

SHERIFF'S SALE COST SHEET

American Gen. Inv. Co. vs. Thomas Gross
 NO. 154-10 ED NO. 977-10 JD DATE/TIME OF SALE Feb. 9, 11 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>225.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>38.50</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>1.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>477.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>975.06</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1100.06</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>55.00</u>	
TOTAL *****		\$ <u>65.00</u>

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

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>	
MISC. <u>Gen. Inv. Co.</u>	\$ <u>10.00</u>	
TOTAL *****		\$ <u>70.00</u>

TOTAL COSTS (OPENING BID) \$ 2904.76

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

American Gen. Dis. Co. vs Thomas G. 1055

NO. 154-10 ED NO. 977-10 JD

DATE/TIME OF SALE: FEB. 9, 11 0910

BID PRICE (INCLUDES COST) \$ 2964.36

POUNDAGE - 2% OF BID \$ 59.29

TRANSFER TAX - 2% OF FAIR MKT \$ -

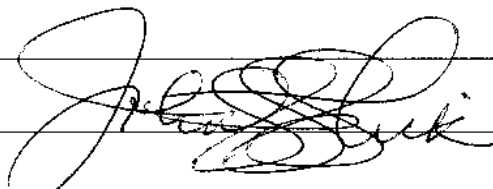
MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3023.65

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 3023.65

LESS DEPOSIT: \$ 1350. -

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1673.65

**FOX AND FOX
ATTORNEYS AT LAW, P.C.**

IOLTA ACCOUNT
425 SWEDE STREET
ONE MONTGOMERY PLAZA, SUITE 706
NORRISTOWN, PA 19401
(610) 275-7990

PNC Bank, N.A.
Philadelphia, PA 020

3-5-310

DATE

AMOUNT

**\$1,673.65

02/14/2011

1285

PAY *** ONE THOUSAND SIX HUNDRED SEVENTY-THREE & 65/100 DOLLARS

PAY

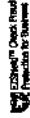
TO THE
ORDER OF
Sheriff of Columbia County

American General v. Gross

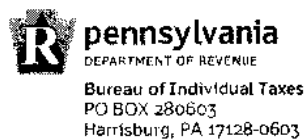

AUTHORIZED SIGNATURE

⑈001285⑈ ⑆031000053⑆ 8620847022⑈

1285



Security features. Details on back.



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid
Book Number
Page Number
Date Recorded

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

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

Name Craig H. Fox, Esquire		Telephone Number: (610) 275-7990	
Mailing Address 706 One Montgomery Plaza	City Norristown,	State PA	ZIP Code 19401

B. TRANSFER DATA

Grantor(s)/Lessor(s) Sheriff of Columbia County			Grantee(s)/Lessee(s) American General Consumer Discount Company		
Mailing Address 35 W. Main Street, Box 360			Mailing Address 132 W. Front Street		
City Bloomsburg,	State PA	ZIP Code 17815	City Berwick	State PA	ZIP Code 18603

C. Date of Acceptance of Document

D. REAL ESTATE LOCATION

Street Address 20 Trails End Drive		City, Township, Borough Briar Creek Township	
County Columbia	School District Berwick Area	Tax Parcel Number 07-05C-015	

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

1. Actual Cash Consideration 3,023.65	2. Other Consideration + -0-	3. Total Consideration = 3,023.65
4. County Assessed Value 9,374.00	5. Common Level Ratio Factor X 3.69	6. Fair Market Value = 34,590.06

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 34,590.06	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	--	--

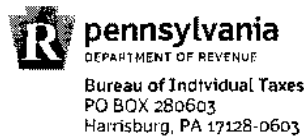
Check Appropriate Box Below for Exemption Claimed.

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

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

Signature of Correspondent or Responsible Party Craig H. Fox, Esquire	Date
---	------

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



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid
Book Number
Page Number
Date Recorded

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Mailing Address 706 One Montgomery Plaza	City Norristown,	State PA	ZIP Code 19401

B. TRANSFER DATA

Grantor(s)/Lessor(s) Sheriff of Columbia County		Grantee(s)/Lessee(s) American General Consumer Discount Company	
Mailing Address 35 W. Main Street, Box 360		Mailing Address 132 W. Front Street	
City Bloomsburg,	State PA	ZIP Code 17815	
		City Berwick	State PA
			ZIP Code 18603

C. Date of Acceptance of Document

D. REAL ESTATE LOCATION

Street Address 20 Trails End Drive		City, Township, Borough Briar Creek Township	
County Columbia	School District Berwick Area	Tax Parcel Number 07-05C-015	

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

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Check Appropriate Box Below for Exemption Claimed.

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If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) _____

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

Signature of Correspondent or Responsible Party Craig H. Fox, Esquire	Date
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FOX AND FOX
ATTORNEYS AT LAW, P.C.
425 SWEDE STREET
SUITE 706
ONE MONTGOMERY PLAZA
NORRISTOWN, PA 19401-4825

LEON H. FOX, JR.¹
CRAIG H. FOX^{1,2,3}
JEFFREY V. MATTEO²
PETER H. THOMAS²
SCOTT L. H. RUBIN^{1,3,4}
JOSEPH B. WASSEL^{2,5}
BENJAMIN E. WITMER^{1,6}
PAUL S. BADAME¹

TEL: 215-275-7990
FAX: 215-275-7866
www.foxandfoxlaw.com
info@foxandfoxlaw.com

LEON H. FOX
1901-1982

JAMES P. FOX
1936-1999

SHIRLEE ANN MILLER
ESTATE PARALEGAL

¹ ADMITTED TO PENNSYLVANIA BAR
² ADMITTED TO NEW JERSEY BAR ALSO
³ ADMITTED TO FLORIDA BAR ALSO
⁴ ALL MINUTAL ADVOCACY
⁵ MASTERS IN BUSINESS ADMINISTRATION

February 11, 2011

Sheriff of Columbia County
Court House - P.O. Box 360
35 West Main Street
Bloomsburg, PA 17815
Attn: Sheriff Tim Chamberlain/Real Estate Div.

Re: American General Consumer Discount Co. v. Thomas H. Gross
Property address: 20 Trails End Drive, Shickshinny, PA
18655 aka Lot 667 Hemlock Springs, Briar Creek Township,
PA, aka RR #3 Trials End Dr. 20, Shickshinny, PA 18655
Docket no. 2010 CV 972
Our file no. 9400.86

Dear Sir/Madam:

Enclosed please find two (2) original Realty Transfer Tax
Statement of Value forms in the above matter. Please have the
Sheriff Sale Deed prepared in the name of American General
Consumer Discount Company. Their address is 132 W. Front Street,
Berwick, PA 18603-4535.

I have also enclosed our firm check in the amount of
\$1,673.65 which is the balance still due from the February 9,
2011 Sheriff Sale.

Of course, should you have any questions please call.
Thank you for your time and attention in this regard.

Very truly yours,

Craig H. Fox

CHF/sr
Enclosures
cc: American General Financial Services, Inc.

CRITERIA

Field	Beginning Value	Ending Value	And/Or
Doc Ref #	154ED2010	To	
		To	
		To	
		To	

RESULTS

Trans #	Ship To ID	ConsName	Shipper	Doc Ref #	Ship Date	Carrier	Tracking Nr	Planned	Group ID	PackageGrpID	AccountID	51
39283	39283	PA DEPT OF PUBLIC WELFARE	Sheriff	154ED2010	10/19/2010	POST	9171924291001000005131	1				
39284	39284	PA AMERICAN WATER COMPANY	Sheriff	154ED2010	10/19/2010	POST	9171924291001000005148	1				
39285	COP	COMMONWEALTH OF PENNSYLVANIA	Sheriff	154ED2010	10/19/2010	POST	9171924291001000005155	1				
39286	FAIR	OFFICE OF F.A.I.R.	Sheriff	154ED2010	10/19/2010	POST	9171924291001000005162	1				
39287	SBA	U.S. Small Business Administration	Sheriff	154ED2010	10/19/2010	POST	9171924291001000005179	1				
39288	IRS	INTERNAL REVENUE SERVICE	Sheriff	154ED2010	10/19/2010	POST	9171924291001000005186	1				

Records: 1 - 6 of 6



Date Produced: 10/25/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 5155. Our records indicate that this item was delivered on 10/21/2010 at 09:50 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below.

Signature of Recipient:

A handwritten signature in dark ink that reads "Elmer E. Shelly III".

A second handwritten signature in dark ink that reads "Elmer E. Shelly III".

Address of Recipient:

10 Dept of Law

1 Penn Plaza

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 154ED2010



Date Produced: 10/25/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 5179. Our records indicate that this item was delivered on 10/22/2010 at 10:51 a.m. in KING OF PRUSSIA, PA, 19406. The scanned image of the recipient information is provided below.

Signature of Recipient:

A scanned image of a handwritten signature, "Jane Agnew", written in black ink on a white background. The signature is written over a horizontal line.

Address of Recipient:

A scanned image of a handwritten address label. The text "315A" is written on the first line, and "1150 1st Ave" is written on the second line. The label is rectangular with a black border.

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 154ED2010

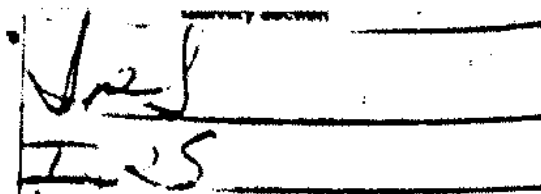


Date Produced: 10/25/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 5186. Our records indicate that this item was delivered on 10/22/2010 at 09:07 a.m. in PHILADELPHIA, PA, 19106. The scanned image of the recipient information is provided below.

Signature of Recipient:

A handwritten signature in black ink, appearing to read "INS", written over a horizontal line. Above the line, the words "CERTIFIED MAIL" are faintly visible.

Address of Recipient:

A handwritten address in black ink, appearing to read "1000 17", written over a horizontal line.

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service.. It is solely for customer use.

Customer Reference Number: 154ED2010



Date Produced: 10/25/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 5186. Our records indicate that this item was delivered on 10/22/2010 at 09:07 a.m. in PHILADELPHIA, PA, 19106. The scanned image of the recipient information is provided below.

Signature of Recipient:

Signature section
[Handwritten signature]
[Handwritten initials]

Address of Recipient:

[Handwritten address]

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 154ED2010

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 January 19, 26 and February 2, 2011 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

SHERIFF'S SALE

WEDNESDAY FEBRUARY 9, 2011 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 154 OF 2010 ED AND CIVIL WRIT NO. 972 OF 2010 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 COURT-ROOM 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 piece, parcel or lot of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at an iron pin in the center line of a 40 foot right-of-way designated as Trails End Drive, said point also being the northeast corner of Lot No. 665; thence along the center line of said Trails End Drive, North 74 degrees 23 minutes 30 seconds East 201.74 feet to the northwest corner of Lot No. 669; thence along the westerly line of Lot No. 669 South 13 degrees 42 minutes 12 seconds East 201.96 feet to a corner in the northerly line of Lot No. 530; thence along the northerly line of Lot No. 530 and a portion of Lot No. 528 South 73 degrees 08 minutes 00 seconds West 201.94 feet to the southeast corner of Lot No. 665 aforesaid; thence along the easterly line of said Lot No. 665 North 13 degrees 42 minutes 12 seconds West 206.40 feet to an iron pin corner in the center line of Trails End Drive aforesaid, the place of beginning.

CONTAINING .945 acres

BEING LOT NO. 687 of Hemlock Springs Sub-division West, as surveyed by Orangeville Surveying Consultants dated May 22, 1978.

BEING Parcel No. 07-058-015.

TITLE VESTED IN Thomas H. Gross, by Deed from Kimberly M.

Wynings, dated 1/24/1996 and recorded 1/26/1996 at County of Columbia, Pennsylvania in Record Book 615, Page 308.

BEING KNOWN AS 20 Trails End Drive, Shickshinny, PA 18655

IMPROVEMENTS: Single family ranch

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

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

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect 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 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.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney

Craig Fox
706 One Montgomery Plaza
Norristown, PA 19401

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2011

Member, Pennsylvania Association of Notaries

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

County 024

PARCEL ID: 00000000000000000000

TAX YEAR: 2011

ALTERNATE ID:

EFFECTIVE DATE:

Year	Authority	Fund						
Delq Year	Bill Roll	Tax	Interest	Penalty	Other	Pending	Total Amount	
2009	PRIM	394.38	42.25	39.44	75.00		551.07	
2010	PRIM	373.92	3.08	37.40	15.00		429.40	
Total:		768.30	45.33	76.84	90.00		980.47	

Interest for March
R+C Notice
Tax cert.

\$ 1,021.80
March
Amount

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.

AMERICAN GENERAL CONSUMER
DISCOUNT COMPANY

VS.

THOMAS GROSS

WRIT OF EXECUTION #154 2010 ED

POSTING OF PROPERTY

January 5, 2011 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF THOMAS GROSS AT 20 TRAILS END DRIVE SHICKSHINNY
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF KRISTIE ROSPENDOWSKI.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 5TH DAY OF JANUARY 2011

Sarah Jane Klingaman

Notary Public
Sarah Jane Klingaman
My Comm. Expires 12/31/2011

Recorded in Book 100, Page 100
Filed for Record 1/5/2011

Luzerne County Sheriff's Department
Luzerne County Courthouse

200 North River Street
Wilkes-Barre, Pennsylvania 18711
(570) 825-1651

COLUMBIA COUNTY

154-ED-10

AMERICAN GENERAL CONSUMER DISCOUNT COMPANY

VS

THOMAS H. GROSS

STATE OF PENNSYLVANIA
LUZERNE COUNTY, SS:

MARK SENCZAKOWICZ, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on THURSDAY the 9TH day of NOVEMBER 2010 at 4:20 PM, prevailing time, he served the within NOTICE OF SHERIFF'S SALE OF REAL PROPERTY & EXECUTION

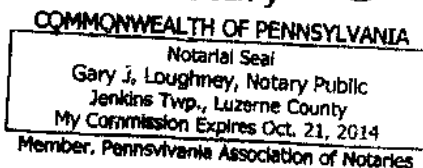
upon THOMAS H. GROSS
the within named, by handing to SHAWN MCANDREWS an adult member of the household, whose relationship to the within named is that of HIS NEPHEW at HIS RESIDENCE, 22 COUNTRY ESTATE LANE, BERWICK

in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

this 9th day of NOV. 20 10

Gary J. Loughney
Notary



John L. Gilligan
Sheriff of Luzerne County

by [Signature]
Deputy Sheriff of Luzerne County, Pennsylvania

LUZERNE COUNTY SHERIFF'S OFFICE
200 N RIVER STREET
WILKES-BARRE, PA 18701

TR# 3 REG# 45 OP# 45 11/15/2010
11/15/2010 14:02:01

Othr County Civ Proc

ACCOUNT#: 100.4197.36206

FINANCE Receipt#: 271887

TR LINE#: 1

154-10

AMT: 39.00

Other Cnty Srv Form

ACCOUNT#: 100.4197.36207

FINANCE Receipt#: 271887

TR LINE#: 2

154-10

AMT: 1.00

Mileage Cnty Vehicle

ACCOUNT#: 100.4197.32138

FINANCE Receipt#: 271887

TR LINE#: 3

154-10

AMT: 25.00

Tendered

CHECK: 4996 20.00

CHECK: 4993 45.00

CHANGE: .00

PAYOR: COLUMBIA COUNTY SHERIFF

TOTAL: 65.00

-- THANK YOU --

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17015
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

**AMERICAN GENERAL CONSUMER
DISCOUNT COMPANY**

VS

THOMAS H GROSS

154ED2010

MORTGAGE FORECLOSURE

NOW, MONDAY, OCTOBER 25, 2010, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF LUZERNE COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, THOMAS GROSS, AT 22 COUNTRY ESTATE LN, BERWICK, PA

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA



November 3, 2010

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

AMERICAN GENERAL CONSUMER DISCOUNT COMPANY

VS.

THOMAS H. GROSS

DOCKET # 154ED2010

JD # 972JD2010

Dear Timothy:

The property located at 20 Trails End Drive Shickshinny Pa is not connected to public sewer and therefore no money is due to our office.

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

Sincerely,

Kelly Noss
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 18605

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

Notice 2010 County & Municipality
BRIARCREEK TWP
MAKE CHECKS PAYABLE TO:
Joan M. Rothery
122 TWIN CHURCH ROAD
Berwick PA 18603

OURS: MAR & APR & JULY & AUG
TUES & THURS: 6PM - 8PM
WED: 1PM - 4PM & 6PM - 8PM

PHONE: 570-759-2118

ALL CHECKS ARE DUE & PAYABLE. PROMPT PAYMENT IS REQUESTED

GROSS THOMAS H
C/O TRACY ATEN
20 TRAILS END DRIVE
SHICKSHINNY PA 18655

You should receive a receipt and a self-addressed stamped envelope with your payment.
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

DATE 03/01/2010					BILL NO. 10810
FOR: COLUMBIA County					
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	9,374	6.146	56.46	57.61	63.37
SINKING		1.345	12.36	12.61	13.87
FIRE		1	9.18	9.37	10.31
TWP RE		5	45.93	46.87	51.56
The discount & penalty have been calculated for your convenience			123.93	126.46	139.11
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after
CITY TWP			This tax returned to courthouse on: January 1, 2011		
Discount 2 % 2 %			FILE COPY		
Penalty 10 % 10 %					
PARCEL: 07-05C-015-00,000					
20 TRAILS END DR					
.9413 Acres					
Land					
Buildings					
Total Assessment					

BRIAR CREEK TOWNSHIP		2010 SCHOOL REAL ESTATE DATE 07/01/2010		BILL# 005418		TAXPAYER COPY	
DESCRIPTION	ASSESSMENT	RATE	2% DISC	TAX AMOUNT	10% PENALTY		
REAL ESTATE	9374	45.0000	242.51	247.46	272.21		
ASSESSED VALUE	9374	45.0000	242.51	247.46	272.21		
GAMING REVENUE	3675	174.30	IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER		
TAXABLE ASSESSMENT	9499	247.46	Aug. 31	Oct. 31	Nov. 1		

OURS: Mar & Apr July & Aug
Tues, Wed, Th 6-8pm Wed 1-4pm
All Other Months-Wed Only
PHONE 570-759-2118

NO REFUNDS UNDER \$5.00

GROSS THOMAS H
C/O TRACY ATEN
20 TRAILS END DRIVE
SHICKSHINNY PA 18655

PROPERTY DESCRIPTION		ACCT.
PARCEL 07 05C01500000		5791
20 TRAILS END DR	5126.00	SCHOOL PENALTY 10%
0615-0308	4248.00	DELINQUENT TAX TO
0.94 ACRES		COURTHOUSE DEC. 15

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 10/19/2010

SERVICE# 7 - OF - 16 SERVICES
DOCKET # 154ED2010

PLAINTIFF

AMERICAN GENERAL CONSUMER DISCOUNT
COMPANY

DEFENDANT
ATTORNEY FIRM

THOMAS H GROSS
FOX & FOX

PERSON/CORP TO SERVED

RUSSELL YOUNG
58 EMERALD WAY
SHICKSHINNY

PAPERS TO SERVED

MORTGAGE FORECLOSURE

*TO BE
PICKED UP*

899-4176

SERVED UPON

Russell

RELATIONSHIP

IDENTIFICATION

DATE

10/27/10

TIME

11:20

MILEAGE

OTHER

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

TYPE OF SERVICE:

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

10

DATE

10/27/10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 10/19/2010

SERVICE# 2 - OF - 16 SERVICES
DOCKET # 154ED2010

PLAINTIFF

AMERICAN GENERAL CONSUMER DISCOUNT
COMPANY

DEFENDANT
ATTORNEY FIRM

THOMAS H GROSS
FOX & FOX

PERSON/CORP TO SERVED
BRIAR CREEK TOWNSHIP
150 MUNICIPAL ROAD
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON JOAN ROTHENY

RELATIONSHIP TAX COLLECTOR IDENTIFICATION _____

DATE 10/26/10 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

P. D'ANGELO

DATE 10/26/10

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 10/19/2010

SERVICE# 1 - OF - 16 SERVICES
DOCKET # 154ED2010

PLAINTIFF

AMERICAN GENERAL CONSUMER DISCOUNT
COMPANY

DEFENDANT
ATTORNEY FIRM

THOMAS H GROSS
FOX & FOX

6/27/59

OLN -

PERSON/CORP TO SERVED

THOMAS GROSS
20 TRAILS END DRIVE
SHICKSHINNY

PAPERS TO SERVED

MORTGAGE FORECLOSURE

22271596

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ MILEAGE _____ OTHER _____

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

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

45 sh ✓
5 not.

F. OTHER (SPECIFY) 22 Country Estate Ln.
Berwick, Salem Twp Luz -

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE

10-25-10

PROPERTY ABANDONED - DEF UNKNOWN

Driver Detail

PA Department of Transportation

Driver Demographics

Source: PennDOT IMS

GROSS, THOMAS H

Driver Name

22 271 596

Driver License Number

06/27/1959

Date of Birth

M

Gender

67

Height (inches)

(BL) BLUE

Eye Color

22 COUNTRY ESTATE LN**BERWICK, PA 18603**Address ([View Map](#))**Driver History****Driver License**

Source: PennDOT IMS

04/30/2010

Issue Date

06/28/2014

Expiration Date

00

Duplicate Count

(C) SINGLE VEH <= 26,000.

License Class

Endorsements

Restrictions

Commercial Restrictions

Photo History

Source: Viisage Corporation Photo Repository

Photo Record (1 of 4)**Photo Capture Station Information****06/24/2010 15:32:24**

Photo Date

(019) BERWICK

Location

ahEVANS

Operator ID

02

Station ID Viisage Control ID

201001902@175090**Driver Information****22 271 596**

Driver License Number

06/27/1959

Date of Birth

COLUMBIA

County

DRIVER'S LICENSE

License Card Type

NO

Organ Donor

**Photo Record (2 of 4)****Photo Capture Station Information****06/22/2006 15:56:53**

Photo Date

(019) BERWICK

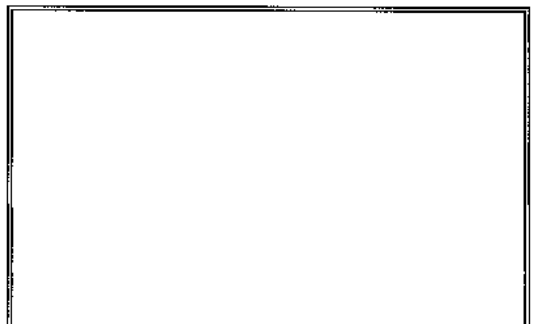
Location

AHEVANS

Operator ID

02

Station ID Viisage Control ID

200601902@173063

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 10/19/2010

SERVICE# 6 - OF - 16 SERVICES
DOCKET # 154ED2010

PLAINTIFF AMERICAN GENERAL CONSUMER DISCOUNT
COMPANY

DEFENDANT THOMAS H GROSS
ATTORNEY FIRM FOX & FOX

PERSON/CORP TO SERVED
AMERICAN GENERAL CONSUMER DISCOUNT
132 W. FRONT STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON KIM KOCH

RELATIONSHIP CSIC SERV. REP IDENTIFICATION _____

DATE 10-22-10 TIME 1430 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

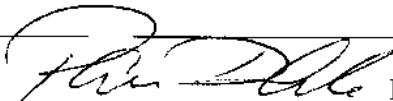
F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY  DATE 10-22-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 10/19/2010

SERVICE# 9 - OF - 16 SERVICES
DOCKET # 154ED2010

PLAINTIFF

AMERICAN GENERAL CONSUMER DISCOUNT
COMPANY

DEFENDANT
ATTORNEY FIRM

THOMAS H GROSS
FOX & FOX

PERSON/CORP TO SERVED
JOAN ROTHERY - TAX COLLECTOR
122 TWIN CHURCH ROAD
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON

POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE *10.22.2010* TIME *14:40* 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

P. D'Angelo

DATE *10.22.10*

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 10/19/2010

SERVICE# 3 - OF - 16 SERVICES
DOCKET # 154ED2010

PLAINTIFF

AMERICAN GENERAL CONSUMER DISCOUNT
COMPANY

DEFENDANT
ATTORNEY FIRM

THOMAS H GROSS
FOX & FOX

PERSON/CORP TO SERVED
BERWICK AREA SCHOOL DISTRICT
500 LINE STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON ADELE JORDAN

RELATIONSHIP RECEPTIONIST IDENTIFICATION _____

DATE 10-21-10 TIME 1432 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

P. D'Angelo

DATE 10-21-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 10/19/2010

SERVICE# 8 - OF - 16 SERVICES
DOCKET # 154ED2010

PLAINTIFF

AMERICAN GENERAL CONSUMER DISCOUNT
COMPANY

DEFENDANT
ATTORNEY FIRM

THOMAS H GROSS
FOX & FOX

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON KELLY GREEN

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 10-21-10 TIME 1020 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

P. D'Angelo

DATE 10-21-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/19/2010

SERVICE# 10 - OF - 16 SERVICES
DOCKET # 154ED2010

PLAINTIFF AMERICAN GENERAL CONSUMER DISCOUNT
COMPANY

DEFENDANT THOMAS H GROSS
ATTORNEY FIRM FOX & FOX

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAUREN GLE

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 10-20-10 TIME 1:35 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. Cullen

DATE 10-20-10

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE:20-OCT-10

FEE:\$5.00

CERT. NO8874

GROSS THOMAS H
C/O TRACY ATEN
20 TRAILS END DRIVE
SHICKSHINNY PA 18655

DISTRICT: BRIARCREEK TWP
DEED 0589-0570
LOCATION: LOT #667
PARCEL: 07 -05C-015-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2009	PRIM	538.07	16.27	0.00	554.34
TOTAL DUE :					\$554.34

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: March ,2011

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2009

REQUESTED BY:

----- Timothy T. Chamberlain, Sheriff
dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/19/2010

SERVICE# 13 - OF - 16 SERVICES
DOCKET # 154ED2010

PLAINTIFF

AMERICAN GENERAL CONSUMER DISCOUNT
COMPANY

DEFENDANT
ATTORNEY FIRM

THOMAS H GROSS
FOX & FOX

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Deb Miller

RELATIONSHIP clerk IDENTIFICATION _____

DATE 10-20-10 TIME 1310 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

Jester

DATE 10-20-10

SHERIFF'S SALE

WEDNESDAY FEBRUARY 9, 2011 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 154 OF 2010 ED AND CIVIL WRIT NO. 972 OF 2010 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 piece, parcel or lot of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the center line of a 40 foot right-of-way designated as Trails End Drive, said point also being the northeast corner of Lot No. 665; thence along the center line of said Trails End Drive, North 74 degrees 23 minutes 30 seconds East 201.74 feet to the northwest corner of Lot No. 669; thence along the westerly line of Lot No. 669 South 13 degrees 42 minutes 12 seconds East 201.96 feet to a corner in the northerly line of Lot No. 530; thence along the northerly line of Lot No. 530 and a portion of Lot No. 528 South 73 degrees 08 minutes 00 seconds West 201.94 feet to the southeast corner of Lot No. 665 aforesaid; thence along the easterly line of said Lot No. 665 North 13 degrees 42 minutes 12 seconds West 206.40 feet to an iron pin corner in the center line of Trails End Drive aforesaid, the place of beginning.

CONTAINING .945 acres

BEING LOT NO. 667 of Hemlock Springs Sub-division West, as surveyed by Orangeville Surveying Consultants dated May 22, 1978.

BEING Parcel No. 07-056-015.

TITLE VESTED IN Thomas H. Gross, by Deed from Kimberly M. Wynings, dated 1/24/1996 and recorded 1/26/1996 at County of Columbia, Pennsylvania in Record Book 615, Page 308.

BEING KNOWN AS 20 Trails End Drive, Shickshinny, PA 18655

IMPROVEMENTS: Single family ranch

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

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

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect 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 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.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney
Craig Fox
706 One Montgomery Plaza
Norristown, PA 19401

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

REAL ESTATE OUTLINE

ED # 154-10

DATE RECEIVED 10-19-10
DOCKET AND INDEX 10-19-10

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR	<u>✓</u>	CK# <u>11156</u>

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

SALE DATE	<u>Feb. 3, 11</u>	TIME <u>0900</u>
POSTING DATE	<u>Jan 5, 2011</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Jan 17</u>	
	2 ND WEEK <u>26</u>	
	3 RD WEEK <u>Feb 2, 11</u>	

LEGAL PROPERTY DESCRIPTION

ALL that certain piece, parcel or lot of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the center line of a 40 foot right-of-way designated as Trails End Drive, said point also being the northeast corner of Lot No. 665; thence along the center line of said Trails End Drive, North 74 degrees 23 minutes 30 seconds East 201.74 feet to the northwest corner of Lot No. 669; thence along the westerly line of Lot No. 669 South 13 degrees 42 minutes 12 seconds East 201.96 feet to a corner in the northerly line of Lot No. 530; thence along the northerly line of Lot No. 530 and a portion of Lot No. 528 South 73 degrees 08 minutes 00 seconds West 201.94 feet to the southeast corner of Lot No. 665 aforesaid; thence along the easterly line of said Lot No. 665 North 13 degrees 42 minutes 12 seconds West 206.40 feet to an iron pin corner in the center line of Trails End Drive aforesaid, the place of beginning.

CONTAINING .945 acres

BEING LOT NO. 667 of Hemlock Springs Sub-division West, as surveyed by Orangeville Surveying Consultants dated May 22, 1978.

BEING Parcel No. 07-056-015.

TITLE VESTED IN Thomas H. Gross, by Deed from Kimberly M. Wynings, dated 1/24/1996 and recorded 1/26/1996 at County of Columbia, Pennsylvania in Record Book 615, Page 308.

BEING KNOWN AS 20 Trails End Drive, Shickshinny, PA 18655

IMPROVEMENTS: Single family ranch

FOX AND FOX
ATTORNEYS AT LAW, P.C.
425 SWEDE STREET
SUITE 706
ONE MONTGOMERY PLAZA
NORRISTOWN, PA 19401-4825

LEON H. FOX, JR.^D
CRAIG H. FOX^{D**}
JEFFREY V. MATTEO^D
PETER H. THOMAS^E
SCOTT L. H. RUBIN^{D**A}
JOSEPH B. WASSEL^{D*}
BENJAMIN E. WITMER^{D#}
PAUL S. BADAME^D

TEL: 610-275-7990
FAX: 610-275-2866
www.foxandfox-aw.com
info@foxandfoxlaw.com

LEON H. FOX
1901-1982

JAMES P. FOX
1936-1999

SHIRLEE ANN MILLER
ESTATE PARALEGAL

^D ADMITTED TO PENNSYLVANIA BAR
^{*} ADMITTED TO NEW JERSEY BAR ALSO
⁺ ADMITTED TO FLORIDA BAR ALSO
^A ALL MINOR TRIAL ADVOCACY
[#] MASTERS IN BUSINESS ADMINISTRATION

January 7, 2011

Prothonotary of
Columbia County
35 West Main Street
Bloomsburg, PA 17815

Re: American General Consumer Discount Company v. Thomas H.
Gross
Docket no. 2010-CV-972
Property address: 20 Trails End Drive, Shickshinny, PA
18655 aka Lot 667 Hemlock Springs, Briar Creek Township,
PA, aka RR #3 Trials End Dr. 20, Shickshinny, PA 18655
Sheriff sale date: February 9, 2011
Our file no. 9400.86

Dear Sir/Madam:

Enclosed for filing please find an Affidavit of Service.
Kindly time stamp the additional copies and return them to me in
the envelope provided.

Should you have any questions please call me. Thank you
for your time and attention to this request.

Very truly yours,

Craig H. Fox

CHF/sr
Enclosures

cc: American General Consumer Discount Company
Sheriff of Columbia County, w/enc.

FOX and FOX, Attorneys-At-Law
By: CRAIG H. FOX
Identification No. 49509
Suite 706, One Montgomery Plaza
Airy and Swede Streets
Norristown, PA 19401
(610) 275-7990

Attorneys For Plaintiff

AMERICAN GENERAL CONSUMER	:	COURT OF COMMON PLEAS
DISCOUNT COMPANY	:	COLUMBIA COUNTY
132 W. Front Street	:	
Berwick, PA 18603-4702	:	
	:	
vs.	:	No. 2010 CV 972
	:	
THOMAS H. GROSS	:	
20 Trails End Drive	:	
Shickshinny, PA 18655	:	

AFFIDAVIT OF SERVICE

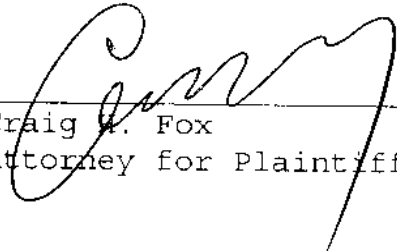
Craig H. Fox, attorney for Plaintiff, American General Consumer Discount Company, being duly sworn according to law, states the following:

1. True and correct copies of a Notice of Sheriff's Sale of Real Property with reference to this scheduled Sheriff's Sale were forwarded to the attached parties in interest on November 9, 2010 and January 7, 2011 via regular first class mail, Certificate of Mailing, postage pre-paid.

2. True and correct copies of the Notices are attached hereto as Exhibit "A" and copies of the certificates of mailing are attached hereto collectively as Exhibit "B".

3. I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge,

information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

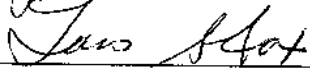


Craig A. Fox
Attorney for Plaintiff

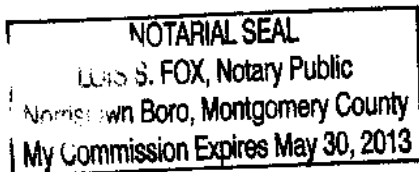
Sworn to and Subscribed

before me this 7th day

of January, 2011.



Notary Public



FOX AND FOX

ATTORNEYS - AT - LAW

SUITE 706

ONE MONTGOMERY PLAZA

AIRY & SWEDE STREETS

NORRISTOWN, PA 19401

(610) 275-7990

Fax (610) 275-2866

LEON H. FOX, JR.²

CRAIG H. FOX^{2*}

JEFFREY V. MATTEO²

PETER H. THOMAS²

SCOTT L. H. RUBIN^{2*}

JOSEPH B. WASSEL^{2*}

BENJAMIN E. WITMER^{2*}

PAUL S. BADAME²

LEON H. FOX

1901-1982

JAMES P. FOX

1936-1999

SHIRLEE ANN MILLER

ESTATE PARALEGAL

² ADMITTED TO PENNSYLVANIA BAR
^{*} ADMITTED TO NEW JERSEY BAR ALSO
^{*} ADMITTED TO FLORIDA BAR ALSO
^Δ ALL MINOR TRIAL ADVOCACY
[#] MASTERS IN BUSINESS ADMINISTRATION

November 9, 2010

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: All Parties In Interest And Claimants

OWNER(S): THOMAS H. GROSS

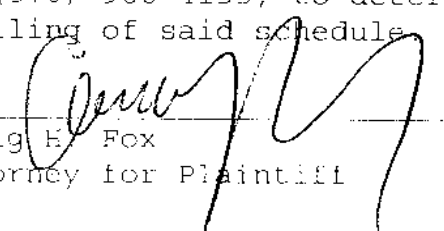
PROPERTY: 20 Trails End Drive, Shickshinny, PA 18655 aka
Lot 667 Hemlock Springs, Briar Creek Township,
PA, aka RR #3 Trials End Dr. 20, Shickshinny, PA
18655 (See attached description)

IMPROVEMENTS: Single family ranch

TAX PARCEL(S): 07-056-015

The above-captioned property is scheduled to be sold on Wednesday, February 9, 2011 at 9:00 a.m., at the Sheriff's office, Courthouse, 35 West Main Street, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgment on the properties which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule. You should check with the Sheriff's Office, by calling (570) 988-4155, to determine the actual date and time of the filing of said schedule.


Craig H. Fox
Attorney for Plaintiff

LEGAL PROPERTY DESCRIPTION

ALL that certain piece, parcel or lot of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the center line of a 40 foot right-of-way designated as Trails End Drive, said point also being the northeast corner of Lot No. 665; thence along the center line of said Trails End Drive, North 74 degrees 23 minutes 30 seconds East 201.74 feet to the northwest corner of Lot No. 669; thence along the westerly line of Lot No. 669 South 13 degrees 42 minutes 12 seconds East 201.96 feet to a corner in the northerly line of Lot No. 530; thence along the northerly line of Lot No. 530 and a portion of Lot No. 528 South 73 degrees 08 minutes 00 seconds West 201.94 feet to the southeast corner of Lot No. 665 aforesaid; thence along the easterly line of said Lot No. 665 North 13 degrees 42 minutes 12 seconds West 206.40 feet to an iron pin corner in the center line of Trails End Drive aforesaid, the place of beginning.

CONTAINING .945 acres

BEING LOT NO. 667 of Hemlock Springs Sub-division West, as surveyed by Orangeville Surveying Consultants dated May 22, 1978.

BEING Parcel No. 07-056-015.

TITLE VESTED IN Thomas H. Gross, by Deed from Kimberly M. Wynings, dated 1/24/1996 and recorded 1/26/1996 at County of Columbia, Pennsylvania in Record Book 615, Page 308.

BEING KNOWN AS 20 Trails End Drive, Shickshinny, PA 18655

IMPROVEMENTS: Single family ranch



This Certificate of Mailing provides evidence of mailing and may be used for that purpose only.

UNITED STATES POSTAGE
Certificate of Mailing

To pay fee, affix stamps or meter postage here

From: **Craig H. Fox,**

FOX AND FOX

706 One Montg

Norristown, PA 19401

02 1A

0004331509

\$ 01.15⁰

NOV 09 2010

MAILED FROM ZIP CODE 19401

To: **Russell Young**

58 Emerald Way

Shickshinny, PA 18655



PS Form 3817, April 2007 PSN 7530-02-000-9065

9400.86



This Certificate of Mailing provides evidence of mailing for domestic and international mail.

From: **Craig H. Fox,**

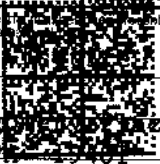
FOX AND FOX

706 One Montg

Norristown, PA 19401



Certificate of Mailing



02 1A
0004331509

MAILED FROM ZIP CODE 19401

To pay fee, affix stamps or meter postage here

\$ 01.15⁰
NOV 09 2010

To: **PA Dept. of Revenue**
The Bureau of Compliance
Attn: Sheriff Sale Section
P.O. Box 218230
Harrisburg, PA 17128-1230

PS Form 3817, April 2007 PSN 7530-02-000-9065

940086



This Certificate of Mailing provides evidence of mailing for domestic and international mail.

From: **Craig H. Fox**

FOX AND FOX

706 One Montg

Norristown, PA 19401



Certificate of Mailing



02 1A
0004331509

MAILED FROM ZIP CODE 19401

To pay fee, affix stamps or meter postage here

\$ 01.15⁰
NOV 09 2010

To: **PA American Water Co., aka**
American Water
Attn: Correspondence
P.O. Box 578
Alton, IL 62002

PS Form 3817, April 2007 PSN 7530-02-000-9065

940086



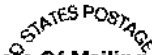
This Certificate of Mailing provides evidence of mailing for domestic and international mail.

From: **Craig H. Fox**

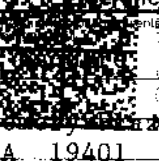
FOX AND FOX

706 One Montg

Norristown, PA 19401



Certificate of Mailing



02 1A
0004331509

MAILED FROM ZIP CODE 19401

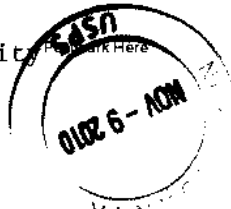
To pay fee, affix stamps or meter postage here

\$ 01.15⁰
NOV 09 2010

To: **Berwick Area Joint Sewer Authority**
1108 Freas Avenue
Berwick, PA 18603

PS Form 3817, April 2007 PSN 7530-02-000-9065

940086





UNITED STATES POSTAGE
Certificate of Mailing

To pay fee, affix stamps or
meter postage here

This Certificate of Mailing provides evidence that
this form may be used for domestic and international mail.

From: **Craig H. Fox,**
FOX AND FOX
706 One Montg
Norristown, PA 19401

02 1A

0004331509

MAILED FROM ZIP CODE 19401

\$ 01.15⁰

NOV 09 2010

To: **Berwick Area School District**
500 Line Street
Berwick, PA 18603



PS Form 3817, April 2007 PSN 7530-02-000-9065

9400.86



UNITED STATES POSTAGE
Certificate of Mailing

To pay fee, affix stamps or
meter postage here

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From: **Craig H. Fox**
FOX AND FOX
706 One Montg
Norristown, PA 19401

02 1A

0004331509

MAILED FROM ZIP CODE 19401

\$ 01.15⁰

NOV 09 2010

To: **Joan Rothery, Local**
Tax Collector
122 Twin Church Road
Berwick, PA 18603



PS Form 3817, April 2007 PSN 7530-02-000-9065

9400.86



UNITED STATES POSTAGE
Certificate of Mailing

To pay fee, affix stamps or
meter postage here

This Certificate of Mailing provides evidence that
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From: **Craig H. Fox,**
FOX AND FOX
706 One Montg
Norristown, PA 19401

02 1A

0004331509

MAILED FROM ZIP CODE 19401

\$ 01.15⁰

NOV 09 2010

To: **PA Dept. of Public Welfare**
Bureau of Child Support
Enforcement
P.O. Box 8018
Harrisburg, PA 17105-8018



PS Form 3817, April 2007 PSN 7530-02-000-9065

9400.86



Certificate Of Mailing

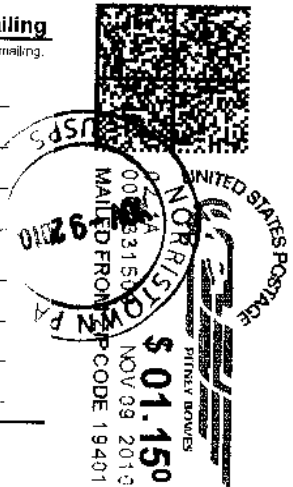
This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing. This form may be used for domestic and international mail.

From: Craig H. Fox, Esquire
FOX AND FOX
706 One Montgomery Plaza
Norristown, PA 19401

To: Domestic Relations of
Columbia county
35 W. Main Street
Bloomsburg, PA 17815

PS Form 3817, April 2007 PSN 7530-02-000-9065

9400 86



Certificate Of Mailing

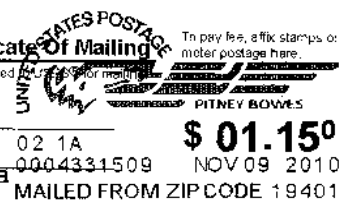
This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing. This form may be used for domestic and international mail.

From: Craig H. Fox,
FOX AND FOX
706 One Montgomery Plaza
Norristown, PA 19401

To: Columbia county
Tax Claim Bureau
35 W. Main Street
Bloomsburg, PA 17815

PS Form 3817, April 2007 PSN 7530-02-000-9065

9400 86



Certificate Of Mailing

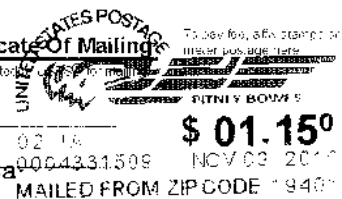
This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing. This form may be used for domestic and international mail.

From: Craig H. Fox,
FOX AND FOX
706 One Montgomery Plaza
Norristown, PA 19401

To: Briar Creek Township
150 Municipal Road
Berwick, PA 18603

PS Form 3817, April 2007 PSN 7530-02-000-9065

9400 86



FOX AND FOX
ATTORNEYS AT LAW, P.C.

425 SWEDE STREET
SUITE 706
ONE MONTGOMERY PLAZA
NORRISTOWN, PA 19401-4825

1610/275-7990
Fax 1610/275-2866
www.foxandfoxlaw.com
info@foxandfoxlaw.com

LEON H. FOX, JR.[□]
CRAIG H. FOX^{□**}
JEFFREY V. MATTEO[□]
PETER H. THOMAS[□]
SCOTT L. H. RUBIN^{□*^}
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BENJAMIN E. WITMER^{□#}
PAUL S. BADAME[□]

LEON H. FOX
1901-1982

JAMES P. FOX
1936-1999

SHIRLEE ANN MILLER
ESTATE PARALEGAL

□ ADMITTED TO PENNSYLVANIA BAR
* ADMITTED TO NEW JERSEY BAR ALSO
^ ADMITTED TO FLORIDA BAR ALSO
^ ALL MIN TRIAL ADVOCACY
MASTERS IN BUSINESS ADMINISTRATION

January 7, 2011

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: All Parties In Interest And Claimants

OWNER(S) : THOMAS H. GROSS

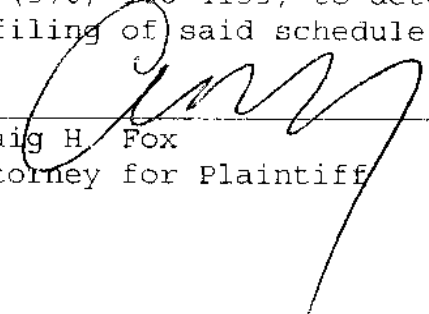
PROPERTY: 20 Trails End Drive, Shickshinny, PA 18655 aka
Lot 667 Hemlock Springs, Briar Creek Township,
PA, aka RR #3 Trials End Dr. 20, Shickshinny, PA
18655 (See attached description)

IMPROVEMENTS: Single family ranch

TAX PARCEL(S) : 07-056-015

The above-captioned property is scheduled to be sold on Wednesday, February 9, 2011 at 9:00 a.m., at the Sheriff's office, Courthouse, 35 West Main Street, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgment on the properties which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule. You should check with the Sheriff's Office, by calling (570) 988-4155, to determine the actual date and time of the filing of said schedule.



Craig H. Fox
Attorney for Plaintiff

LEGAL PROPERTY DESCRIPTION

ALL that certain piece, parcel or lot of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the center line of a 40 foot right-of-way designated as Trails End Drive, said point also being the northeast corner of Lot No. 665; thence along the center line of said Trails End Drive, North 74 degrees 23 minutes 30 seconds East 201.74 feet to the northwest corner of Lot No. 669; thence along the westerly line of Lot No. 669 South 13 degrees 42 minutes 12 seconds East 201.96 feet to a corner in the northerly line of Lot No. 530; thence along the northerly line of Lot No. 530 and a portion of Lot No. 528 South 73 degrees 08 minutes 00 seconds West 201.94 feet to the southeast corner of Lot No. 665 aforesaid; thence along the easterly line of said Lot No. 665 North 13 degrees 42 minutes 12 seconds West 206.40 feet to an iron pin corner in the center line of Trails End Drive aforesaid, the place of beginning.

CONTAINING .945 acres

BEING LOT NO. 667 of Hemlock Springs Sub-division West, as surveyed by Orangeville Surveying Consultants dated May 22, 1978.

BEING Parcel No. 07-056-015.

TITLE VESTED IN Thomas H. Gross, by Deed from Kimberly M. Wynings, dated 1/24/1996 and recorded 1/26/1996 at County of Columbia, Pennsylvania in Record Book 615, Page 308.

BEING KNOWN AS 20 Trails End Drive, Shickshinny, PA 18655

IMPROVEMENTS: Single family ranch



This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: **Craig H. Fox,**

FOX AND FOX

706 One Montgomery Plaza

Norristown, PA 19401

To: **Asset Acceptance, LLC**

P.O. Box 1630

Warren, MO 48090

PS Form 3817, April 2007 PSN 7530-02-000-9065

9400.86



Certificate of Mailing

To pay for extra stamps or meter postage here

02 1A

0004331509

MAILED FROM ZIP CODE 19401

\$ 01.15⁰

JAN 07 2011



This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: **Craig H. Fox, Esquire**

FOX AND FOX

706 One Montgomery Plaza

Norristown, PA 19401

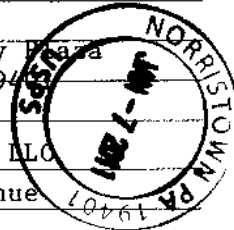
To: **Asset Acceptance, LLC**

28405 VanDyke Avenue

Warren, MO 48093

PS Form 3817, April 2007 PSN 7530-02-000-9065

9400.86



02 1A
0004331509
MAILED FROM ZIP CODE 19401

\$ 01.15⁰

JAN 07 2011



FOX AND FOX
ATTORNEYS AT LAW, P.C.
425 SWEDE STREET
SUITE 706
ONE MONTGOMERY PLAZA
NORRISTOWN, PA 19401-4825

LEON H. FOX, JR.¹
CRAIG H. FOX^{2**}
JEFFREY V. MATTEO³
PETER H. THOMAS⁴
SCOTT L. H. RUBIN^{5**^}
JOSEPH B. WASSEL^{6*}
BENJAMIN E. WITMER^{7#}
PAUL S. BADAME⁸

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LEON H. FOX
1901-1982

JAMES P. FOX
1936-1999

SHIRLEE ANN MILLER
ESTATE PARALEGAL

January 7, 2011

¹ ADMITTED TO PENNSYLVANIA BAR
² ADMITTED TO NEW JERSEY BAR ALSO
³ ADMITTED TO NEW YORK BAR
⁴ ALL MIN. TRIAL ADVOCACY
⁵ MASTERS IN BUSINESS ADMINISTRATION

Prothonotary of
Columbia County
35 West Main Street
Bloomsburg, PA 17815

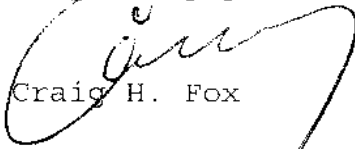
Re: American General Consumer Discount Company v. Thomas H.
Gross
Docket no. 2010-CV-972
Property address: 20 Trails End Drive, Shickshinny, PA
18655 aka Lot 667 Hemlock Springs, Briar Creek Township,
PA, aka RR #3 Trials End Dr. 20, Shickshinny, PA 18655
Sheriff sale date: February 9, 2011
Our file no. 9400.86

Dear Sir/Madam:

Enclosed for filing please find an Amended Affidavit
Pursuant to Rule 3129. Kindly time stamp the additional copies
and return them to me in the envelope provided.

Should you have any questions please call me. Thank you
for your time and attention to this request.

Very truly yours,


Craig H. Fox

CHF/sr
Enclosures

cc: American General Consumer Discount Company
Sheriff of Columbia County, w/encl.

FOX AND FOX

By: Craig H. Fox, Esquire
Attorney I.D. No. 49509
706 One Montgomery Plaza
Norristown, PA 19401
(610) 275-7990

Attorney for Plaintiff

AMERICAN GENERAL CONSUMER	:	COURT OF COMMON PLEAS
DISCOUNT COMPANY	:	COLUMBIA COUNTY
132 W. Front Street	:	
Berwick, PA 18603-4702	:	
	:	
vs.	:	No. 2010 CV 972
	:	
THOMAS H. GROSS	:	
20 Trails End Drive	:	
Shickshinny, PA 18655	:	

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1,2,3

AMERICAN GENERAL CONSUMER DISCOUNT COMPANY, Plaintiff in the above-captioned action, comes by its attorney and sets forth, as of the date the Praecipe for Writ of Execution was filed, the following information concerning the real property located at 20 Trails End Drive, Shickshinny, PA 18655 aka Lot 667 Hemlock Springs, Briar Creek Township, PA, aka RR #3 Trials End Dr. 20, Shickshinny, PA 18655, Columbia County (see property descriptions attached).

1. Name and address of Owners or Reputed Owners:

Name	Address (if address cannot be reasonably ascertained, please so indicate)
------	---

THOMAS H. GROSS

20 Trails End Drive
Shickshinny, PA 18655 aka
Lot 667 Hemlock Springs
Briar Creek Township, PA, aka
RR #3 Trials End Dr. 20,
Shickshinny, PA 18655

And

22 Country Estate Lane
Berwick, PA 18603

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

Name

Address (if address cannot be
reasonably ascertained, please so
indicate)

THOMAS H. GROSS

20 Trails End Drive
Shickshinny, PA 18655 aka
Lot 667 Hemlock Springs
Briar Creek Township, PA, aka
RR #3 Trials End Dr. 20,
Shickshinny, PA 18655

And

22 Country Estate Lane
Berwick, PA 18603

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

a) Columbia County
Tax Claim Bureau

a) 35 W. Main Street
Bloomsburg, PA 17815

b) Domestic Relations of
Columbia County

b) 35 W. Main Street
Bloomsburg, PA 17815

c) Briar Creek Township (570) 759-0633	c) 150 Municipal Road Berwick, PA 18603
d) Berwick Area School District (570) 759-6400	d) 500 Line Street Berwick, PA 18603
e) Joan Rothery, Local Tax collector	e) 122 Twin Church Road Berwick, PA 18603
f) PA Dept. of Public Welfare	f) Bureau of Child Support Enforcement P.O. Box 8018 Harrisburg, PA 17105-8018
g) PA Dept. of Revenue	g) The Bureau of Compliance Attn: Sheriff Sale Section P.O. Box 218230 Harrisburg, PA 17128-1230
h) PA American Water Co. aka American Water	h) Attn: Correspondence P.O. Box 578 Alton, IL 62002
i) Berwick Area Joint Sewer Authority	i) 1108 Freas Avenue Berwick, PA 18603
j) Asset Acceptance, LLC	j) 28405 VanDyke Avenue Warren, MO 48093

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

Name	Address (if address cannot be reasonably ascertained, please so
------	---

indicate)

a)	American General Consumer Discount Co.	a)	132 W. Front Street Berwick, PA 18603
----	---	----	--

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

Only those listed in 3 and 4 above.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
------	---

a)	Russell Young	a)	58 Emerald Way Shickshinny, PA 18655
----	---------------	----	---

and those listed in 3 and 4 above.

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

Name

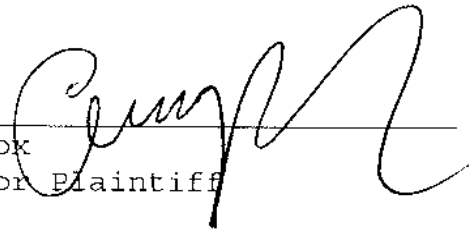
Address (if address cannot be
reasonably ascertained, please so
indicate)

Only those listed in 3 and 4 above.

I verify that I am the attorney for the plaintiff, American General Consumer Discount Company, in this action; that I am authorized to take this Verification on their behalf; and that the statements made in this Verification are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4909 relating to unsworn falsification to authorities.

Date:

Craig H. Fox
Attorney for Plaintiff

A handwritten signature in black ink, appearing to read 'Craig H. Fox', is written over a horizontal line. The signature is stylized with a large, looping 'C' and a long, sweeping tail.

LEGAL PROPERTY DESCRIPTION

ALL that certain piece, parcel or lot of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the center line of a 40 foot right-of-way designated as Trails End Drive, said point also being the northeast corner of Lot No. 665; thence along the center line of said Trails End Drive, North 74 degrees 23 minutes 30 seconds East 201.74 feet to the northwest corner of Lot No. 669; thence along the westerly line of Lot No. 669 South 13 degrees 42 minutes 12 seconds East 201.96 feet to a corner in the northerly line of Lot No. 530; thence along the northerly line of Lot No. 530 and a portion of Lot No. 528 South 73 degrees 08 minutes 00 seconds West 201.94 feet to the southeast corner of Lot No. 665 aforesaid; thence along the easterly line of said Lot No. 665 North 13 degrees 42 minutes 12 seconds West 206.40 feet to an iron pin corner in the center line of Trails End Drive aforesaid, the place of beginning.

CONTAINING .945 acres

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BEING Parcel No. 07-056-015.

TITLE VESTED IN Thomas H. Gross, by Deed from Kimberly M. Wynings, dated 1/24/1996 and recorded 1/26/1996 at County of Columbia, Pennsylvania in Record Book 615, Page 308.

BEING KNOWN AS 20 Trails End Drive, Shickshinny, PA 18655

IMPROVEMENTS: Single family ranch

Document Receipt

Trans # 39283 Carrier / service: POST 2PM 10/19/2010

Ship to: 39283

PA DEPT OF PUBLIC WELFARE

PO BOX 8018

Tracking #: 9171924291001000005131

Doc Ref #: 154ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 39284 Carrier / service: POST 2PM 10/19/2010

Ship to: 39284

PA AMERICAN WATER COMPANY

PO BOX 578

Tracking #: 9171924291001000005148

Doc Ref #: 154ED2010

ALTON IL 62002

Document Receipt

Trans # 39285 Carrier / service: POST 2PM 10/19/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000005155

DEPARTMENT 281230

Doc Ref #: 154ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 39286 Carrier / service: POST 2PM 10/19/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000005162

Doc Ref #: 154ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 39287 Carrier / service: POST 2PM 10/19/2010

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

PARKVIEW TOWERS Tracking #: 9171924291001000005179

1150 FIRST AVE, 10TH FLR, STE 1001

Doc Ref #: 154ED2010

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 39288 Carrier / service: POST 2PM 10/19/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000005186

Doc Ref #: 154ED2010

PHILADELPHIA PA 19106

FOX and FOX, Attorneys-At-Law
By: CRAIG H. FOX
Identification No. 49509
Suite 706, One Montgomery Plaza
Airy and Swede Streets
Norristown, PA 19401
(610) 275-7990

Attorneys For Plaintiff

AMERICAN GENERAL CONSUMER	:	COURT OF COMMON PLEAS
DISCOUNT COMPANY	:	COLUMBIA COUNTY
132 W. Front Street	:	
Berwick, PA 18603-4702	:	
	:	
vs.	:	No. 2010 CV 972
	:	
THOMAS H. GROSS	:	
20 Trails End Drive	:	
Shickshinny, PA 18655	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: THOMAS H. GROSS
20 Trails End Drive
Shickshinny, PA 18655

Your real estate located at 20 Trails End Drive, Shickshinny, PA 18655 aka Lot 667 Hemlock Springs, Briar Creek Township, PA, aka RR #3 Trials End Dr. 20, Shickshinny, PA 18655, Columbia County (See property description attached) is scheduled to be sold at Sheriff's Sale on Wednesday, _____, 20____ at 9:00 a.m., at the Sheriff's office, Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the presently outstanding court judgment of \$39,755.67, plus interest at the contract rate and costs, obtained by American General Consumer Discount Company against you.

LEGAL PROPERTY DESCRIPTION

ALL that certain piece, parcel or lot of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the center line of a 40 foot right-of-way designated as Trails End Drive, said point also being the northeast corner of Lot No. 665; thence along the center line of said Trails End Drive, North 74 degrees 23 minutes 30 seconds East 201.74 feet to the northwest corner of Lot No. 669; thence along the westerly line of Lot No. 669 South 13 degrees 42 minutes 12 seconds East 201.96 feet to a corner in the northerly line of Lot No. 530; thence along the northerly line of Lot No. 530 and a portion of Lot No. 528 South 73 degrees 08 minutes 00 seconds West 201.94 feet to the southeast corner of Lot No. 665 aforesaid; thence along the easterly line of said Lot No. 665 North 13 degrees 42 minutes 12 seconds West 206.40 feet to an iron pin corner in the center line of Trails End Drive aforesaid, the place of beginning.

CONTAINING .945 acres

BEING LOT NO. 667 of Hemlock Springs Sub-division West, as surveyed by Orangeville Surveying Consultants dated May 22, 1978.

BEING Parcel No. 07-056-015.

TITLE VESTED IN Thomas H. Gross, by Deed from Kimberly M. Wynings, dated 1/24/1996 and recorded 1/26/1996 at County of Columbia, Pennsylvania in Record Book 615, Page 308.

BEING KNOWN AS 20 Trails End Drive, Shickshinny, PA 18655

IMPROVEMENTS: Single family ranch

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

1. This sale will be canceled if you pay the judgment to Craig H. Fox, Esquire, 706 One Montgomery Plaza, Norristown, PA 19401. To find out how much you must pay, you may call (610) 275-7990.

2. You may be able to stop the sale by filing a petition asking the court to strike or open the judgment, if the judgment was improperly entered. You may also ask the court to postpone the sale for good cause.

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

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

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 the Sheriff's Office at (570)389-5622 or Craig H. Fox, Esquire at (610) 275-7990.

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 the Sheriff's Office at (570)389-5622 or Craig H. Fox, Esquire at (610) 275-7990.

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(s) until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money

bid for your house will be filed by the Sheriff on the 30th day after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days of the preparation of the schedule of distribution.

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

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

Northpenn Legal Services
(for Columbia County)
168 E. 5th Street
Bloomsburg, PA 17815
(570) 784-8760

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By: CRAIG H. FOX
Identification No. 49509
Suite 706, One Montgomery Plaza
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Attorneys For Plaintiff

AMERICAN GENERAL CONSUMER	:	COURT OF COMMON PLEAS
DISCOUNT COMPANY	:	COLUMBIA COUNTY
132 W. Front Street	:	
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Attorneys For Plaintiff

AMERICAN GENERAL CONSUMER
DISCOUNT COMPANY
132 W. Front Street
Berwick, PA 18603-4702

vs.

THOMAS H. GROSS
20 Trails End Drive
Shickshinny, PA 18655

COURT OF COMMON PLEAS
COLUMBIA COUNTY

No. 2010 CV 972

WRIT OF EXECUTION

NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300. There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions. You may have other exemptions or other rights.

If you have an exemption, you should do the following

promptly:

(1) Fill out the attached claim form and demand for a promptly hearing.

(2) Deliver the form or mail it to the Sheriff's Office at the address notice. You should come to court ready to explain your exemption. If you do not come to court and prove your exemptions, you may lose some of your property.

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MAJOR EXEMPTIONS UNDER PENNSYLVANIA AND FEDERAL LAW

1. \$300 statutory exemption
2. Bibles, school books, sewing machines uniforms and equipment.
3. most wages and unemployment compensation
4. Social Security Benefits
5. Certain retirement fund and accounts
6. Certain veteran and armed forces benefits
7. Certain insurance proceeds
8. Such other exemptions as may be provided by law

CLAIM FOR EXEMPTION

TO THE SHERIFF:

We, the above-named defendants, claim exemption of property from levy or attachment:

(1) From my personal property in my possession which has been levied upon,

(a) I desire that my \$300 Statutory exemption be
[] (I) set aside in kind (specify property to
be set aside in kind):

[] (II) paid in cash following the sale of the
property levied upon; or

(b) I claim the following exemption (specify property
and basis of exemption:

(2) From my property which is in the possession of a third
party, I claim the following exemptions:

(a) my \$300 statutory exemption [] in cash; [] in
kind (specify property):

_____;

(b) Social Security benefits on deposit in the amount
of: \$_____;

(c) other (specify amount and basis of exemption):

I request a prompt court hearing to determine the exemption.
Notice of the hearing should be given to me at

(Address)

(Telephone Number)

We verify that the statements made in this Claim for Exemption
are true and correct. We understand that false statements

herein are made subject to the penalties of 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

Date: _____ Defendant:

Date: _____ Defendant:

THIS CLAIM TO BE FILED WITH:

Sheriff of Columbia County
Court House – P.O. Box 360
35 West Main Street
Bloomsburg, PA 17815
(570) 389-5622

Note: Under paragraphs (1) and (2) of the writ, a description of specific property to be levied upon or attached may be set forth in the writ or included in a separate direction to the sheriff.

Under paragraph (2) of the writ, if attachment of a named garnishee is desired, his name should be set forth in the space provided.

Under paragraph (3) of the writ, the sheriff may, as under prior practice, add as a garnishee any person not named in this writ who may be found in possession of property of defendant. See Rule 3111(a). For limitations on the power to attach tangible personal property, see Rule 3108(a).

(b) Each court shall by local rule designate the officer, organization or person to be named in the notice.

FOX and FOX, Attorneys-At-Law
By: CRAIG H. FOX
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Norristown, PA 19401
(610) 275-7990

Attorneys For Plaintiff

AMERICAN GENERAL CONSUMER
DISCOUNT COMPANY
132 W. Front Street
Berwick, PA 18603-4702

vs.

THOMAS H. GROSS
20 Trails End Drive
Shickshinny, PA 18655

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY
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Attorneys For Plaintiff

AMERICAN GENERAL CONSUMER
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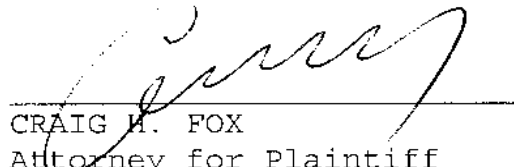
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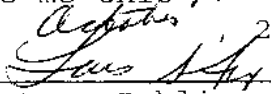
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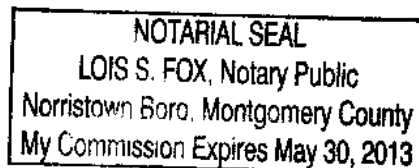
ACT 91 CERTIFICATION

I, Craig H. Fox, Esquire, attorney for plaintiff, American General Consumer Discount Company, being duly sworn according to law, depose and say that to the best of his knowledge, information and belief, a notice of possible eligibility for the emergency mortgage assistance program were sent to the defendant at his address, pursuant to Act 91 of the 1983 on March 30, 2010. Plaintiff has not been notified of any action by the Pennsylvania Housing Finance Agency which would bar it from proceeding with this foreclosure under Act 91.


CRAIG H. FOX
Attorney for Plaintiff

Sworn to and subscribed
before me this 13th day
of September, 2010.


Notary Public



FOX and FOX, Attorneys-At-Law
By: CRAIG H. FOX
Identification No. 49509
Suite 706, One Montgomery Plaza
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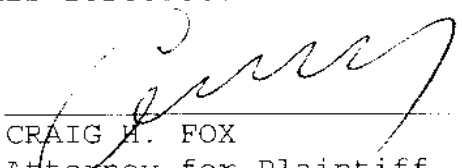
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No. 2010 CV 972

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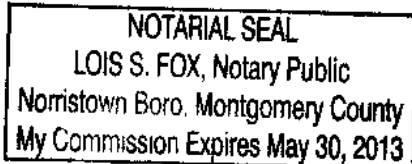
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CRAIG H. FOX
Attorney for Plaintiff

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of *August*, 2010.


Notary Public



FOX AND FOX

By: Craig H. Fox, Esquire
Attorney I.D. No. 49509
706 One Montgomery Plaza
Norristown, PA 19401
(610) 275-7990

Attorney for Plaintiff

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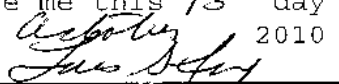
AFFIDAVIT OF NON-MILITARY SERVICE

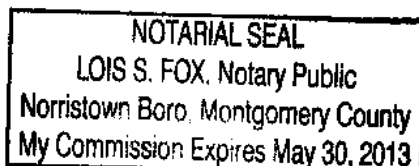
Craig H. Fox, Esquire hereby verifies that he represents the Plaintiff in the above entitled case; that he is authorized to make this verification on behalf of the Plaintiff; that to the best of his knowledge, information and belief the above named Defendants are over 18 years of age; the address of Defendants are as stated in the caption; the occupation of Defendants are unknown; and Defendants are not in the Military Service of the United States, nor any State or Territory thereof or its allies as defined in the Soldier's and the Sailor's Civil Relief Act of 1940 and the amendments thereto. Deponent further states that he understand that these statements are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Date:


Craig H. Fox
Attorney for Plaintiff

Sworn to and subscribed
before me this 13th day
of August 2010


Notary Public



FOX AND FOX

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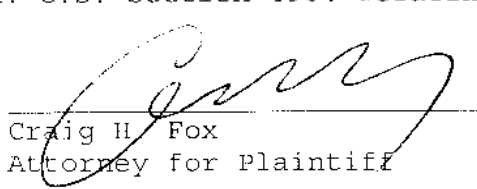
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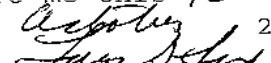
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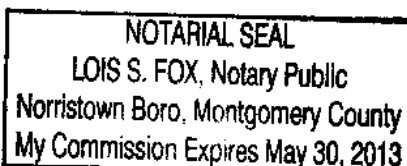
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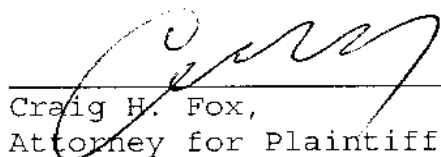

Craig H. Fox
Attorney for Plaintiff

Sworn to and subscribed
before me this 13th day
of  2010


Notary Public



WAIVER OF WATCHMAN/WAIVER OF INSURANCE - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Craig H. Fox,
Attorney for Plaintiff

LEGAL PROPERTY DESCRIPTION

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BEING KNOWN AS 20 Trails End Drive, Shickshinny, PA 18655

IMPROVEMENTS: Single family ranch

ALL that certain piece, parcel or lot of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the center line of a 40 foot right-of-way designated as Trails End Drive, said point also being the northeast corner of Lot No. 665; thence along the center line of said Trails End Drive, North 74 degrees 23 minutes 30 seconds East 201.74 feet to the northwest corner of Lot No. 669; thence along the westerly line of Lot No. 669 South 13 degrees 42 minutes 12 seconds East 201.96 feet to a corner in the northerly line of Lot No. 530; thence along the northerly line of Lot No. 530 and a portion of Lot No. 528 South 73 degrees 08 minutes 00 seconds West 201.94 feet to the southeast corner of Lot No. 665 aforesaid; thence along the easterly line of said Lot No. 665 North 13 degrees 42 minutes 12 seconds West 206.40 feet to an iron pin corner in the center line of Trails End Drive aforesaid, the place of beginning.

CONTAINING .945 acres

BEING LOT NO. 667 of Hemlock Springs Sub-division West, as surveyed by Orangeville Surveying Consultants dated May 22, 1978.

BEING Parcel No. 07-056-015.

TITLE VESTED IN Thomas H. Gross, by Deed from Kimberly M. Wynings, dated 1/24/1996 and recorded 1/26/1996 at County of Columbia, Pennsylvania in Record Book 615, Page 308.

BEING KNOWN AS 20 Trails End Drive, Shickshinny, PA 18655

IMPROVEMENTS: Single family ranch

FOX & FOX

ONE MONTGOMERY PLAZA, SUITE 706
AIRY & SWEDE STREETS
NORRISTOWN, PA 19401
(610) 275-7990

PNC BANK, N.A.
PHILADELPHIA, PA 020
3-5-310

11156

DATE

NUMBER

AMOUNT

10/14/2010

11156

**\$1,350.00

PAY

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

TO THE Sheriff of Columbia County
ORDER OF

American General v. Gross


AUTHORIZED SIGNATURE

⑈011156⑈ ⑆0310000053⑆ 8400785894⑈



Security features. Details on back.

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

American General Consumer
Discount Company

132 W. Front Street
Berwick, PA 18603-4702

128

Thomas H. Gross
20 Trails End Drive
Shickshinny, PA 18655

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2010 CV 972 Term 19 E.D.

No. 2010-ED-154 Term 19 A.D.

No. Term 19 J.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

- Commonwealth of Pennsylvania:

- County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

20 Trails End Drive
Shickshinny, PA 18655
aka
Lot 667 Hemlock Springs
Briar Creek Township, PA
aka
RR #3 Trails End Dr. 20
Shickshinny, PA 18655
(SEE ATTACHED LEGAL DESCRIPTION)

Amount Due

\$ 39,755.67

as 7.10/da