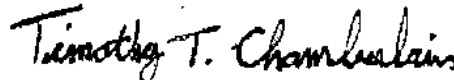
NOW, THIS THURSDAY, FEBRUARY 12, 2009, AT 10:55 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON KELLY GREGORY AT 1026 LASALLE STREET, BERWICK BY HANDING TO PATRICIA MENSCH, AIC, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, FEBRUARY 13, 2009

  
NOTARY PUBLIC





X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X   
P. D'ANGELO  
DEPUTY SHERIFF

PHIELAN HALLINAN AND SCHMIEG  
1617 JOHN F KENNEDY BLVD ONN PENN CENTER  
Suite 140  
PHILADELPHIA, PA 19103



February 16, 2009

Timothy T. Chamberlain  
Sheriff of Columbia County  
Court House- P.O. Box 380  
Bloomsburg, PA 17815

**PEH MORTGAGE CORPORATION, F/K/A CEDANT MORTGAGE  
CORPORATION**

**VS.**

**KELLY L. GREGORY  
PATRICIA A. MENSCH**

**DOCKET # 36ED2009**

**JD # 1984JD2008**

Dear Timothy:

The amount due on the sewer account #128653 for the property located at 1026  
Lasalle Street Berwick, Pa through June 30, 2009 is \$291.90.

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

Sincerely,

Kelly Greer  
Authority Clerk

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 2/11/2009

SERVICE# 1 - OF - 12 SERVICES  
DOCKET # 36ED2009

PLAINTIFF PHH MORTGAGE CORPORATION, F/K/A CEDANT  
MORTGAGE CORPORATION

DEFENDANT KELLY L. GREGORY  
PATRICIA A. MENSCH

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
KELLY GREGORY	MORTGAGE FORECLOSURE
1026 LASALLE STREET	
BERWICK	

SERVED UPON Patricia Mensch

RELATIONSHIP Bay Friend IDENTIFICATION \_\_\_\_\_

DATE 02-12-09 TIME 1055 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 Danilo / Tuckman DATE 02-12-09

*Handwritten signature*

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 2/11/2009

SERVICE# 2 - OF - 12 SERVICES  
DOCKET # 36ED2009

PLAINTIFF PHH MORTGAGE CORPORATION, F/K/A CEDANT  
MORTGAGE CORPORATION

DEFENDANT KELLY L. GREGORY  
PATRICIA A. MENSCH

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
PATRICIA MENSCH	MORTGAGE FORECLOSURE
1026 LASALLE STREET	
BERWICK	

SERVED UPON Patricia Mensch

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

DATE 02-12-09 TIME 1055 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

Pat DMC

DATE 02-12-09

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 2/11/2009

SERVICE# 4 - OF - 12 SERVICES  
DOCKET # 36ED2009

PLAINTIFF PHH MORTGAGE CORPORATION, F/K/A CEDANT  
MORTGAGE CORPORATION

DEFENDANT KELLY L. GREGORY  
PATRICIA A. MENSCH

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
CONNIE GINGHER-TAX COLLECTOR	MORTGAGE FORECLOSURE
1615 LINCOLN AVE.	
BERWICK	

SERVED UPON Connie Gingher

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

DATE 02-12-09 TIME 1140 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

[Signature]

DATE 02-12-09



**BERWICK AREA SCHOOL DISTRICT**
**08 SCHOOL REAL ESTATE DATE 07/01/2008 BILL# 001608**
**BERWICK BOROUGH**
**MAKE CHECKS PAYABLE TO:**
**CONNIE C. GINGHER**  
 1615 LINCOLN AVENUE  
 BERWICK, PA 18603

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	16090	48.1000	577.45	589.23	58.92
ASSESSED VALUE	16090	773.93	577.45	589.23	58.92
HOMESTEAD REDUCTION					
GAMING REVENUE	-3840	-184.70			
TAXABLE ASSESSMENT	12250	589.23			
			IF PAID ON OR BEFORE Aug 31	IF PAID ON OR BEFORE Oct 31	IF PAID AFTER Nov 1

**HOURS** Mon, Tue, Thur, 9:30am-4:00pm  
 Closed Wednesday and Friday  
 Closed Holidays  
**PHONE 570-752-7442**
**M** GREGORY KELLY L  
**A** PATRICIA A MENSCH  
**I** 1026 LASALLE STREET  
**L** BERWICK PA 18603

**T**  
**O**
**NO REFUNDS UNDER \$5.00**

PROPERTY DESCRIPTION	ACCT.
PARCEL 04C01 31000000	87.3
1026 LASALLE ST	2492.00
0693-0577	13598.00
0.13 ACRES	

**MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT**
**Tax Notice** 2008 County & Municipality

**BERWICK BORO**
**MAKE CHECKS PAYABLE TO:**
**Connie C Gingher**  
 1615 Lincoln Avenue  
 Berwick PA 18603

**HOURS** MON, TUE, THUR : 9:30 AM - 4 PM  
 CLOSED WEDNESDAY & HOLIDAYS.  
 CLOSED FRIDAYS

**PHONE: 570-752-7442**
**FOR: COLUMBIA COUNTY**
**DATE**  
 03/01/2008

**BILL NO.**  
 3893

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	14,731	6.146	88.73	90.54	99.59
SINKING		1.345	19.41	19.81	21.79
FIRE		1.25	18.04	18.41	19.33
LIGHT		1.75	25.26	25.78	27.07
BORO RE		10.6	153.03	156.15	163.96
The discount & penalty have been calculated for your convenience			304.47	310.69	331.74
<b>PAY THIS AMOUNT</b>			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**
**GREGORY KELLY L**  
**PATRICIA A MENSCH**  
 1026 LASALLE STREET  
 BERWICK PA 18603

 CNTY TWP  
 Discount 2 % 2 %  
 Penalty 10 % 5 %  
 PARCEL: 04C-01 -310-00,000  
 1026 LASALLE ST  
 .1286 Acres Land 2,492  
 Buildings 12,239  
 Total Assessment 14,731

 This tax returned to  
 courthouse on:  
 January 1, 2009

CK 304.47

FILE COPY

CK# 067532

4-8-08

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

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 704-6300

Thursday, February 12, 2009

**CONNIE GINGHER-TAX COLLECTOR  
1615 LINCOLN AVE.  
BERWICK, PA 18603-**

**PHH MORTGAGE CORPORATION, F/K/A CEDANT MORTGAGE  
CORPORATION  
VS  
KELLY L. GREGORY  
PATRICIA A. MENSCH**

**DOCKET # 36ED2009**

**JD # 1984JD2008**

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

**Phelan Hallinan & Schmieg, LLP**  
By: Daniel G. Schmieg, Esquire  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
Attorney for Plaintiff  
(215)563-7000

**Attorney for Plaintiff**

<b>PHH MORTGAGE CORPORATION, F/K/A</b>	:	<b>COLUMBIA COUNTY</b>
<b>CEDANT MORTGAGE CORPORATION</b>	:	
<b>4001 LEADENHALL ROAD</b>	:	<b>COURT OF COMMON PLEAS</b>
<b>FORT MILL, SC 29715</b>	:	
	:	<b>CIVIL DIVISION</b>
<b>Plaintiff,</b>	:	
<b>v.</b>	:	
<b>KELLY L. GREGORY</b>	:	<b>NO. 2008-CV-1984</b>
<b>1026 LASALLE STREET</b>	:	
<b>BERWICK, PA 18603</b>	:	<b>2009-ED-36</b>
	:	
<b>PATRICIA A. MENSCH</b>	:	
<b>1026 LASALLE STREET</b>	:	
<b>BERWICK, PA 18603</b>	:	

**Defendant(s).**

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

<b>TO: KELLY L. GREGORY</b>	<b>PATRICIA A. MENSCH</b>
<b>1026 LASALLE STREET</b>	<b>1026 LASALLE STREET</b>
<b>BERWICK, PA 18603</b>	<b>BERWICK, PA 18603</b>

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **1026 LASALLE STREET, BERWICK, PA 18603** is scheduled to be sold at Sheriff's Sale on April 29, 2009, at 9:30 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$45,349.38** obtained by PHH MORTGAGE CORPORATION, F/K/A CEDANT MORTGAGE CORPORATION, (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

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

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

1. The Sale will be cancelled if you pay to the Mortgagee, PHH MORTGAGE CORPORATION, F/K/A CEDANT MORTGAGE CORPORATION, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.
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 better chance you will have of stopping the Sale. (See the Notice below on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU MAY 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 (215) 563-7000.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the value of your property.
3. The Sale will go through only if the buyer pays the Sheriff the full amount due in the Sale. To find out if this has happened, you may call (215) 563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on \_\_\_\_\_. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses or ways of getting your home 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  
SUSQUEHANNA LEGAL SERVICES  
168 EAST 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
(570) 784-8760**

## DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land, together with the buildings and improvements thereon erected, lying and being situate on the easterly side of LaSalle Street between North Street and Freas Avenue, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the easterly line of LaSalle Street at corner of Lot Number Five (5) Section Twenty-six (26); THENCE in an easterly direction along the northerly line of Lot Number Five (5) Section Twenty-six (26) a distance of one hundred forty (140) feet to the westerly line of an alley; THENCE in a northerly direction along the westerly line of said alley a distance of forty (40) feet to line of Lot Number Seven (7) Section Twenty-six (26); THENCE in a westerly direction along the southerly line of Lot Number Seven (7) Section Twenty-six (26) and parallel with the first course herein, a distance of one hundred forty (140) feet to the easterly line of LaSalle Street, aforesaid; THENCE in a southerly direction along the easterly line of LaSalle Street a distance of forty (40) feet to the place of BEGINNING.

THIS DESCRIPTION is intended to cover and this deed to convey Lot Number Six (6) Section Twenty-six (26) of the George E. Sponsler's Addition to the Borough of Berwick.

THIS LOT is sold and conveyed under and subject to the understanding and condition that no building shall be erected nearer than fifteen (15) feet to LaSalle Street.

TITLE TO SAID PREMISES IS VESTED IN Kelly L. Gregory, single and Patricia A. Mensch, single, by Deed from Darathy J. Moyer and Jerry E. Moyer, w/h, dated 06/29/1998, recorded 07/08/1998 in Book 693, Page 577.

Premises being: 1026 LASALLE STREET, BERWICK, PA 18603  
Tax Parcel #04C-01-310-00.000

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 2/11/2009

SERVICE# 5 - OF - 12 SERVICES  
DOCKET # 36ED2009

PLAINTIFF PHH MORTGAGE CORPORATION, F/K/A CEDANT  
MORTGAGE CORPORATION

DEFENDANT KELLY L. GREGORY  
PATRICIA A. MENSCH

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	MORTGAGE FORECLOSURE
1108 FREAS AVE.	
BERWICK	

SERVED UPON KELLY GREGORY

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

DATE 02.12.09 TIME 1050 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

02.12.09

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 2/11/2009

SERVICE# 6 - OF - 12 SERVICES  
DOCKET # 36ED2009

PLAINTIFF PHH MORTGAGE CORPORATION, F/K/A CEDANT  
MORTGAGE CORPORATION

DEFENDANT KELLY L. GREGORY  
PATRICIA A. MENSCH

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON MAYRESA Cole

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

DATE 2-11-9 TIME 10:52 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Cole

DATE 2-12-9

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 2/11/2009

SERVICE# 9 - OF - 12 SERVICES  
DOCKET # 36ED2009

PLAINTIFF

PHH MORTGAGE CORPORATION, F/K/A CEDANT  
MORTGAGE CORPORATION

DEFENDANT

KELLY L. GREGORY  
PATRICIA A. MENSCH

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

PAPERS TO SERVED

COLUMBIA COUNTY TAX CLAIM

MORTGAGE FORECLOSURE

PO BOX 380

BLOOMSBURG

SERVED UPON

Renee Newhart

RELATIONSHIP

Office Manager

IDENTIFICATION

DATE

2-12-09

TIME

1004

MILEAGE

OTHER

Race

Sex

Height

Weight

Eyes

Hair

Age

Military

TYPE OF SERVICE:

☒ A. PERSONAL SERVICE AT POA ☐ POB ☒ POE ☐ CCSO

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

☐ C. CORPORATION MANAGING AGENT

☐ D. REGISTERED AGENT

☐ E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

☐ F. OTHER (SPECIFY)

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J Allison

DATE

2-12-09



COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 02/12/2009

Fee: \$5.00

Cert. NO: 5757

GREGORY KELLY L  
PATRICIA A MENSCH  
1026 LASALLE STREET  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 0675 -0903  
Location: 1026 LASALLE ST  
Parcel Id:04C-01 -310-00,000

Assessment: 16,090  
Balances as of 02/12/2009

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

By: Timothy T. Chamberlain, Per: dm.  
Sheriff

# REAL ESTATE OUTLINE

ED # 36-01

DATE RECEIVED 2-11-09  
DOCKET AND INDEX 2-12-09

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR	<input checked="" type="checkbox"/>	CK# <u>215-004</u>

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

SALE DATE Apr 22 09 TIME 09:00  
POSTING DATE Apr 24 09  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Apr 5  
2<sup>ND</sup> WEEK Apr 12  
3<sup>RD</sup> WEEK Apr 19

# SHERIFF'S SALE

WEDNESDAY APRIL 29, 2009 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 36 OF 2009 ED AND CIVIL WRIT NO. 1984 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN lot, piece or parcel of land, together with the buildings and improvements thereon erected, lying and being situate on the easterly side of LaSalle Street between North Street and Freas Avenue, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

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THIS DESCRIPTION is intended to cover and this deed to convey Lot Number Six (6) Section Twenty-six (26) of the George E. Sponsler's Addition to the Borough of Berwick.

THIS LOT is sold and conveyed under and subject to the understanding and condition that no building shall be erected nearer than fifteen (15) feet to LaSalle Street.

TITLE TO SAID PREMISES IS VESTED IN Kelly L. Gregory, single and Patricia A. Mensch, single, by Deed from Darathy J. Moyer and Jerry E. Moyer, w/h, dated 06/29/1998, recorded 07/08/1998 in Book 693, Page 577.

Premises being: 1026 LASALLE STREET, BERWICK, PA 18603

Tax Parcel #04C-01-310-00.000

## 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  
Daniel Schmieg  
1617 JFK Blvd  
Philadelphia, PA 19106

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY APRIL 29, 2009 AT 9:30 AM

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Premises being: 1026 LASALLE STREET, BERWICK, PA 18603

Tax Parcel #04C-01-310-00.000

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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  
Daniel Schmieg  
1617 JFK Blvd  
Philadelphia, PA 19106

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY APRIL 29, 2009 AT 9:30 AM

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Tax Parcel #04C-01-310-00.000

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**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  
Daniel Schmieg  
1617 JFK Blvd  
Philadelphia, PA 19106

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183 and Rule 3257

PHH MORTGAGE CORPORATION,  
F/K/A CEDANT MORTGAGE  
CORPORATION

vs.

KELLY L. GREGORY

PATRICA A. MENSCH

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2008-CV-1984 Term 200.         

*2009-ED-36*

WRIT OF EXECUTION  
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 1026 LASALLE STREET, BERWICK, PA 18603  
(See Legal Description attached)

Amount Due

\$45,349.38

Additional Fees and Costs

\$2,137.50

Interest from 12/17/08 to Sale

\$                      and costs.

at \$7.56per diem

Dated

*Feb. 11, 2009*  
(SEAL)

*Jami B. Kline*  
(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna.

PIIS#190684

## DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land, together with the buildings and improvements thereon erected, lying and being situate on the easterly side of LaSalle Street between North Street and Freas Avenue, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the easterly line of LaSalle Street at corner of Lot Number Five (5) Section Twenty-six (26); THENCE in an easterly direction along the northerly line of Lot Number Five (5) Section Twenty-six (26) a distance of one hundred forty (140) feet to the westerly line of an alley; THENCE in a northerly direction along the westerly line of said alley a distance of forty (40) feet to line of Lot Number Seven (7) Section Twenty-six (26); THENCE in a westerly direction along the southerly line of Lot Number Seven (7) Section Twenty-six (26) and parallel with the first course herein, a distance of one hundred forty (140) feet to the easterly line of LaSalle Street, aforesaid; THENCE in a southerly direction along the easterly line of LaSalle Street a distance of forty (40) feet to the place of BEGINNING.

THIS DESCRIPTION is intended to cover and this deed to convey Lot Number Six (6) Section Twenty-six (26) of the George E. Sponsler's Addition to the Borough of Berwick.

THIS LOT is sold and conveyed under and subject to the understanding and condition that no building shall be erected nearer than fifteen (15) feet to LaSalle Street.

TITLE TO SAID PREMISES IS VESTED IN Kelly L. Gregory, single and Patricia A. Mensch, single, by Deed from Darathy J. Moyer and Jerry E. Moyer, w/h, dated 06/29/1998, recorded 07/08/1998 in Book 693, Page 577.

Premises being: 1026 LASALLE STREET, BERWICK, PA 18603  
Tax Parcel #04C-01-310-00.000

**PRAECIPE FOR WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)**  
**P.R.C.P. 3180-3183**

PHH MORTGAGE CORPORATION,  
F/K/A CEDANT MORTGAGE  
CORPORATION

vs.

KELLY L. GREGORY

PATRICIA A. MENSCH

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2008-CV-1984 Term 200  

*2009-ED-36*

PRAECIPE FOR WRIT OF EXECUTION  
(Mortgage Foreclosure)

To the Director of the Office of Judicial Support

Issue writ of execution in the above matter:

Amount Due	<u>\$45,349.38</u>
Additional Fees and Costs	<u>\$2,137.50</u>
Interest from 12/17/08 to Sale	\$..... and costs.
At \$7.56 per diem	

*Daniel H. Schmeig*  
Attorney for the Plaintiff(s)

Note: Please attach description of Property.  
PHS#190684



**Phelan Hallinan & Schmieg, LLP**  
By: Daniel G. Schmieg, Esquire  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
Attorney for Plaintiff  
(215)563-7000

**Attorney for Plaintiff**

**PHH MORTGAGE CORPORATION, F/K/A  
CEDANT MORTGAGE CORPORATION  
4001 LEADENHALL ROAD  
FORT MILL, SC 29715**

**Plaintiff,**

**v.**

**KELLY L. GREGORY  
1026 LASALLE STREET  
BERWICK, PA 18603**

**PATRICIA A. MENSCH  
1026 LASALLE STREET  
BERWICK, PA 18603**

**Defendant(s).**

**: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 2008-CV-1984**

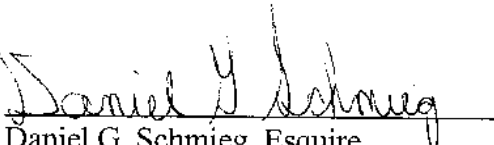
*2009-ED-36*

**CERTIFICATION**

Daniel G. Schmieg, Esquire hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- ☒ ( X ) an FHA Mortgage
- ☐ ( ) non-owner occupied
- ☐ ( ) vacant
- ☐ ( ) Act 91 procedures have been fulfilled

This Certification is made subject to the penalties of 18 Pa. C.S. '4904 relating to unsworn falsification to authorities.

  
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff

(215)563-7000

**Attorney for Plaintiff**

**PHH MORTGAGE CORPORATION, F/K/A  
CEDANT MORTGAGE CORPORATION  
4001 LEADENHALL ROAD  
FORT MILL, SC 29715**

**Plaintiff,**

V.

**KELLY L. GREGORY**  
**1026 LASALLE STREET**  
**BERWICK, PA 18603**

**PATRICA A. MENSCH**  
**1026 LASALLE STREET**  
**BERWICK, PA 18603**

: COLUMBIA COUNTY  
 :  
 : COURT OF COMMON PLEAS  
 :  
 : CIVIL DIVISION  
 :  
 : NO. 2008-CV-1984

2009-ED-36


**Defendant(s).**

## CERTIFICATION

Daniel G. Schmieg, Esquire hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- (X) an FHA Mortgage
- ( ) non-owner occupied
- ( ) vacant
- ( ) Act 91 procedures have been fulfilled

This Certification is made subject to the penalties of 18 Pa. C.S. '4904 relating to unsworn falsification to authorities.

  
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP  
By: Daniel G. Schmieg, Esquire  
Identification No. 62205  
One Penn Center Plaza  
1617 JFK Boulevard, Ste.1400  
Philadelphia, PA 19103  
(215) 320-0007

Attorney for Plaintiff

PHH MORTGAGE CORPORATION, F/K/A CEDANT  
MORTGAGE CORPORATION

: **COLUMBIA COUNTY**  
:  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2008-CV-1984**  
:  
: **2009-ED-36**

vs.

KELLY L.  
GREGORY  
PATRICA A. MENSCH

### VERIFICATION OF NON-MILITARY SERVICE

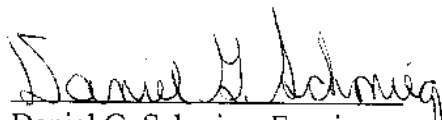
Daniel G. Schmieg, Esquire, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant KELLY L. GREGORY is over 18 years of age and resides at **1026 LASALLE STREET, BERWICK, PA 18603.**

(c) that defendant PATRICA A. MENSCH is over 18 years of age, and resides at **1026 LASALLE STREET, BERWICK, PA 18603.**

This statement is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

  
Daniel G. Schmieg, Esquire

Phelan Hallinan & Schmieg, LLP  
By: Daniel G. Schmieg, Esquire  
Identification No. 62205  
One Penn Center Plaza  
1617 JFK Boulevard, Ste. 1400  
Philadelphia, PA 19103  
(215) 320-0007

Attorney for Plaintiff

PHH MORTGAGE CORPORATION, F/K/A CEDANT  
MORTGAGE CORPORATION

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 2008-CV-1984  
:  
: 2009-ED-36

vs.

KELLY L.  
GREGORY  
PATRICA A. MENSCH

## VERIFICATION OF NON-MILITARY SERVICE

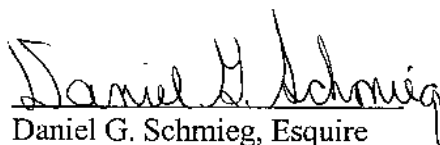
Daniel G. Schmieg, Esquire, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant KELLY L. GREGORY is over 18 years of age and resides at **1026 LASALLE STREET, BERWICK, PA 18603.**

(c) that defendant PATRICA A. MENSCH is over 18 years of age, and resides at **1026 LASALLE STREET, BERWICK, PA 18603.**

This statement is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

  
Daniel G. Schmieg, Esquire

Fnelan Hallinan & Schmieg, LLP  
By: Daniel G. Schmieg, Esquire  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
Attorney for Plaintiff  
(215)563-7000

**Attorney for Plaintiff**

**PHH MORTGAGE CORPORATION, F/K/A  
CEDANT MORTGAGE CORPORATION  
4001 LEADENHALL ROAD  
FORT MILL, SC 29715**

**Plaintiff,**

**v.**

**KELLY L. GREGORY  
1026 LASALLE STREET  
BERWICK, PA 18603**

**PATRICIA A. MENSCH  
1026 LASALLE STREET  
BERWICK, PA 18603**

**Defendant(s).**

: **COLUMBIA COUNTY**  
:  
:  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2008-CV-1984**  
:  
: *2009-ED-34*  
:  
:  
:  
:

**AFFIDAVIT PURSUANT TO RULE 3129  
(Affidavit No.1)**

**PHH MORTGAGE CORPORATION, F/K/A CEDANT MORTGAGE CORPORATION**, Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **1026 LASALLE STREET, BERWICK, PA 18603**.

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**KELLY L. GREGORY**

**1026 LASALLE STREET  
BERWICK, PA 18603**

**PATRICIA A. MENSCH**

**1026 LASALLE STREET  
BERWICK, PA 18603**

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

NAME

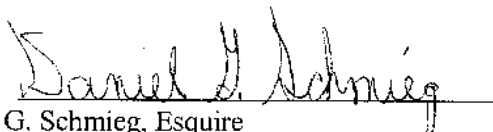
LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**SAME AS ABOVE**

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE |   |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME                     | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|--------------------------|---|
| BERWICK BOUROUGH COUNCIL | 344 MARKET STREET<br>BERWICK, PA 18603  |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE |   |
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:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE |   |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME  | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT                                       | 1026 LASALLE STREET<br>BERWICK, PA 18603  |
| DOMESTIC RELATIONS OF<br>COLUMBIA COUNTY              | COLUMBIA COUNTY COURTHOUSE<br>P.O. BOX 380<br>BLOOMSBURG, PA 17815                    |
| COMMONWEALTH OF PENNSYLVANIA<br>DEPARTMENT OF WELFARE | P.O. BOX 2675<br>HARRISBURG, PA 17105   |

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

February 10, 2009  
Date

  
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP  
By: Daniel G. Schmieg, Esquire  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
Attorney for Plaintiff  
(215)563-7000

**Attorney for Plaintiff**

**PHH MORTGAGE CORPORATION, F/K/A  
CEDANT MORTGAGE CORPORATION  
4001 LEADENHALL ROAD  
FORT MILL, SC 29715**

**Plaintiff,**

**v.**

**KELLY L. GREGORY  
1026 LASALLE STREET  
BERWICK, PA 18603**

**PATRICIA A. MENSCH  
1026 LASALLE STREET  
BERWICK, PA 18603**

**Defendant(s).**

**: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 2008-CV-1984**

*2009-ED-34*

**AFFIDAVIT PURSUANT TO RULE 3129  
(Affidavit No.1)**

**PHH MORTGAGE CORPORATION, F/K/A CEDANT MORTGAGE CORPORATION**, Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **1026 LASALLE STREET, BERWICK, PA 18603**.

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**KELLY L. GREGORY**

**1026 LASALLE STREET  
BERWICK, PA 18603**

**PATRICIA A. MENSCH**

**1026 LASALLE STREET  
BERWICK, PA 18603**

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

NAME

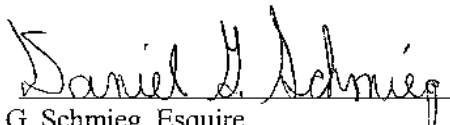
LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**SAME AS ABOVE**

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE |   |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME                     | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|--------------------------|---|
| BERWICK BOUROUGH COUNCIL | 344 MARKET STREET<br>BERWICK, PA 18603  |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE |   |
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:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE |   |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME  | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT                                       | 1026 LASALLE STREET<br>BERWICK, PA 18603  |
| DOMESTIC RELATIONS OF<br>COLUMBIA COUNTY              | COLUMBIA COUNTY COURTHOUSE<br>P.O. BOX 380<br>BLOOMSBURG, PA 17815                    |
| COMMONWEALTH OF PENNSYLVANIA<br>DEPARTMENT OF WELFARE | P.O. BOX 2675<br>HARRISBURG, PA 17105   |

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

February 10, 2009  
Date

  
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff



**Phelan Tullinan & Schmieg, LLP**  
By: Daniel G. Schmieg, Esquire  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
Attorney for Plaintiff  
(215)563-7000

**Attorney for Plaintiff**

**PHH MORTGAGE CORPORATION, F/K/A  
CEDANT MORTGAGE CORPORATION  
4001 LEADENHALL ROAD  
FORT MILL, SC 29715**

**Plaintiff,**

**v.**

**KELLY L. GREGORY  
1026 LASALLE STREET  
BERWICK, PA 18603**

**PATRICIA A. MENSCH  
1026 LASALLE STREET  
BERWICK, PA 18603**

**Defendant(s).**

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

**TO: KELLY L. GREGORY  
1026 LASALLE STREET  
BERWICK, PA 18603**

**PATRICIA A. MENSCH  
1026 LASALLE STREET  
BERWICK, PA 18603**

**: COLUMBIA COUNTY  
:  
:  
: COURT OF COMMON PLEAS  
:  
:  
: CIVIL DIVISION  
:  
:  
: NO. 2008-CV-1984  
:  
: 2009-ED-36  
:  
:  
:**

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **1026 LASALLE STREET, BERWICK, PA 18603** is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of \$45,349.38 obtained by PHH MORTGAGE CORPORATION, F/K/A CEDANT MORTGAGE CORPORATION, (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

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

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

1. The Sale will be cancelled if you pay to the Mortgagee, PHH MORTGAGE CORPORATION, F/K/A CEDANT MORTGAGE CORPORATION, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.
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 better chance you will have of stopping the Sale. (See the 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 (215) 563-7000.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the value of your property.
3. The Sale will go through only if the buyer pays the Sheriff the full amount due in the Sale. To find out if this has happened, you may call (215) 563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on \_\_\_\_\_. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses or ways of getting your home 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  
SUSQUEHANNA LEGAL SERVICES  
168 EAST 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
(570) 784-8760**

## DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land, together with the buildings and improvements thereon erected, lying and being situate on the easterly side of LaSalle Street between North Street and Freas Avenue, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the easterly line of LaSalle Street at corner of Lot Number Five (5) Section Twenty-six (26); THENCE in an easterly direction along the northerly line of Lot Number Five (5) Section Twenty-six (26) a distance of one hundred forty (140) feet to the westerly line of an alley; THENCE in a northerly direction along the westerly line of said alley a distance of forty (40) feet to line of Lot Number Seven (7) Section Twenty-six (26); THENCE in a westerly direction along the southerly line of Lot Number Seven (7) Section Twenty-six (26) and parallel with the first course herein, a distance of one hundred forty (140) feet to the easterly line of LaSalle Street, aforesaid; THENCE in a southerly direction along the easterly line of LaSalle Street a distance of forty (40) feet to the place of BEGINNING.

THIS DESCRIPTION is intended to cover and this deed to convey Lot Number Six (6) Section Twenty-six (26) of the George E. Sponsler's Addition to the Borough of Berwick.

THIS LOT is sold and conveyed under and subject to the understanding and condition that no building shall be erected nearer than fifteen (15) feet to LaSalle Street.

TITLE TO SAID PREMISES IS VESTED IN Kelly L. Gregory, single and Patricia A. Mensch, single, by Deed from Darathy J. Moyer and Jerry E. Moyer, w/h, dated 06/29/1998, recorded 07/08/1998 in Book 693, Page 577.

Premises being: 1026 LASALLE STREET, BERWICK, PA 18603  
Tax Parcel #04C-01-310-00.000

## DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land, together with the buildings and improvements thereon erected, lying and being situate on the easterly side of LaSalle Street between North Street and Freas Avenue, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the easterly line of LaSalle Street at corner of Lot Number Five (5) Section Twenty-six (26); THENCE in an easterly direction along the northerly line of Lot Number Five (5) Section Twenty-six (26) a distance of one hundred forty (140) feet to the westerly line of an alley; THENCE in a northerly direction along the westerly line of said alley a distance of forty (40) feet to line of Lot Number Seven (7) Section Twenty-six (26); THENCE in a westerly direction along the southerly line of Lot Number Seven (7) Section Twenty-six (26) and parallel with the first course herein, a distance of one hundred forty (140) feet to the easterly line of LaSalle Street, aforesaid; THENCE in a southerly direction along the easterly line of LaSalle Street a distance of forty (40) feet to the place of BEGINNING.

THIS DESCRIPTION is intended to cover and this deed to convey Lot Number Six (6) Section Twenty-six (26) of the George E. Sponsler's Addition to the Borough of Berwick.

THIS LOT is sold and conveyed under and subject to the understanding and condition that no building shall be erected nearer than fifteen (15) feet to LaSalle Street.

TITLE TO SAID PREMISES IS VESTED IN Kelly L. Gregory, single and Patricia A. Mensch, single, by Deed from Darathy J. Moyer and Jerry E. Moyer, w/h, dated 06/29/1998, recorded 07/08/1998 in Book 693, Page 577.

Premises being: 1026 LASALLE STREET, BERWICK, PA 18603  
Tax Parcel #04C-01-310-00.000

## DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land, together with the buildings and improvements thereon erected, lying and being situate on the easterly side of LaSalle Street between North Street and Freas Avenue, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the easterly line of LaSalle Street at corner of Lot Number Five (5) Section Twenty-six (26); THENCE in an easterly direction along the northerly line of Lot Number Five (5) Section Twenty-six (26) a distance of one hundred forty (140) feet to the westerly line of an alley; THENCE in a northerly direction along the westerly line of said alley a distance of forty (40) feet to line of Lot Number Seven (7) Section Twenty-six (26); THENCE in a westerly direction along the southerly line of Lot Number Seven (7) Section Twenty-six (26) and parallel with the first course herein, a distance of one hundred forty (140) feet to the easterly line of LaSalle Street, aforesaid; THENCE in a southerly direction along the easterly line of LaSalle Street a distance of forty (40) feet to the place of BEGINNING.

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Premises being: 1026 LASALLE STREET, BERWICK, PA 18603  
Tax Parcel #04C-01-310-00.000

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

Daniel H. Behm  
(Attorney for Plaintiff(s)) (SEAL)

WAIVER OF INSURANCE - Now, \_\_\_\_\_, 20\_\_\_\_, the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

Daniel H. Behm  
(Attorney for Plaintiff(s)) (SEAL)

HARRY A. ROADARMEL

Columbia County, Pa.

Sheriff

Sir: — There will be placed in your hands

for service a Writ of EXECUTION (REAL ESTATE), styled as

follows: PHH MORTGAGE CORPORATION, F/K/A CEDANT MORTGAGE CORPORATION vs KELLY L. GREGORY and PATRICA A. MENSCH

The defendant(s) will be found at 1026 LASALLE STREET, BERWICK, PA 18603  
1026 LASALLE STREET, BERWICK, PA 18603

\_\_\_\_\_  
Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not furnish us with the old deed or mortgage.

See attached legal description  
\_\_\_\_\_  
\_\_\_\_\_

# SHERIFF'S RETURN

PHH MORTGAGE CORPORATION, F/K/A CEDANT  
MORTGAGE CORPORATION

Plaintiff

vs.

KELLY L. GREGORY  
PATRICA A. MENSCH

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 2008-CV-1984 CD Term, 200\_\_

WRIT

ISSUED

NOW, \_\_\_\_\_ 20\_\_ I, \_\_\_\_\_ High Sheriff of Columbia County, Pennsylvania, do  
hereby deputize the Sheriff of \_\_\_\_\_ County, Pennsylvania, to execute this Writ. This deputation being  
made at the request and risk of the Plaintiff.

Defendants alleged address is \_\_\_\_\_

\_\_\_\_\_  
Sheriff, Columbia County, Pennsylvania

By \_\_\_\_\_  
Deputy Sheriff

## AFFIDAVIT OF SERVICE

Now, \_\_\_\_\_ 200\_\_ , at \_\_\_\_\_ O'Clock \_\_\_\_\_ m., served the within

\_\_\_\_\_ upon \_\_\_\_\_

at \_\_\_\_\_

\_\_\_\_\_ by handing to \_\_\_\_\_

\_\_\_\_\_ a true and correct copy of the original Notice of Sale and made known to \_\_\_\_\_  
the contents thereof.

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

day of \_\_\_\_\_ 20\_\_

\_\_\_\_\_  
Notary Public

BY: \_\_\_\_\_  
Sheriff

20, \_\_\_\_\_, See return endorsed hereon by Sheriff of  
County, Pennsylvania, and made a part of this

return

So Answers,

\_\_\_\_\_  
Sheriff

\_\_\_\_\_  
Deputy Sheriff



# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff <b>PHH MORTGAGE CORPORATION, F/K/A CEDANT MORTGAGE CORPORATION</b>	Court Number <b>2008-CV-1984</b>
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Defendant <b>KELLY L. GREGORY &amp; PATRICA A. MENSCH</b>	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>
--	--

**SERVE** **AT** {

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.  
**KELLY L. GREGORY**

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
**1026 LASALLE STREET, BERWICK, PA 18603**

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

**SERVE DEFENDANT WITH THE NOTICE OF SALE.**

NOW, \_\_\_\_\_, 200\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

\_\_\_\_\_  
Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date
---	-----------------------------------	------

### SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
-----------	--------------

**RETURNED:**

AFFIRMED and subscribed to before me this _____ day of _____ 20	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of	

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date \_\_\_\_\_

Plaintiff

PHH MORTGAGE CORPORATION, F/K/A CEDANT MORTGAGE CORPORATION

Court Number

2008-CV-1984

Defendant

KELLY L. GREGORY & PATRICA A. MENSCH

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

**SERVE**



NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.  
**PATRICA A. MENSCH**

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

**1026 LASALLE STREET, BERWICK, PA 18603**

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, \_\_\_\_\_, 200\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_

County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

Defendant

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

### SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day

of \_\_\_\_\_ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff

PHH MORTGAGE CORPORATION, F/K/A CEDANT MORTGAGE CORPORATION

Court Number

2008-CV-1984

Defendant

KELLY L. GREGORY & PATRICA A. MENSCH

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

**SERVE**

**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SAID.

ADDRESS (Street or RFD, Apartment No., City, Horo, Twp., State and Zip Code)

1026 LASALLE STREET, BERWICK, PA 18603

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

**PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.**

NOW, \_\_\_\_\_, 200\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN -- Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

\_\_\_\_ Defendant

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

(215)563-7000

**SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE**

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day

of \_\_\_\_\_ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

PHILAN HALLINAN & SCHMIEG LLP  
ATTORNEY ESCROW ACCOUNT  
ONE PENN CENTER, SUITE 1400  
PHILADELPHIA, PA 19103-1814

TD BANK, N.A.  
PHILADELPHIA, PA 19148

3-180/380

CHECK NO  
775204

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
02/10/2009	*****1,350.00

EXB 02/10/2009

Void after 180 days

To The  
Order  
Of  
Sheriff of Columbia County  
35 W Main Street  
Bloomsburg, PA 17815

*Frank S. Hallinan*

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

⑈ 775204 ⑈ ⑆ 036001808 ⑆ 36 150866 6 ⑈