

First Columbia vs. Kenosha
NO. 97-04 ED NO. 109-03 JD DATE/TIME OF SALE 5:00pm

1350, Dep
\$ 678,00
\$ 672,00 Refunc

SHERIFF'S SALE COST SHEET

First Columbia B&T vs. Theodore + Deborah Kamogaski
 NO. 97-04 ED NO. 1109-03 JD DATE/TIME OF SALE 8-11-04 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>22.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</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>6.00</u>	
NOTARY	\$ <u>12.00</u>	
TOTAL *****		\$ <u>463.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ _____	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ _____

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>45.50</u>	
TOTAL *****		\$ <u>55.50</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>55.20</u>	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>287.57</u>	3941.91
TOTAL *****		\$ _____

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>258.71</u>	
WATER 20	\$ _____	
TOTAL *****		\$ <u>258.71</u>

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ _____

WED-37206 0314-5 B9I 04-53963
Michael G Oleyar
1261 NORTH CHURCH STREET
HAZLETON, PA 18202

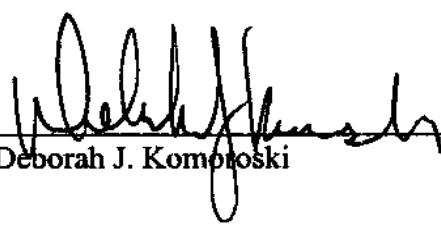
024694 24694 1 AB 0.301 17815 2 4 4688-1-25157



Sheriff of Columbia County
Columbia County Court House
P. O. Box 380
Bloomsburg, PA 17815-0380

Date:

8-13-04


Deborah J. Komoroski

Attorney Fee **\$2,000.00**

Any fees over that amount shall be billed at an hourly rate of \$175.00 for Attorney services, \$75.00 for legal assistants and debtor's counsel will file a fee application with the bankruptcy clerk. Any additional Attorney fees as pursuant to the amended fee application shall be paid out of plan funds by Chapter 13 trustee as a Class One Administrative Priority Claim with out further need of amending plan. The additional fees and out of pocket cost may be drawn from the fees which were to be distributed to the class three claims, unsecured creditors.

Trustee Fee **10%**

Central Tax Bureau of PA, Inc. **Priority Amount**

Orangeville Borough Tax Collector **Priority Amount**

Prothonotary & Clerk of Courts Columbia County **Priority Amount**

Sheriff of Columbia County **Priority Amount**

PA Department of Revenue **Priority Amount**

Any other priority claimants shall be paid only after the class two and class three claims are paid in full.

- b. **Class two claims:** After the application of the appropriate amount each month to the class one administrative claims, the entire amount of the monthly payment remaining in the hands of the trustee shall be distributed, pro rata, to the holders of the class two claims for the payment as follows:

First Columbia Bank & Trust Company – Mortgage: Current payments are to be made outside of the plan and all arrearages to paid through the plan. August 2004 mortgage payment shall be included in the pre-petition arrears.

Columbia County Tax Claim Bureau: 2002, 2003 & 2004 – Real Estate, Occupational and Per Capita Taxes

Orange Township Tax Collector: 2002, 2003 & 2004 – Real Estate, Occupational and Per Capita Taxes

Orangeville Borough Tax Collector: 2002, 2003 & 2004 – Real Estate, Occupational and Per Capita Taxes

- b. **Class three claims:** The entire amount of the monthly payment remaining in the hands of the trustee shall be distributed, pro rata, to the holders of the class three claims in an amount equal to at least the non exempt assets of the debtor(s).
6. By failing to object to this plan, or any modification thereof, all creditors holding claims agree not to make any effort to collect their claims from any cosigners that may exist, so long as this case remains pending.

INSTRUCTIONS FOR PROOF OF CLAIM FORM

The instructions and definitions below are general explanations of the law. In particular types of cases or circumstances, such as bankruptcy cases that are not filed voluntarily by a debtor, there may be exceptions to these general rules.

---- DEFINITIONS ----

Secured Claim

Unsecured Claim

If a claim is not a secured claim it is an unsecured claim. A claim may be partly secured and partly unsecured if the property on which a creditor has a lien is not worth enough to pay the creditor in full.

Unsecured Priority Claim

Certain types of unsecured claims are given priority, so they are to be paid in bankruptcy cases before most other unsecured claims (if there is sufficient money or property available to pay these claims). The most common types of priority claims are listed on the proof of claim form. Unsecured claims that are not specifically given priority status by the bankruptcy laws are classified as *Unsecured Nonpriority Claims*.

Debtor

The person, corporation, or other entity that has filed a bankruptcy case is called the debtor.

Creditor

A creditor is any person, corporation, or other entity to whom the debtor owed a debt on the date that the bankruptcy case was filed.

Proof of Claim

A form telling the bankruptcy court how much the debtor owed a creditor at the time the bankruptcy case was filed (the amount of the creditor's claim). This form must be filed with the clerk of the bankruptcy court where the bankruptcy case was filed.

Items to be completed in Proof of Claim form (if not already filled in)

Court, Name of Debtor, and Case Number:

Fill in the name of the federal judicial district where the bankruptcy case was filed (for example, Central District of California), the name of the debtor in the bankruptcy case, and the bankruptcy case number. If you received a notice of the case from the court, all of this information is near the top of the notice.

Information about Creditor:

Complete the section giving the name, address, and telephone number of the creditor to whom the debtor owes money or property, and the debtor's account number, if any. If anyone else has already filed a proof of claim relating to this debt, if you never received notices from the bankruptcy court about this case, if your address differs from that to which the court sent notice, or if this proof of claim replaces or changes a proof of claim that was already filed, check the appropriate box on the form.

1. Basis for Claim:

Check the type of debt for which the proof of claim is being filed. If the type of debt is not listed, check "Other" and briefly describe the type of debt. If you were an employee of the debtor, fill in the last four digits of your social security number and the dates of work for which you were not paid.

2. Date Debt Incurred:

Fill in the date when the debt first was owed by the debtor.

3. Court Judgments:

If you have a court judgment for this debt, state the date the court entered the judgment.

4. Total Amount of Claim at Time Case Filed:

Fill in the applicable amounts, including the total amount of the entire claim. If interest or other charges in addition to the principal amount of the claim are included, check the appropriate place on the form and attach an itemization of the interest and charges.

9. Supporting Documents:

You must attach to this proof of claim form copies of documents that show the debtor owes the debt claimed or, if the documents are too lengthy, a summary of those documents. If documents are not available, you must attach an explanation of why they are not available.

8. Credits:

By signing this proof of claim, you are stating under oath that in calculating the amount of your claim you have given the debtor credit for all payments received from the debtor.

7. Unsecured Priority Claim:

Check the appropriate place if you have an unsecured priority claim, and state the amount entitled to priority. (See DEFINITIONS, above). A claim may be partly priority and partly nonpriority if, for example, the claim is for more than the amount given priority by the law. Check the appropriate place to specify the type of priority claim.

6. Unsecured Nonpriority Claim:

Check the appropriate place if the claim is a secured claim. You must state the type and value of property that is collateral for the claim, attach copies of the documentation of your lien, and state the amount past due on the claim as of the date the bankruptcy case was filed. A claim may be partly secured and partly unsecured. (See DEFINITIONS, above).

EXPLANATIONS

FORM B91 (12/03)

Filing of Chapter 13 Bankruptcy Case	A bankruptcy case under chapter 13 of the Bankruptcy Code (title 11, United States Code) has been filed in this court by the debtor(s) listed on the front side, and an order for relief has been entered. Chapter 13 allows an individual with regular income and debts below a specified amount to adjust debts pursuant to a plan. A plan is not effective unless confirmed by the bankruptcy court. You may object to confirmation of the plan and appear at the hearing on your objection. The debtor will remain in possession of the debtor's property and may continue to operate the debtor's business, if any, unless the court orders otherwise.
Creditors May Not Take Certain Actions	Prohibited collection actions against the debtor and certain codebtors are listed in Bankruptcy Code § 362 and § 1301. Common examples of prohibited actions include contacting the debtor by telephone, mail or otherwise to demand repayment; taking actions to collect money or obtain property from the debtor; repossessing the debtor's property; starting or continuing lawsuits or foreclosures; and garnishing or deducting from the debtor's wages.
Meeting of Creditors	A meeting of creditors is scheduled for the date, time and location listed on the front side. <i>The debtor (both spouses in a joint case) must be present at the meeting to be questioned under oath by the trustee, and by creditors.</i> Creditors are welcome to attend, but are not required to do so. The meeting may be continued and concluded at a later date without any further notice.
Claims	A Proof of Claim is a signed statement describing a creditor's claim. If a Proof of Claim form is not included with this notice, you can obtain one at any bankruptcy clerk's office. If you do not file a Proof of Claim by the "Deadline to File a Proof of Claim" listed on the front side, you might not be paid any money on your claim against the debtor in the bankruptcy case. To be paid you must file a Proof of Claim even if your claim is listed in the schedules filed by the debtor.
Discharge of Debts	The debtor is seeking a discharge of most debts, which may include your debt. A discharge means that you may never try to collect the debt from the debtor.
Exempt Property	The debtor is permitted by law to keep certain property as exempt. Exempt property will not be sold and distributed to creditors, even if the debtor's case is converted to chapter 7. The debtor must file a list of all property claimed as exempt. You may inspect that list at the bankruptcy clerk's office. If you believe that an exemption claimed by the debtor is not authorized by law, you may file an objection to that exemption. The bankruptcy clerk's office must receive the objection by the "Deadline to Object to Exemptions" listed on the front side.
Bankruptcy Clerk's Office	Any paper that you file in this bankruptcy case should be filed at the bankruptcy clerk's office at the address listed on the front side. You may inspect all papers filed, including the list of the debtor's property and debts and the list of property claimed as exempt, at the bankruptcy clerk's office.
Legal Advice	The staff of the bankruptcy clerk's office cannot give legal advice. You may want to consult an attorney to protect your rights.
-- Refer to Other Side for Important Deadlines and Notices --	
RAPID DATA ACCESS: We encourage you to register with our Public Access to Court Electronic Records System ("PACER") by calling 1-800-676-6856.	
IMPORTANT NOTICE: For security reasons, photo identification may be required to attend this meeting.	
COPY REQUESTS: To obtain copies of documents, send a written request to the Clerk's Office as listed on this notice.	

so that we can return the card to you.
■ Attach this card to the back of the mailpiece,
or on the front if space permits.

1. Article Addressed to:

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

Received by (Print Name) *Madeline Porter*
B. Is delivery address different from item 1? ☐ Yes ☐ No
D. Is delivery address different from item 12? ☐ 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 ☐ No

7003 0500 0001 9055 8139
Domestic Return Receipt
PS Form 3811, August 2001

2. Article Number
(Transfer from service label)

PS Form 3811, August 2001

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number
(Transfer from service label)

PS Form 3811, August 2001

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *Samuel A. Verano* ☐ Agent ☒ Address
B. Received by (Printed Name) *Samuel A. Verano* C. Date of Delivery *JUN 14 2004*
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

7003 0500 0001 9055 8153

Domestic Return Receipt

102595-02-M-1

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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, August 2001

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *James Comer* ☐ Agent ☒ Address
B. Received by (Printed Name) *JAMES COMER* C. Date of Delivery *JUN 14 2004*
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

7003 0500 0001 9055 8146

Domestic Return Receipt

102595-02-M-1

LAW OFFICES OF MICHAEL G. OLEYAR, P.C.

Tel: (570) 455-6800

1261 North Church Street
Hazleton, Pennsylvania 18202

Fax (570) 455-6900

August 9, 2004

Sheriff of Columbia County
Columbia County Court House
P. O. Box 380
Bloomsburg, PA 17815

RE: KOMOROSKI, Deborah
Chapter 13 Bankruptcy Case No: 5-04-53963
Date Filed: August 9, 2004
First Columbia Bank & Trust

Dear Sheriff of Columbia County:

I have been retained by the above named Debtor(s). A Chapter 13 Bankruptcy has been filed on August 9, 2004, the case number is 5-04-53963. As of the date of the filing of this bankruptcy a Federal Automatic Stay is in effect. Thus, the Sheriff Sale, scheduled for August 11, 2004 at 9:00 A.M., if held would be a direct violation of the Bankruptcy Code Title 11 U.S.C. § 362. I would expect that the sheriff's sale will not occur in light of this formal bankruptcy notice.

Should you have questions or concerns, please contact me accordingly. With kind regards, I remain,


Respectfully,

Michael G. Oleyar
Attorney at Law

MGO/rlb

Enclosures

cc: Deborah Komoroski
First Columbia Bank & Trust
P. Jeffrey Hill, Esquire

**United States Bankruptcy Court
Middle District of Pennsylvania**

Notice of Bankruptcy Case Filing

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 08/09/2004 at 1:34 PM and filed on 08/09/2004 at 11:23 AM.

Deborah J. Komoroski
520 Main Street
Orangeville, PA 17859
SSN: xxx-xx-5293



The case was filed by the debtor's attorney: The bankruptcy trustee is:

Michael G Oleyar
1261 NORTH CHURCH STREET
HAZLETON, PA 18202
570 455-6800

Charles J. DeHart, III (Trustee)
PO Box 410
Hummelstown, PA 17036
717 566-6097

The case was assigned case number 04-53963 to Judge John J Thomas.


The filing of a bankruptcy case automatically stays certain actions against the debtor and the debtor's property. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized.

If you would like to view the bankruptcy petition and other documents filed by the debtor, they are available at our *Internet* home page <http://www.pamb.uscourts.gov/> or at the Clerk's Office, U.S. Bankruptcy Court, 274 Max Rosenn U.S. Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

Arlene Byers
Clerk, U.S. Bankruptcy Court

PACER Service Center			
Transaction Receipt			
08/09/2004 14:19:03			
PACER Login:	mg0090	Client Code:	
Description:	Notice of Filing	Case Number:	5:04-bk-53963-JJT
Billable Pages:	1	Cost:	0.07

FORM B1		United States Bankruptcy Court Middle District of Pennsylvania		Voluntary Petition					
Name of Debtor (if individual, enter Last, First, Middle): KOMOROSKI, DEBORAH J.			Name of Joint Debtor (Spouse) (Last, First, Middle):						
All Other Names used by the Debtor in the last 6 years (include married, maiden, and trade names):			All Other Names used by the Joint Debtor in the last 6 years (include married, maiden, and trade names):						
Last four digits of Soc. Sec. No. / Complete EIN or other Tax I.D. No. (if more than one, state all): xxx-xx-5293			Last four digits of Soc. Sec. No. / Complete EIN or other Tax I.D. No. (if more than one, state all):						
Street Address of Debtor (No. & Street, City, State & Zip Code): 520 Main Street Orangeville, PA 17859			Street Address of Joint Debtor (No. & Street, City, State & Zip Code):						
County of Residence or of the Principal Place of Business: Columbia			County of Residence or of the Principal Place of Business:						
Mailing Address of Debtor (if different from street address):			Mailing Address of Joint Debtor (if different from street address):						
Location of Principal Assets of Business Debtor (if different from street address above):									
Information Regarding the Debtor (Check the Applicable Boxes)									
Venue (Check any applicable box) <input checked="" type="checkbox"/> Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District. <input type="checkbox"/> There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.									
Type of Debtor (Check all boxes that apply) <input checked="" type="checkbox"/> Individual(s) <input type="checkbox"/> Railroad <input type="checkbox"/> Corporation <input type="checkbox"/> Stockbroker <input type="checkbox"/> Partnership <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Other _____ <input type="checkbox"/> Clearing Bank			Chapter or Section of Bankruptcy Code Under Which the Petition is Filed (Check one box) <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 11 <input checked="" type="checkbox"/> Chapter 13 <input type="checkbox"/> Chapter 9 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Sec. 304 - Case ancillary to foreign proceeding						
Nature of Debts (Check one box) <input checked="" type="checkbox"/> Consumer/Non-Business <input type="checkbox"/> Business			Filing Fee (Check one box) <input checked="" type="checkbox"/> Full Filing Fee attached <input type="checkbox"/> Filing Fee to be paid in installments (Applicable to individuals only.) Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form No. 3.						
Chapter 11 Small Business (Check all boxes that apply) <input type="checkbox"/> Debtor is a small business as defined in 11 U.S.C. § 101 <input type="checkbox"/> Debtor is and elects to be considered a small business under 11 U.S.C. § 1121(e) (Optional)									
Statistical/Administrative Information (Estimates only) <input checked="" type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.									
Estimated Number of Creditors		1-15	16-49	50-99	100-199	200-999	1000-over		
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Estimated Assets		\$0 to \$50,000	\$50,001 to \$100,000	\$100,001 to \$500,000	\$500,001 to \$1 million	\$1,000,001 to \$10 million	\$10,000,001 to \$50 million	\$50,000,001 to \$100 million	More than \$100 million
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Estimated Debts		\$0 to \$50,000	\$50,001 to \$100,000	\$100,001 to \$500,000	\$500,001 to \$1 million	\$1,000,001 to \$10 million	\$10,000,001 to \$50 million	\$50,000,001 to \$100 million	More than \$100 million
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THIS SPACE IS FOR COURT USE ONLY									

Voluntary Petition

(This page must be completed and filed in every case)

Name of Debtor(s):

FORM B1, Page 2

KOMOROSKI, DEBORAH J.**Prior Bankruptcy Case Filed Within Last 6 Years** (If more than one, attach additional sheet)

Location

Where Filed: - None -

Case Number:

Date Filed:

Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor (If more than one, attach additional sheet)

Name of Debtor:

- None -

Case Number:

Date Filed:

District:

Relationship:


Judge:

Signatures**Signature(s) of Debtor(s) (Individual/Joint)**

I declare under penalty of perjury that the information provided in this petition is true and correct.

[If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X 
Signature of Debtor **DEBORAH J. KOMOROSKI**X _____
Signature of Joint Debtor

Telephone Number (If not represented by attorney)

Date

X 
Signature of Attorney

Signature of Attorney for Debtor(s)

Michael G. Oleyar, Esq. 78264

Printed Name of Attorney for Debtor(s)

Law Offices of Michael G. Oleyar, P.C.

Firm Name

**1261 North Church Street
Hazleton, PA 18202**

Address

570-455-6800 Fax: 570-455-6800

Telephone Number

Date

Signature of Debtor (Corporation/Partnership)

I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X _____
Signature of Authorized Individual

Printed Name of Authorized Individual

Title of Authorized Individual

Date

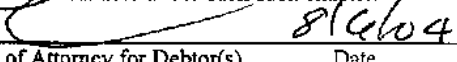
Exhibit A

(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11)

☐ Exhibit A is attached and made a part of this petition.**Exhibit B**

(To be completed if debtor is an individual whose debts are primarily consumer debts)

I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter.

X  8/6/04
Signature of Attorney for Debtor(s) Date
Michael G. Oleyar, Esq.**Exhibit C**

Does the debtor own or have possession of any property that poses a threat of imminent and identifiable harm to public health or safety?

☐ Yes, and Exhibit C is attached and made a part of this petition.☒ No**Signature of Non-Attorney Petition Preparer**

I certify that I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110, that I prepared this document for compensation, and that I have provided the debtor with a copy of this document.

Printed Name of Bankruptcy Petition Preparer

Social Security Number (Required by 11 U.S.C. § 110(c).)

Address

Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document:

If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.

X _____
Signature of Bankruptcy Petition Preparer

Date

A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. § 110; 18 U.S.C. § 156.

Phone: 570-389-5622
Fax: 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Atty. Hill

From: Timothy T. Chamberlain, Sheriff

Fax:

Date: August 9, 2004

Phone:

Pages: 6

Re: Komoroski

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

•Comments:

LAW OFFICES OF MICHAEL G. OLEYAR, P.C.

Tel: (570) 455-6800

1261 North Church Street
Hazleton, Pennsylvania 18202

Fax (570) 455-6900

August 9, 2004

Sheriff of Columbia County
Columbia County Court House
P. O. Box 380
Bloomsburg, PA 17815

RE: KOMOROSKI, Deborah
Chapter 13 Bankruptcy Case No: 5-04-53963
Date Filed: August 9, 2004
First Columbia Bank & Trust

Dear Sheriff of Columbia County:

I have been retained by the above named Debtor(s). A Chapter 13 Bankruptcy has been filed on August 9, 2004, the case number is 5-04-53963. As of the date of the filing of this bankruptcy a Federal Automatic Stay is in effect. Thus, the Sheriff Sale, scheduled for August 11, 2004 at 9:00 A.M., if held would be a direct violation of the Bankruptcy Code Title 11 U.S.C. § 362. I would expect that the sheriff's sale will not occur in light of this formal bankruptcy notice.

Should you have questions or concerns, please contact me accordingly. With kind regards, I remain,



Respectfully,

Michael G. Oleyar
Attorney at Law

MGO/rfb
Enclosures

cc: Deborah Komoroski
First Columbia Bank & Trust
P. Jeffrey Hill, Esquire

United States Bankruptcy Court
Middle District of Pennsylvania

Notice of Bankruptcy Case Filing

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 08/09/2004 at 1:34 PM and filed on 08/09/2004 at 11:23 AM.

Deborah J. Komoroski
520 Main Street
Orangeville, PA 17859
SSN: xxx-xx-5293



The case was filed by the debtor's attorney: The bankruptcy trustee is:

Michael G Oleyar
1261 NORTH CHURCH STREET
HAZLETON, PA 18202
570 455-6800

Charles J. DeHart, III (Trustee)
PO Box 410
Hummelstown, PA 17036
717 566-6097

The case was assigned case number 04-53963 to Judge John J Thomas.

The filing of a bankruptcy case automatically stays certain actions against the debtor and the debtor's property. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized.

If you would like to view the bankruptcy petition and other documents filed by the debtor, they are available at our *Internet* home page <http://www.pamb.uscourts.gov/> or at the Clerk's Office, U.S. Bankruptcy Court, 274 Max Rosenn U.S. Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

Arlene Byers
Clerk, U.S. Bankruptcy Court

PACER Service Center			
Transaction Receipt			
08/09/2004 14:19:03			
PACER Login:	mg0050	Client Code:	
Description:	Notice of Filing	Case Number:	04-bk-53963-LIT
Billable Pages:		Cost:	0.07

Michael G. Oleyar

Attorney at Law

1261 North Church Street

Hazleton PA 18202

Tel: (570) 455-6800

Fax (570) 455-6900

Facsimile Transmittal

To: Sheriff of Columbia County

From: Michael G. Oleyar, Esq.

Date: August 9, 2004

Time: 14:40 hours

Subject: KOMOROSKI, Deborah
Chapter 13 Bankruptcy Case No: 5-04-53963
Date Filed: August 9, 2004
First Columbia Bank & Trust Co. vs. Deborah Komoroski
Columbia County Case No: 1109 of 2003

Fax Number: 570-389-5625

Total pages including cover sheet: 5

Hard copy to follow via U.S. Mail X **No hard copy to follow** _____

If you do not receive the total number of pages or if there are problems with transmission please call the telephone number listed above.

The information contained in this message is confidential and may be attorney privileged, intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination or distribution of this communication to anyone other than the intended recipient is strictly prohibited. If you have received this communication in error, please notify us by telephone immediately and return the original message to us at the above address via U.S. mail. Thank You.

(Official Form 1) (12/03)

Voluntary Petition

(This page must be completed and filed in every case)

Name of Debtor(s):

KOMOROSKI, DEBORAH J.

FORM B1, Page 2

Prior Bankruptcy Case Filed Within Last 6 Years (If more than one, attach additional sheet)

Location:

Where Filed: - None -

Case Number:

Date Filed:

Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor (If more than one, attach additional sheet)

Name of Debtor:

- None -

Case Number:

Date Filed:

District:

Relationship:

Judge:

Signatures**Signature(s) of Debtor(s) (Individual/Joint)**

I declare under penalty of perjury that the information provided in this petition is true and correct.

[If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X

Signature of Debtor Deborah Komoroski
DEBORAH J. KOMOROSKI

X

Signature of Joint Debtor

Telephone Number (if not represented by attorney)

Date

X

Signature of Attorney
Signature of Attorney for Debtor(s)

Michael G. Oleyar, Esq. 78264

Printed Name of Attorney for Debtor(s)

Law Offices of Michael G. Oleyar, P.C.

Firm Name

1261 North Church Street
Hazleton, PA 18202

Address

570-455-6900 Fax: 570-455-6900

Telephone Number

Date

Signature of Debtor (Corporation/Partnership)

I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X

Signature of Authorized Individual

Printed Name of Authorized Individual

Title of Authorized Individual

Date

Exhibit A

(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11)

☐ Exhibit A is attached and made a part of this petition.**Exhibit B**

(To be completed if debtor is an individual whose debts are primarily consumer debts)

I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter.

X

Signature of Attorney for Debtor(s)

Date

Michael G. Oleyar, Esq.

Exhibit C

Does the debtor own or have possession of any property that poses a threat of imminent and identifiable harm to public health or safety?

☐ Yes, and Exhibit C is attached and made a part of this petition.☒ No**Signature of Non-Attorney Petition Preparer**

I certify that I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110, that I prepared this document for compensation, and that I have provided the debtor with a copy of this document.

Printed Name of Bankruptcy Petition Preparer

Social Security Number (Required by 11 U.S.C. § 110(c))

Address

Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document:

If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.

X

Signature of Bankruptcy Petition Preparer

Date

A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. § 110; 18 U.S.C. § 156.

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

First Columbia B+T vs Theodore & Deborah Kemeroski

NO. 97-04 ED NO. 1109-03 JD

DATE/TIME OF SALE: 8-11-04 0900

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 \$ _____

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.

FIRST COLUMBIA BANK & TRUST CO.

VS.

THEODORE & DEBORAH KOMOROSKI

WRIT OF EXECUTION #97 OF 2004 ED

POSTING OF PROPERTY

JULY 8, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF THEODORE & DEBORAH KOMOROSKI AT RR1 SR 487 ORANGEVILLE
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF J ARTER.

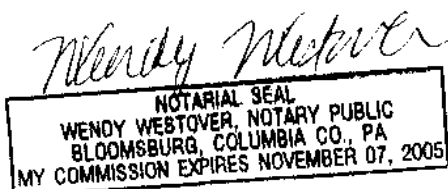
SO ANSWERS:


DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 9TH DAY OF JULY 2004





SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17813
FAX: (570) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FIRST COLUMBIA BANK & TRUST CO.

Docket # 97ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

THEODORE RACE KOMOROSKI
DEBORAH J. KOMOROSKI

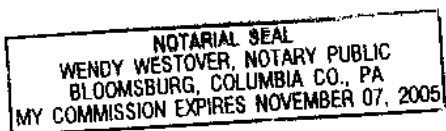
AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, JUNE 10, 2004, AT 10:55 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON THEODORE KOMOROSKI AT SR
11 BLOOMSBURG, BY HANDING TO THEODORE KOMOROSKI, 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, JUNE 11, 2004

Wendy Westover
NOTARY PUBLIC



Timothy T. Chamberlain

X
TIMOTHY T. CHAMBERLAIN
SHERIFF

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



PHONE
(570) 389-3622

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

24 HOUR PHONE
(570) 784-6300

FIRST COLUMBIA BANK & TRUST CO.

Docket # 97ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

THEODORE RACE KOMOROSKI
DEBORAH J. KOMOROSKI

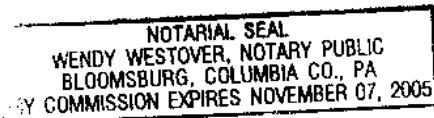
AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, JUNE 11, 2004, AT 8:15 AM, SERVED THE WITHIN WRIT OF EXECUTION -
MORTGAGE FORECLOSURE UPON DEBORAH KOMORISKIAT RRI BOX 1, ORANGEVILLE
BY HANDING TO DEBORAH KOMOROSKI, , 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, JUNE 11, 2004


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

97

ORANGEVILLE BOROUGH

**301 Mill Street, Orangeville Pa. 17859
(570) 683-5915**

June 14, 2003

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

Re: Docket #97ED2004

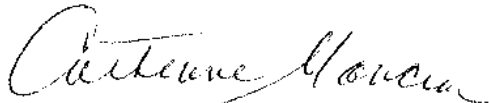
Dear Sheriff Chamberlain,

This letter is in response to your notice of a Sheriffs Sale on August 11, 2004 on 516 Main Street, Orangeville, Pa.

Water & Sewer due at the time of the sale will be \$258.71

Please feel free to contact this office (570) 683-5915 if you have any questions on the above.

Sincerely,

A handwritten signature in cursive script, appearing to read "Catherine Mancini".

Catherine Mancini
Secretary/Treasurer



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Wednesday, June 09, 2004

**ORANGEVILLE SEWER
ORANGEVILLE, PA 17859-**

**FIRST COLUMBIA BANK & TRUST CO.
VS
THEODORE RACE KOMOROSKI
DEBORAH J. KOMOROSKI**

DOCKET # 97ED2004

JD # 1109JD2003

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

Timothy T. Chamberlain
Sheriff of Columbia County

97
DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY

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

I. Obligor information (To be completed by requestor)

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

NAME

DATE OF BIRTH

SOCIAL SECURITY#

Theodore Komoroski

9-14-61

167-58-0499

DATE: 6/15/04

REQUESTOR: Sheriff

Print Name

JD # 1109JD 2003

Signature

II. Lien information (To be provided by DRS)

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

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

X WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED (2)
BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A
LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED
BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

Amount of Overdue Support

Next Due Date

Next Payment Amount

\$2037.05

Date: 6/15/04

BY: Patrice Luzerne

TITLE: Cust OVS.

for Patrice - Luzerne
Co.

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5422

24 HOUR PHONE
(570) 784-6300

Wednesday, June 09, 2004

DOMESTIC RELATIONS
702 SAWMILL ROAD
BLOOMSBURG, PA 17815

FIRST COLUMBIA BANK & TRUST CO.
VS
THEODORE RACE KOMOROSKI
DEBORAH J. KOMOROSKI

DOCKET # 97ED2004

JD # 1109JD2003

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

FIRST COLUMBIA BANK & TRUST : IN THE COURT OF COMMON PLEAS
CO., : OF THE 26TH JUDICIAL DISTRICT
PLAINTIFF, : COLUMBIA COUNTY, PA
VS. : CIVIL ACTION - AT LAW
THEODORE RACE KOMOROSKI and :
DEBORAH J. KOMOROSKI, : *2004-ED-97*
DEFENDANTS. : NO. 1109 OF 2003

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 97 OF 2004 ISSUED
OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME DIRECTED,
THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE
HIGHEST AND BEST BIDDERS, FOR CASH IN THE SHERIFF'S OFFICE, COLUMBIA
COUNTY COURT HOUSE, BLOOMSBURG, PENNSYLVANIA, ON

August 11, 2004
AT 9 O'CLOCK, M.

IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE, AND INTEREST OF
THE DEFENDANTS IN AND TO:

See Attached Description

THERE are improvements on the property consisting of a ranch home, 2-car detached
garage, two-story store, storage building, inground pool, and barn.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will,
not later than thirty (30) days after the sale, file a Schedule of Distribution in his office where the
same will be available for inspection and the distribution will be made in accordance with the
Schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN in execution at the suit of First Columbia Bank & Trust Co. v.
Theodore Race Komoroski and Deborah J. Komoroski.

TERMS OF SALE: Ten percent (10%) cash or certified check at time of sale. Balance cash
or certified check within eight (8) days after sale.

PREMISES TO BE SOLD BY:

SHERIFF OF COLUMBIA COUNTY

P. JEFFREY HILL, ESQUIRE
Harding & Hill LLP
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770
Attorney's I.D. #30004

PARCEL NO. 1: ALL THAT CERTAIN piece, parcel or tract of land situated on the right side of the highway leading from Orangeville to Benton, in the Borough of Orangeville, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake along private road which is almost parallel with the said highway, and running THENCE South 60 minutes 30 seconds East, 128-1/2 feet along land now or late of Orangeville Mfg. Co. to a stake; THENCE by an alley, South 32 minutes 37 seconds West, 140 feet to a stake; THENCE North 64 minutes 11 seconds West, 126-1/2 feet along Plot #3, land now or late of Orangeville Mfg. Co. to a stake at side of private road; THENCE along said road, North 30 minutes 54 seconds East, 148 feet to the place of BEGINNING. This plot being known as Lots #4, 5 and 6 in a plot of land laid out by the Orangeville Mfg. Co. known as Creekview Addition to the Borough of Orangeville, of which a map is recorded in Map Book #1, page 619 at the Court House in Bloomsburg, PA.

PARCEL NO. 2: ALL THOSE TWO CERTAIN lots or parcels of land situate in the Borough of Orangeville, County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin on the Southern side of a private road, said private road running parallel to and adjoining Pennsylvania State Highway #487 leading from Bloomsburg to Benton, in line of land now or formerly of the Orangeville Manufacturing Co., Inc., to have been conveyed to John C. Conner, et ux, being the Northwest corner of Lot #9; THENCE along the Western line of Lot #9, land now or formerly of the Orangeville Manufacturing Co., Inc., South 56 degrees 23 minutes East, 142.1 feet to a post on the Northern side of a 24 foot alley; THENCE along the Northern side of said alley, South 43 degrees 34 minutes West, 140 feet to an iron pin in line of other lands now or formerly of the Orangeville Manufacturing Co., Inc., on the Eastern side of a 20 foot run; THENCE along the Eastern side of said 20 foot run, North 60 degrees 30 minutes West, 128.8 feet to a point on the Southern side of said private road; THENCE along the Southern side of said private road, North 38 degrees 9 minutes East, 148 feet to an iron pin, the place of BEGINNING. Being designated as Lots #7 and #8 in the plot of lots known as the Creekview Addition to the Borough of Orangeville as recorded in the Recorder's Office of Columbia County in Map Book 1 page 619.

PARCEL NO. 3:

TRACT NO. 1: ALL THAT CERTAIN piece, parcel and tract of land situate partially in the Borough of Orangeville and partially in the Township of Orange, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin, corner of lands now or formerly of Carl H. Ruckle and Donald Ruckle, said pin being South 65 degrees 45 minutes East of an iron pin situate on the Eastern right-of-way of Pennsylvania State Highway Route #487 leading from Bloomsburg to Benton; THENCE North

65 degrees 45 minutes West along said Ruckle lands, 139.5 feet more or less to an iron pin on the Eastern side of a 24 foot alley; THENCE along the Eastern side of said 24 foot alley, North 32 degrees 37 minutes East, 333 feet to a point; THENCE by the same, North 43 degrees 34 minutes East, 150 feet to an iron pin in line of lands now or formerly of the Orangeville Manufacturing Co., Inc. to have been conveyed to John C. Conner and Elizabeth R. Conner, his wife; THENCE along said lands now or formerly of Orangeville Manufacturing Co., Inc., South 63 degrees East, 1,100 feet to an iron pin in line of lands now or formerly of Calvin R. Weaver and Elmira J. Weaver, his wife; THENCE by said Weaver lands, South 16 degrees 30 minutes West, 405 feet to an iron pin in line of land now or formerly of the Municipal Authority of Orangeville Borough; THENCE along said lands of Municipal Authority, South 88 degrees West, 980 feet more or less, to a stone in line of lands now or formerly of Ezra Harris; THENCE by said Harris Land North 56 degrees West, 185 feet more or less to a pile of stones in line of land now or formerly of Robert L. Miller and Gloria Miller, his wife; THENCE by said Miller lands and land now or formerly of Carl H. Ruckle and Donald Ruckle, North 18 degrees East, 365 feet more or less, to an iron pin, the place of BEGINNING. CONTAINING 17 acres of land, more or less. This description was taken from a draft prepared by James H. Patton, R.E., dated August 19, 1970, from Map Book 1, page 619.

TRACT NO. 2: ALL THOSE CERTAIN three lots or parcels of land situate in the Borough of Orangeville, County of Columbia and State of Pennsylvania bounded and described as follows, to-wit:

BEGINNING at a post in the Southern side of a private road, said private road running parallel to and adjoining Pennsylvania State Highway Route #487 leading from Bloomsburg to Benton, being the Northwest corner of Lot #1; THENCE along the Southern side of said private road, North 24 degrees 34 minutes East, 183 feet to a post in line of lands now or formerly of Gerald E. Conner, Jr. and Barbara F. Conner, his wife, being the Northwest corner of Lot #4; THENCE along lands now or formerly of the said Gerald E. Conner, et ux, South 64 degrees 11 minutes East, 126.5 feet to a point on the Northern line of a 24 foot alley; THENCE along the Northern line of said alley, South 32 degrees 37 minutes West, 183 feet to a post corner of another 24 foot alley; THENCE along the Eastern line of said alley, North 65 degrees 45 minutes West, 100 feet to a point on the Southern side of said private road, the place of BEGINNING. Being designated as Lots #1, #2 and #3 in the plot of lots known as Creekview Addition to the Borough of Orangeville, as recorded in the Recorder's Office of Columbia County in Map Book 1, page 619.

EXCEPTING AND RESERVING unto the Orangeville Manufacturing Co., Inc., its successors and assigns, the right and privilege of using water from springs located on the lands herein conveyed and the right and privilege of using water from the wells located on Lot #1, hereinabove described along with the water system used in conveying said water as long as the said Orangeville Manufacturing Co., Inc. desires to use the same for manufacturing purposes. When the Orangeville Manufacturing Co., Inc. no longer desires to use said water and system, said right and privilege to become extinguished.

PARCEL NO. 4: ALL THAT CERTAIN piece or parcel of land situate in the Borough of Orangeville, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin, corner of lands now or formerly of Ruckle; THENCE South 65 degrees 45 minutes East, 191 feet along said Ruckle lands to an iron pin on the Easterly side of a 24 foot alley; THENCE North 32 degrees 37 minutes East, along lands now or formerly of Gerald E. Conner, Jr., 333 feet to a point; THENCE further along said Conner lands North 43 degrees 34 minutes East, 150 feet to the Northeasterly side line of the 24 foot alley aforesaid; THENCE North 63 degrees West through said alley 24 feet to a point being the Northwesterly corner of dividing line between Lots 8 and 9 of the "Creekview Addition"; THENCE along said alley South 43 degrees 34 minutes West, along the Westerly side of Lot No. 8 and 7, 140 feet to a point in a 20 foot alley; THENCE along said alley North 60 degrees 30 minutes West, 128.8 feet to a corner; THENCE across said alley, South 30 degrees 54 minutes West, 20 feet to a point being the Northwesterly corner of Lot No. 6; THENCE along the Northerly line of Lot No. 6, South 60 degrees 30 minutes East, 128.6 feet to a point, being the Northeasterly corner of Lot No. 6 and a 24 foot wide alley aforesaid; THENCE South 32 degrees 37 minutes West, along the Westerly side line of the aforesaid alley a distance of 323 feet along Lots Nos. 6, 5, 4, 3, 2 and 1 to a corner being the Southeasterly corner of Lot No. 1 and a 24 foot alley; THENCE North 65 degrees 45 minutes West, 100 feet to the Southeasterly corner of Lot No. 1; THENCE North 24 degrees 34 minutes East, along Lots Nos. 1, 2 and 3 along an established roadway 183 feet to a point being the dividing line between Lots No. 3 and 4; THENCE further along said roadway North 30 degrees 54 minutes East, along the line of Lots 4, 5 and 6 and a 20 foot alley 168 feet to a point being the Easternmost corner of Lot No. 7 and the intersection of a 20 foot alley; THENCE North 38 degrees 09 minutes East along said roadway 148 feet to a point being the corner between Lots Nos. 8 and 9; THENCE North 56 degrees 23 minutes East across said roadway a distance of 45 feet more or less to a point on the Easterly side of the Bloomsburg-Benton Highway; THENCE along said highway, the following courses and distances: South 45 degrees 29 minutes West, 20 feet more or less to a point; THENCE South 38 degrees 09 minutes West, 150 feet to a point; THENCE South 35 degrees 54 minutes West, 110 feet to a point; THENCE South 30 degrees 54 minutes West, 220 feet more or less to a point; and THENCE South 14 degrees 34 minutes West, 410 feet more or less to an iron pin on the Easterly side line of said highway, being the place of BEGINNING.

EXCEPTING AND RESERVING to the Orangeville Manufacturing Co., Inc., the spring, pipe line, pump and storage tank located upon and passing through the lands of Gerald E. Conner, Jr., et ux, together with the right of Orangeville Manufacturing Co., Inc., to enter upon said lands for purposes of renewal, maintenance or repairs of the existing water facility.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

BEING the same premises which Theodore Race Komoroski and Deborah J. Komoroski, formerly known as Deborah J. McCann, husband and wife, by deed dated March 18, 1998, granted and conveyed unto Theodore Race Komoroski and Deborah J. Komoroski, husband and wife, mortgagors herein.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/1/2004

SERVICE# 4 - OF - 13 SERVICES
DOCKET # 97ED2004

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT THEODORE RACE KOMOROSKI
DEBORAH J. KOMOROSKI

PERSON/CORP TO SERVED	PAPERS TO SERVED
ORANGEVILLE SEWER	WRIT OF EXECUTION - MORTGAGE
	FORECLOSURE
ORANGEVILLE	

SERVED UPON Patricia M. Resso Patricia Resso

RELATIONSHIP Sec / Mrs Orange Twp IDENTIFICATION _____

DATE 06/10/04 TIME 1230 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

T. Chamberlain

DATE

06/10/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/1/2004

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 97ED2004

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT THEODORE RACE KOMOROSKI
DEBORAH J. KOMOROSKI

PERSON/CORP TO SERVED	PAPERS TO SERVED
THEODORE KOMOROSKI	WRIT OF EXECUTION - MORTGAGE
2989 COLUMBIA BLVD	FORECLOSURE
BLOOMSBURG	

SERVED UPON TED Komoroski

RELATIONSHIP _____ IDENTIFICATION _____

DATE 06/10/04 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 Paul DeH DATE 06/10/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/1/2004

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 97ED2004

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT THEODORE RACE KOMOROSKI
DEBORAH J. KOMOROSKI

520-22 MAIN ST.

PERSON/CORP TO SERVED	PAPERS TO SERVED
DEBORAH KOMOROSKI	WRIT OF EXECUTION - MORTGAGE
RR1 BOX 1	FORECLOSURE
ORANGEVILLE	

SERVED UPON DEBORAH KOMOROSKI

RELATIONSHIP _____ IDENTIFICATION _____

DATE 06/11/04 TIME 0815 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 Tha Dib DATE 06/11/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/1/2004

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 97ED2004

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT THEODORE RACE KOMOROSKI
DEBORAH J. KOMOROSKI

PERSON/CORP TO SERVED	PAPERS TO SERVED
TIMOTHY MILLER - TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
PO BOX 98	FORECLOSURE
ORANGEVILLE	

SERVED UPON 0611/04

RELATIONSHIP _____ IDENTIFICATION _____

DATE 06/11/04 TIME 0820 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. Chamberlain DATE 06/11/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/1/2004

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 97ED2004

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT THEODORE RACE KOMOROSKI
DEBORAH J. KOMOROSKI

PERSON/CORP TO SERVED	PAPERS TO SERVED
ROBERT EDWARDS-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
239 STONEY BROOK ROAD	FORECLOSURE
ORANGEVILLE	

SERVED UPON ROBERT

RELATIONSHIP _____ IDENTIFICATION _____

DATE 06/10/04 TIME 1220 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

Paul Ditt

DATE 06/10/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/1/2004

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 97ED2004

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT THEODORE RACE KOMOROSKI
DEBORAH J. KOMOROSKI

PERSON/CORP TO SERVED	PAPERS TO SERVED
DOMESTIC RELATIONS	WRIT OF EXECUTION - MORTGAGE
15 PERRY AVE.	FORECLOSURE
BLOOMSBURG	

SERVED UPON CHARIS WARD

RELATIONSHIP _____ IDENTIFICATION _____

DATE 06/10/04 TIME 085P 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

Pam D. De

DATE 06/10/04

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/1/2004

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 97ED2004

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT THEODORE RACE KOMOROSKI
DEBORAH J. KOMOROSKI

PERSON/CORP TO SERVED	PAPERS TO SERVED
COLUMBIA COUNTY TAX CLAIM	WRIT OF EXECUTION - MORTGAGE
PO BOX 380	FORECLOSURE
BLOOMSBURG	

SERVED UPON Deborah Miller

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 06/10/04 TIME 0815 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	<u>Pam Dale</u>		DATE	<u>06/10/04</u>

REAL ESTATE OUTLINE

ED # 97-04

DATE RECEIVED 6-1-04
DOCKET AND INDEX 6-9-04
SET FILE FOLDER UP 6-9-04

CHECK FOR PROPER INFO.

WRIT OF EXECUTION
COPY OF DESCRIPTION ☒
WHEREABOUTS OF LKA ☒
NON-MILITARY AFFIDAVIT ☒
NOTICES OF SHERIFF SALE ☒
WATCHMAN RELEASE FORM ☒
AFFIDAVIT OF LIENS LIST ☒
CHECK FOR \$1,350.00 OR ☒ CK# 35567

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

SALE DATE Aug. 11, 04 TIME 0900
POSTING DATE July 7, 04
ADV. DATES FOR NEWSPAPER
1ST WEEK July 21
2ND WEEK 28
3RD WEEK Aug 4, 04

SHERIFF'S SALE

WEDNESDAY AUGUST 11, 2004 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 97 OF 2004 ED AND CIVIL WRIT NO. 1109 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

PARCEL NO. 1: ALL THAT CERTAIN piece, parcel or tract of land situated on the right side of the highway leading from Orangeville to Benton, in the Borough of Orangeville, Columbia County, Pennsylvania, bounded and described as follows: BEGINNING at a stake along private road which is almost parallel with the said highway, and running THENCE South 60 minutes 30 seconds East, 128-1/2 feet along land now or late of Orangeville Mfg. Co. to a stake; THENCE by an alley, South 32 minutes 37 seconds West, 140 feet to a stake; THENCE North 64 minutes 11 seconds West, 126-1/2 feet along Plot #3, land now or late of Orangeville Mfg. Co. to a stake at side of private road; THENCE along said road, North 30 minutes 54 seconds East, 148 feet to the place of BEGINNING. This plot being known as Lots #4, 5 and 6 in a plot of land laid out by the Orangeville Mfg. Co. known as Creekview Addition to the Borough of Orangeville, of which a map is recorded in Map Book #1, page 619 at the Court House in Bloomsburg, PA.

PARCEL NO. 2: ALL THOSE TWO CERTAIN lots or parcels of land situate in the Borough of Orangeville, County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin on the Southern side of a private road, said private road running parallel to and adjoining Pennsylvania State Highway #487 leading from Bloomsburg to Benton, in line of land now or formerly of the Orangeville Manufacturing Co., Inc., to have been conveyed to John C. Conner, et ux, being the Northwest corner of Lot #9; THENCE along the Western line of Lot #9, land now or formerly of the Orangeville Manufacturing Co., Inc., South 56 degrees 23 minutes East, 142.1 feet to a post on the Northern side of a 24 foot alley; THENCE along the Northern side of said alley, South 43 degrees 34 minutes West, 140 feet to an iron pin in line of other lands now or formerly of the Orangeville Manufacturing Co, Inc., on the Eastern side of a 20 foot run; THENCE along the Eastern side of said 20 foot run, North 60 degrees 30 minutes West, 128.8 feet to a point on the Southern side of said private road; THENCE along the Southern side of said private road, North 38 degrees 9 minutes East, 148 feet to an iron pin, the place of BEGINNING. Being designated as Lots #7 and #8 in the plot of lots known as the Creekview Addition to the Borough of Orangeville as recorded in the Recorder's Office of Columbia County in Map Book 1 page 619.

PARCEL NO. 3:

TRACT NO. 1: ALL THAT CERTAIN piece, parcel and tract of land situate partially in the Borough of Orangeville and partially in the Township of Orange, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin, corner of lands now or formerly of Carl H. Ruckle and Donald Ruckle, said pin being South 65 degrees 45 minutes East of an iron pin situate on the Eastern right-of-way of Pennsylvania State Highway Route #487 leading from Bloomsburg to Benton; THENCE North 65 degrees 45 minutes West along said Ruckle lands, 139.5 feet more or less to an iron pin on the Eastern side of a 24 foot alley; THENCE along the Eastern side of said 24 foot alley, North 32 degrees 37 minutes East, 333 feet to a point; THENCE by the same, North 43 degrees 34 minutes East, 150 feet to an iron pin in line of lands now or formerly of the Orangeville Manufacturing Co., Inc. to have been conveyed to John C. Conner and Elizabeth R.

Conner, his wife; THENCE along said lands now or formerly of Orangeville Manufacturing Co., Inc., South 63 degrees East, 1,100 feet to an iron pin in line of lands now or formerly of Calvin R. Weaver and Elmira J. Weaver, his wife; THENCE by said Weaver lands, South 16 degrees 30 minutes West, 405 feet to an iron pin in line of land now or formerly of the Municipal Authority of Orangeville Borough; THENCE along said lands of Municipal Authority, South 88 degrees West, 980 feet more or less, to a stone in line of lands now or formerly of Ezra Harris; THENCE by said Harris Land North 56 degrees West, 185 feet more or less to a pile of stones in line of land now or formerly of Robert L. Miller and Gloria Miller, his wife; THENCE by said Miller lands and land now or formerly of Carl H. Ruckle and Donald Ruckle, North 18 degrees East, 365 feet more or less, to an iron pin, the place of BEGINNING. CONTAINING 17 acres of land, more or less. This description was taken from a draft prepared by James H. Patton, R.E., dated August 19, 1970, from Map Book 1, page 619.

TRACT NO. 2: ALL THOSE CERTAIN three lots or parcels of land situate in the Borough of Orangeville, County of Columbia and State of Pennsylvania bounded and described as follows, to-wit:

BEGINNING at a post in the Southern side of a private road, said private road running parallel to and adjoining Pennsylvania State Highway Route #487 leading from Bloomsburg to Benton, being the Northwest corner of Lot #1; THENCE along the Southern side of said private road, North 24 degrees 34 minutes East, 183 feet to a post in line of lands now or formerly of Gerald E. Conner, Jr. and Barbara F. Conner, his wife, being the Northwest corner of Lot #4; THENCE along lands now or formerly of the said Gerald E. Conner, et ux, South 64 degrees 11 minutes East, 126.5 feet to a point on the Northern line of a 24 foot alley; THENCE along the Northern line of said alley, South 32 degrees 37 minutes West, 183 feet to a post corner of another 24 foot alley; THENCE along the Eastern line of said alley, North 65 degrees 45 minutes West, 100 feet to a point on the Southern side of said private road, the place of BEGINNING. Being designated as Lots #1, #2 and #3 in the plot of lots known as Creekview Addition to the Borough of Orangeville, as recorded in the Recorder's Office of Columbia County in Map Book 1, page 619.

EXCEPTING AND RESERVING unto the Orangeville Manufacturing Co., Inc., its successors and assigns, the right and privilege of using water from springs located on the lands herein conveyed and the right and privilege of using water from the wells located on Lot #1, hereinabove described along with the water system used in conveying said water as long as the said Orangeville Manufacturing Co., Inc. desires to use the same for manufacturing purposes. When the Orangeville Manufacturing Co., Inc. no longer desires to use said water and system, said right and privilege to become extinguished.

PARCEL NO. 4: ALL THAT CERTAIN piece or parcel of land situate in the Borough of Orangeville, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin, corner of lands now or formerly of Ruckle; THENCE South 65 degrees 45 minutes East, 191 feet along said Ruckle lands to an iron pin on the Easterly side of a 24 foot alley; THENCE North 32 degrees 37 minutes East, along lands now or formerly of Gerald E. Conner, Jr., 333 feet to a point; THENCE further along said Conner lands North 43 degrees 34 minutes East, 150 feet to the Northeasterly side line of the 24 foot alley aforesaid; THENCE North 63 degrees West through said alley 24 feet to a point being the Northwesterly corner of dividing line between Lots 8 and 9 of the "Creekview Addition"; THENCE along said alley South 43 degrees 34 minutes West, along the Westerly side of Lot No. 8 and 7, 140 feet to a point in a 20 foot alley; THENCE along said alley North 60 degrees 30 minutes West, 128.8 feet to a corner; THENCE across said alley, South 30 degrees 54 minutes West, 20 feet to a point being the Northwesterly corner of Lot No. 6; THENCE along the Northerly line of Lot No. 6, South 60 degrees 30 minutes East, 128.6 feet to a point, being the Northeasterly corner of Lot No. 6 and a 24 foot wide alley aforesaid; THENCE South 32 degrees 37 minutes West, along the Westerly side line of the aforesaid alley a distance of 323 feet along Lots Nos. 6, 5, 4, 3, 2 and 1 to a corner being the Southeasterly corner of Lot No. 1 and a 24 foot alley; THENCE North 65 degrees 45 minutes West, 100 feet to the

Southeasterly corner of Lot No. 1; THENCE North 24 degrees 34 minutes East, along Lots Nos. 1, 2 and 3 along an established roadway 183 feet to a point being the dividing line between Lots No. 3 and 4; THENCE further along said roadway North 30 degrees 54 minutes East, along the line of Lots 4, 5 and 6 and a 20 foot alley 168 feet to a point being the Easternmost corner of Lot No. 7 and the intersection of a 20 foot alley; THENCE North 38 degrees 09 minutes East along said roadway 148 feet to a point being the corner between Lots Nos. 8 and 9; THENCE North 56 degrees 23 minutes East across said roadway a distance of 45 feet more or less to a point on the Easterly side of the Bloomsburg-Benton Highway; THENCE along said highway, the following courses and distances: South 45 degrees 29 minutes West, 20 feet more or less to a point; THENCE South 38 degrees 09 minutes West, 150 feet to a point; THENCE South 35 degrees 54 minutes West, 110 feet to a point; THENCE South 30 degrees 54 minutes West, 220 feet more or less to a point; and THENCE South 14 degrees 34 minutes West, 410 feet more or less to an iron pin on the Easterly side line of said highway, being the place of BEGINNING.

EXCEPTING AND RESERVING to the Orangeville Manufacturing Co., Inc., the spring, pipe line, pump and storage tank located upon and passing through the lands of Gerald E. Conner, Jr., et ux, together with the right of Orangeville Manufacturing Co., Inc., to enter upon said lands for purposes of renewal, maintenance or repairs of the existing water facility.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

BEING the same premises which Theodore Race Komoroski and Deborah J. Komoroski, formerly known as Deborah J. McCann, husband and wife, by deed dated March 18, 1998, granted and conveyed unto Theodore Race Komoroski and Deborah J. Komoroski, husband and wife, mortgagors herein.

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
P. Jeffrey Hill
38 West Third Street
Bloomsburg, PA 17815

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

SHERIFF'S SALE

WEDNESDAY AUGUST 11, 2004 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 97 OF 2004 ED AND CIVIL WRIT NO. 1109 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

PARCEL NO. 1: ALL THAT CERTAIN piece, parcel or tract of land situated on the right side of the highway leading from Orangeville to Benton, in the Borough of Orangeville, Columbia County, Pennsylvania, bounded and described as follows: BEGINNING at a stake along private road which is almost parallel with the said highway, and running THENCE South 60 minutes 30 seconds East, 128-1/2 feet along land now or late of Orangeville Mfg. Co. to a stake; THENCE by an alley, South 32 minutes 37 seconds West, 140 feet to a stake; THENCE North 64 minutes 11 seconds West, 126-1/2 feet along Plot #3, land now or late of Orangeville Mfg. Co. to a stake at side of private road; THENCE along said road, North 30 minutes 54 seconds East, 148 feet to the place of BEGINNING. This plot being known as Lots #4, 5 and 6 in a plot of land laid out by the Orangeville Mfg. Co. known as Creekview Addition to the Borough of Orangeville, of which a map is recorded in Map Book #1, page 619 at the Court House in Bloomsburg, PA.

PARCEL NO. 2: ALL THOSE TWO CERTAIN lots or parcels of land situate in the Borough of Orangeville, County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

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Conner, his wife; THENCE along said lands now or formerly of Orangeville Manufacturing Co., Inc., South 63 degrees East, 1,100 feet to an iron pin in line of lands now or formerly of Calvin R. Weaver and Elmira J. Weaver, his wife; THENCE by said Weaver lands, South 16 degrees 30 minutes West, 405 feet to an iron pin in line of land now or formerly of the Municipal Authority of Orangeville Borough; THENCE along said lands of Municipal Authority, South 88 degrees West, 980 feet more or less, to a stone in line of lands now or formerly of Ezra Harris; THENCE by said Harris Land North 56 degrees West, 185 feet more or less to a pile of stones in line of land now or formerly of Robert L. Miller and Gloria Miller, his wife; THENCE by said Miller lands and land now or formerly of Carl H. Ruckle and Donald Ruckle, North 18 degrees East, 365 feet more or less, to an iron pin, the place of BEGINNING. CONTAINING 17 acres of land, more or less. This description was taken from a draft prepared by James H. Patton, R.E., dated August 19, 1970, from Map Book 1, page 619.

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EXCEPTING AND RESERVING unto the Orangeville Manufacturing Co., Inc., its successors and assigns, the right and privilege of using water from springs located on the lands herein conveyed and the right and privilege of using water from the wells located on Lot #1, hereinabove described along with the water system used in conveying said water as long as the said Orangeville Manufacturing Co., Inc. desires to use the same for manufacturing purposes. When the Orangeville Manufacturing Co., Inc. no longer desires to use said water and system, said right and privilege to become extinguished.

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Southeasterly corner of Lot No. 1; THENCE North 24 degrees 34 minutes East, along Lots Nos. 1, 2 and 3 along an established roadway 183 feet to a point being the dividing line between Lots No. 3 and 4; THENCE further along said roadway North 30 degrees 54 minutes East, along the line of Lots 4, 5 and 6 and a 20 foot alley 168 feet to a point being the Easternmost corner of Lot No. 7 and the intersection of a 20 foot alley; THENCE North 38 degrees 09 minutes East along said roadway 148 feet to a point being the corner between Lots Nos. 8 and 9; THENCE North 56 degrees 23 minutes East across said roadway a distance of 45 feet more or less to a point on the Easterly side of the Bloomsburg-Benton Highway; THENCE along said highway, the following courses and distances: South 45 degrees 29 minutes West, 20 feet more or less to a point; THENCE South 38 degrees 09 minutes West, 150 feet to a point; THENCE South 35 degrees 54 minutes West, 110 feet to a point; THENCE South 30 degrees 54 minutes West, 220 feet more or less to a point; and THENCE South 14 degrees 34 minutes West, 410 feet more or less to an iron pin on the Easterly side line of said highway, being the place of BEGINNING.

EXCEPTING AND RESERVING to the Orangeville Manufacturing Co., Inc., the spring, pipe line, pump and storage tank located upon and passing through the lands of Gerald E. Conner, Jr., et ux, together with the right of Orangeville Manufacturing Co., Inc., to enter upon said lands for purposes of renewal, maintenance or repairs of the existing water facility.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. BEING the same premises which Theodore Race Komoroski and Deborah J. Komoroski, formerly known as Deborah J. McCann, husband and wife, by deed dated March 18, 1998, granted and conveyed unto Theodore Race Komoroski and Deborah J. Komoroski, husband and wife, mortgagors herein.

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
P. Jeffrey Hill
38 West Third Street
Bloomsburg, PA 17815

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

SHERIFF'S SALE

WEDNESDAY AUGUST 11, 2004 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 97 OF 2004 ED AND CIVIL WRIT NO. 1109 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

PARCEL NO. 1: ALL THAT CERTAIN piece, parcel or tract of land situated on the right side of the highway leading from Orangeville to Benton, in the Borough of Orangeville, Columbia County, Pennsylvania, bounded and described as follows: BEGINNING at a stake along private road which is almost parallel with the said highway, and running THENCE South 60 minutes 30 seconds East, 128-1/2 feet along land now or late of Orangeville Mfg. Co. to a stake; THENCE by an alley, South 32 minutes 37 seconds West, 140 feet to a stake; THENCE North 64 minutes 11 seconds West, 126-1/2 feet along Plot #3, land now or late of Orangeville Mfg. Co. to a stake at side of private road; THENCE along said road, North 30 minutes 54 seconds East, 148 feet to the place of BEGINNING. This plot being known as Lots #4, 5 and 6 in a plot of land laid out by the Orangeville Mfg. Co. known as Creekview Addition to the Borough of Orangeville, of which a map is recorded in Map Book #1, page 619 at the Court House in Bloomsburg, PA.

PARCEL NO. 2: ALL THOSE TWO CERTAIN lots or parcels of land situate in the Borough of Orangeville, County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin on the Southern side of a private road, said private road running parallel to and adjoining Pennsylvania State Highway #487 leading from Bloomsburg to Benton, in line of land now or formerly of the Orangeville Manufacturing Co., Inc., to have been conveyed to John C. Conner, et ux, being the Northwest corner of Lot #9; THENCE along the Western line of Lot #9, land now or formerly of the Orangeville Manufacturing Co., Inc., South 56 degrees 23 minutes East, 142.1 feet to a post on the Northern side of a 24 foot alley; THENCE along the Northern side of said alley, South 43 degrees 34 minutes West, 140 feet to an iron pin in line of other lands now or formerly of the Orangeville Manufacturing Co, Inc., on the Eastern side of a 20 foot run; THENCE along the Eastern side of said 20 foot run, North 60 degrees 30 minutes West, 128.8 feet to a point on the Southern side of said private road; THENCE along the Southern side of said private road, North 38 degrees 9 minutes East, 148 feet to an iron pin, the place of BEGINNING. Being designated as Lots #7 and #8 in the plot of lots known as the Creekview Addition to the Borough of Orangeville as recorded in the Recorder's Office of Columbia County in Map Book 1 page 619.

PARCEL NO. 3:

TRACT NO. 1: ALL THAT CERTAIN piece, parcel and tract of land situate partially in the Borough of Orangeville and partially in the Township of Orange, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin, corner of lands now or formerly of Carl H. Ruckle and Donald Ruckle, said pin being South 65 degrees 45 minutes East of an iron pin situate on the Eastern right-of-way of Pennsylvania State Highway Route #487 leading from Bloomsburg to Benton; THENCE North 65 degrees 45 minutes West along said Ruckle lands, 139.5 feet more or less to an iron pin on the Eastern side of a 24 foot alley; THENCE along the Eastern side of said 24 foot alley, North 32 degrees 37 minutes East, 333 feet to a point; THENCE by the same, North 43 degrees 34 minutes East, 150 feet to an iron pin in line of lands now or formerly of the Orangeville Manufacturing Co., Inc. to have been conveyed to John C. Conner and Elizabeth R.

Conner, his wife; THENCE along said lands now or formerly of Orangeville Manufacturing Co., Inc., South 63 degrees East, 1,100 feet to an iron pin in line of lands now or formerly of Calvin R. Weaver and Elmira J. Weaver, his wife; THENCE by said Weaver lands, South 16 degrees 30 minutes West, 405 feet to an iron pin in line of land now or formerly of the Municipal Authority of Orangeville Borough; THENCE along said lands of Municipal Authority, South 88 degrees West, 980 feet more or less, to a stone in line of lands now or formerly of Ezra Harris; THENCE by said Harris Land North 56 degrees West, 185 feet more or less to a pile of stones in line of land now or formerly of Robert L. Miller and Gloria Miller, his wife; THENCE by said Miller lands and land now or formerly of Carl H. Ruckle and Donald Ruckle, North 18 degrees East, 365 feet more or less, to an iron pin, the place of BEGINNING. CONTAINING 17 acres of land, more or less. This description was taken from a draft prepared by James H. Patton, R.E., dated August 19, 1970, from Map Book 1, page 619.

TRACT NO. 2: ALL THOSE CERTAIN three lots or parcels of land situate in the Borough of Orangeville, County of Columbia and State of Pennsylvania bounded and described as follows, to-wit:

BEGINNING at a post in the Southern side of a private road, said private road running parallel to and adjoining Pennsylvania State Highway Route #487 leading from Bloomsburg to Benton, being the Northwest corner of Lot #1; THENCE along the Southern side of said private road, North 24 degrees 34 minutes East, 183 feet to a post in line of lands now or formerly of Gerald E. Conner, Jr. and Barbara F. Conner, his wife, being the Northwest corner of Lot #4; THENCE along lands now or formerly of the said Gerald E. Conner, et ux, South 64 degrees 11 minutes East, 126.5 feet to a point on the Northern line of a 24 foot alley; THENCE along the Northern line of said alley, South 32 degrees 37 minutes West, 183 feet to a post corner of another 24 foot alley; THENCE along the Eastern line of said alley, North 65 degrees 45 minutes West, 100 feet to a point on the Southern side of said private road, the place of BEGINNING. Being designated as Lots #1, #2 and #3 in the plot of lots known as Creekview Addition to the Borough of Orangeville, as recorded in the Recorder's Office of Columbia County in Map Book 1, page 619.

EXCEPTING AND RESERVING unto the Orangeville Manufacturing Co., Inc., its successors and assigns, the right and privilege of using water from springs located on the lands herein conveyed and the right and privilege of using water from the wells located on Lot #1, hereinabove described along with the water system used in conveying said water as long as the said Orangeville Manufacturing Co., Inc. desires to use the same for manufacturing purposes. When the Orangeville Manufacturing Co., Inc. no longer desires to use said water and system, said right and privilege to become extinguished.

PARCEL NO. 4: ALL THAT CERTAIN piece or parcel of land situate in the Borough of Orangeville, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin, corner of lands now or formerly of Ruckle; THENCE South 65 degrees 45 minutes East, 191 feet along said Ruckle lands to an iron pin on the Easterly side of a 24 foot alley; THENCE North 32 degrees 37 minutes East, along lands now or formerly of Gerald E. Conner, Jr., 333 feet to a point; THENCE further along said Conner lands North 43 degrees 34 minutes East, 150 feet to the Northeasterly side line of the 24 foot alley aforesaid; THENCE North 63 degrees West through said alley 24 feet to a point being the Northwesterly corner of dividing line between Lots 8 and 9 of the "Creekview Addition"; THENCE along said alley South 43 degrees 34 minutes West, along the Westerly side of Lot No. 8 and 7, 140 feet to a point in a 20 foot alley; THENCE along said alley North 60 degrees 30 minutes West, 128.8 feet to a corner; THENCE across said alley, South 30 degrees 54 minutes West, 20 feet to a point being the Northwesterly corner of Lot No. 6; THENCE along the Northerly line of Lot No. 6, South 60 degrees 30 minutes East, 128.6 feet to a point, being the Northeasterly corner of Lot No. 6 and a 24 foot wide alley aforesaid; THENCE South 32 degrees 37 minutes West, along the Westerly side line of the aforesaid alley a distance of 323 feet along Lots Nos. 6, 5, 4, 3, 2 and 1 to a corner being the Southeasterly corner of Lot No. 1 and a 24 foot alley; THENCE North 65 degrees 45 minutes West, 100 feet to the

Southeasterly corner of Lot No. 1; THENCE North 24 degrees 34 minutes East, along Lots Nos. 1, 2 and 3 along an established roadway 183 feet to a point being the dividing line between Lots No. 3 and 4; THENCE further along said roadway North 30 degrees 54 minutes East, along the line of Lots 4, 5 and 6 and a 20 foot alley 168 feet to a point being the Easternmost corner of Lot No. 7 and the intersection of a 20 foot alley; THENCE North 38 degrees 09 minutes East along said roadway 148 feet to a point being the corner between Lots Nos. 8 and 9; THENCE North 56 degrees 23 minutes East across said roadway a distance of 45 feet more or less to a point on the Easterly side of the Bloomsburg-Benton Highway; THENCE along said highway, the following courses and distances: South 45 degrees 29 minutes West, 20 feet more or less to a point; THENCE South 38 degrees 09 minutes West, 150 feet to a point; THENCE South 35 degrees 54 minutes West, 110 feet to a point; THENCE South 30 degrees 54 minutes West, 220 feet more or less to a point; and THENCE South 14 degrees 34 minutes West, 410 feet more or less to an iron pin on the Easterly side line of said highway, being the place of BEGINNING.

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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.

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Plaintiff's Attorney
P. Jeffrey Hill
38 West Third Street
Bloomsburg, PA 17815

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

FIRST COLUMBIA BANK & TRUST	:	IN THE COURT OF COMMON PLEAS
CO.,	:	OF THE 26 TH JUDICIAL DISTRICT
PLAINTIFF,	:	COLUMBIA COUNTY, PA
	:	CIVIL ACTION - AT LAW
VS.	:	
	:	MORTGAGE FORECLOSURE
THEODORE RACE KOMOROSKI and	:	
DEBORAH J. KOMOROSKI,	:	
DEFENDANTS.	:	NO. 1109 OF 2003

2004-LD-97

WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA	:
	: SS.
COUNTY OF COLUMBIA	:

To the Sheriff of Columbia County:

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

Judgment entered on verdict on nonjury trial	\$120,747.75
--	--------------

Plus costs.

PROTHONOTARY, Court of Common Pleas
of Columbia County, Pennsylvania

DATED: June 1, 2004

BY: Shirley B. Klein

PARCEL NO. 1: ALL THAT CERTAIN piece, parcel or tract of land situated on the right side of the highway leading from Orangeville to Benton, in the Borough of Orangeville, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake along private road which is almost parallel with the said highway, and running THENCE South 60 minutes 30 seconds East, 128-1/2 feet along land now or late of Orangeville Mfg. Co. to a stake; THENCE by an alley, South 32 minutes 37 seconds West, 140 feet to a stake; THENCE North 64 minutes 11 seconds West, 126-1/2 feet along Plot #3, land now or late of Orangeville Mfg. Co. to a stake at side of private road; THENCE along said road, North 30 minutes 54 seconds East, 148 feet to the place of BEGINNING. This plot being known as Lots #4, 5 and 6 in a plot of land laid out by the Orangeville Mfg. Co. known as Creekview Addition to the Borough of Orangeville, of which a map is recorded in Map Book #1, page 619 at the Court House in Bloomsburg, PA.

PARCEL NO. 2: ALL THOSE TWO CERTAIN lots or parcels of land situate in the Borough of Orangeville, County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin on the Southern side of a private road, said private road running parallel to and adjoining Pennsylvania State Highway #487 leading from Bloomsburg to Benton, in line of land now or formerly of the Orangeville Manufacturing Co., Inc., to have been conveyed to John C. Conner, et ux, being the Northwest corner of Lot #9; THENCE along the Western line of Lot #9, land now or formerly of the Orangeville Manufacturing Co., Inc., South 56 degrees 23 minutes East, 142.1 feet to a post on the Northern side of a 24 foot alley; THENCE along the Northern side of said alley, South 43 degrees 34 minutes West, 140 feet to an iron pin in line of other lands now or formerly of the Orangeville Manufacturing Co., Inc., on the Eastern side of a 20 foot run; THENCE along the Eastern side of said 20 foot run, North 60 degrees 30 minutes West, 128.8 feet to a point on the Southern side of said private road; THENCE along the Southern side of said private road, North 38 degrees 9 minutes East, 148 feet to an iron pin, the place of BEGINNING. Being designated as Lots #7 and #8 in the plot of lots known as the Creekview Addition to the Borough of Orangeville as recorded in the Recorder's Office of Columbia County in Map Book 1 page 619.

PARCEL NO. 3:

TRACT NO. 1: ALL THAT CERTAIN piece, parcel and tract of land situate partially in the Borough of Orangeville and partially in the Township of Orange, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin, corner of lands now or formerly of Carl H. Ruckle and Donald Ruckle, said pin being South 65 degrees 45 minutes East of an iron pin situate on the Eastern right-of-way of Pennsylvania State Highway Route #487 leading from Bloomsburg to Benton; THENCE North

65 degrees 45 minutes West along said Ruckle lands, 139.5 feet more or less to an iron pin on the Eastern side of a 24 foot alley; THENCE along the Eastern side of said 24 foot alley, North 32 degrees 37 minutes East, 333 feet to a point; THENCE by the same, North 43 degrees 34 minutes East, 150 feet to an iron pin in line of lands now or formerly of the Orangeville Manufacturing Co., Inc. to have been conveyed to John C. Conner and Elizabeth R. Conner, his wife; THENCE along said lands now or formerly of Orangeville Manufacturing Co., Inc., South 63 degrees East, 1,100 feet to an iron pin in line of lands now or formerly of Calvin R. Weaver and Elmira J. Weaver, his wife; THENCE by said Weaver lands, South 16 degrees 30 minutes West, 405 feet to an iron pin in line of land now or formerly of the Municipal Authority of Orangeville Borough; THENCE along said lands of Municipal Authority, South 88 degrees West, 980 feet more or less, to a stone in line of lands now or formerly of Ezra Harris; THENCE by said Harris Land North 56 degrees West, 185 feet more or less to a pile of stones in line of land now or formerly of Robert L. Miller and Gloria Miller, his wife; THENCE by said Miller lands and land now or formerly of Carl H. Ruckle and Donald Ruckle, North 18 degrees East, 365 feet more or less, to an iron pin, the place of BEGINNING. CONTAINING 17 acres of land, more or less. This description was taken from a draft prepared by James H. Patton, R.E., dated August 19, 1970, from Map Book 1, page 619.

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EXCEPTING AND RESERVING unto the Orangeville Manufacturing Co., Inc., its successors and assigns, the right and privilege of using water from springs located on the lands herein conveyed and the right and privilege of using water from the wells located on Lot #1, hereinabove described along with the water system used in conveying said water as long as the said Orangeville Manufacturing Co., Inc. desires to use the same for manufacturing purposes. When the Orangeville Manufacturing Co., Inc. no longer desires to use said water and system, said right and privilege to become extinguished.

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65 degrees 45 minutes West along said Ruckle lands, 139.5 feet more or less to an iron pin on the Eastern side of a 24 foot alley; THENCE along the Eastern side of said 24 foot alley, North 32 degrees 37 minutes East, 333 feet to a point; THENCE by the same, North 43 degrees 34 minutes East, 150 feet to an iron pin in line of lands now or formerly of the Orangeville Manufacturing Co., Inc. to have been conveyed to John C. Conner and Elizabeth R. Conner, his wife; THENCE along said lands now or formerly of Orangeville Manufacturing Co., Inc., South 63 degrees East, 1,100 feet to an iron pin in line of lands now or formerly of Calvin R. Weaver and Elmira J. Weaver, his wife; THENCE by said Weaver lands, South 16 degrees 30 minutes West, 405 feet to an iron pin in line of land now or formerly of the Municipal Authority of Orangeville Borough; THENCE along said lands of Municipal Authority, South 88 degrees West, 980 feet more or less, to a stone in line of lands now or formerly of Ezra Harris; THENCE by said Harris Land North 56 degrees West, 185 feet more or less to a pile of stones in line of land now or formerly of Robert L. Miller and Gloria Miller, his wife; THENCE by said Miller lands and land now or formerly of Carl H. Ruckle and Donald Ruckle, North 18 degrees East, 365 feet more or less, to an iron pin, the place of BEGINNING. CONTAINING 17 acres of land, more or less. This description was taken from a draft prepared by James H. Patton, R.E., dated August 19, 1970, from Map Book 1, page 619.

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BEGINNING at a post in the Southern side of a private road, said private road running parallel to and adjoining Pennsylvania State Highway Route #487 leading from Bloomsburg to Benton, being the Northwest corner of Lot #1; THENCE along the Southern side of said private road, North 24 degrees 34 minutes East, 183 feet to a post in line of lands now or formerly of Gerald E. Conner, Jr. and Barbara F. Conner, his wife, being the Northwest corner of Lot #4; THENCE along lands now or formerly of the said Gerald E. Conner, et ux, South 64 degrees 11 minutes East, 126.5 feet to a point on the Northern line of a 24 foot alley; THENCE along the Northern line of said alley, South 32 degrees 37 minutes West, 183 feet to a post corner of another 24 foot alley; THENCE along the Eastern line of said alley, North 65 degrees 45 minutes West, 100 feet to a point on the Southern side of said private road, the place of BEGINNING. Being designated as Lots #1, #2 and #3 in the plot of lots known as Creekview Addition to the Borough of Orangeville, as recorded in the Recorder's Office of Columbia County in Map Book 1, page 619.

EXCEPTING AND RESERVING unto the Orangeville Manufacturing Co., Inc., its successors and assigns, the right and privilege of using water from springs located on the lands herein conveyed and the right and privilege of using water from the wells located on Lot #1, hereinabove described along with the water system used in conveying said water as long as the said Orangeville Manufacturing Co., Inc. desires to use the same for manufacturing purposes. When the Orangeville Manufacturing Co., Inc. no longer desires to use said water and system, said right and privilege to become extinguished.

PARCEL NO. 4: ALL THAT CERTAIN piece or parcel of land situate in the Borough of Orangeville, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

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EXCEPTING AND RESERVING to the Orangeville Manufacturing Co., Inc., the spring, pipe line, pump and storage tank located upon and passing through the lands of Gerald E. Conner, Jr., et ux, together with the right of Orangeville Manufacturing Co., Inc., to enter upon said lands for purposes of renewal, maintenance or repairs of the existing water facility.

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BEING the same premises which Theodore Race Komoroski and Deborah J. Komoroski, formerly known as Deborah J. McCann, husband and wife, by deed dated March 18, 1998, granted and conveyed unto Theodore Race Komoroski and Deborah J. Komoroski, husband and wife, mortgagors herein.

PARCEL NO. 1: ALL THAT CERTAIN piece, parcel or tract of land situated on the right side of the highway leading from Orangeville to Benton, in the Borough of Orangeville, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake along private road which is almost parallel with the said highway, and running THENCE South 60 minutes 30 seconds East, 128-1/2 feet along land now or late of Orangeville Mfg. Co. to a stake; THENCE by an alley, South 32 minutes 37 seconds West, 140 feet to a stake; THENCE North 64 minutes 11 seconds West, 126-1/2 feet along Plot #3, land now or late of Orangeville Mfg. Co. to a stake at side of private road; THENCE along said road, North 30 minutes 54 seconds East, 148 feet to the place of BEGINNING. This plot being known as Lots #4, 5 and 6 in a plot of land laid out by the Orangeville Mfg. Co. known as Creekview Addition to the Borough of Orangeville, of which a map is recorded in Map Book #1, page 619 at the Court House in Bloomsburg, PA.

PARCEL NO. 2: ALL THOSE TWO CERTAIN lots or parcels of land situate in the Borough of Orangeville, County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

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PARCEL NO. 3:

TRACT NO. 1: ALL THAT CERTAIN piece, parcel and tract of land situate partially in the Borough of Orangeville and partially in the Township of Orange, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

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65 degrees 45 minutes West along said Ruckle lands, 139.5 feet more or less to an iron pin on the Eastern side of a 24 foot alley; THENCE along the Eastern side of said 24 foot alley, North 32 degrees 37 minutes East, 333 feet to a point; THENCE by the same, North 43 degrees 34 minutes East, 150 feet to an iron pin in line of lands now or formerly of the Orangeville Manufacturing Co., Inc. to have been conveyed to John C. Conner and Elizabeth R. Conner, his wife; THENCE along said lands now or formerly of Orangeville Manufacturing Co., Inc., South 63 degrees East, 1,100 feet to an iron pin in line of lands now or formerly of Calvin R. Weaver and Elmira J. Weaver, his wife; THENCE by said Weaver lands, South 16 degrees 30 minutes West, 405 feet to an iron pin in line of land now or formerly of the Municipal Authority of Orangeville Borough; THENCE along said lands of Municipal Authority, South 88 degrees West, 980 feet more or less, to a stone in line of lands now or formerly of Ezra Harris; THENCE by said Harris Land North 56 degrees West, 185 feet more or less to a pile of stones in line of land now or formerly of Robert L. Miller and Gloria Miller, his wife; THENCE by said Miller lands and land now or formerly of Carl H. Ruckle and Donald Ruckle, North 18 degrees East, 365 feet more or less, to an iron pin, the place of BEGINNING. CONTAINING 17 acres of land, more or less. This description was taken from a draft prepared by James H. Patton, R.E., dated August 19, 1970, from Map Book 1, page 619.

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BEGINNING at a post in the Southern side of a private road, said private road running parallel to and adjoining Pennsylvania State Highway Route #487 leading from Bloomsburg to Benton, being the Northwest corner of Lot #1; THENCE along the Southern side of said private road, North 24 degrees 34 minutes East, 183 feet to a post in line of lands now or formerly of Gerald E. Conner, Jr. and Barbara F. Conner, his wife, being the Northwest corner of Lot #4; THENCE along lands now or formerly of the said Gerald E. Conner, et ux, South 64 degrees 11 minutes East, 126.5 feet to a point on the Northern line of a 24 foot alley; THENCE along the Northern line of said alley, South 32 degrees 37 minutes West, 183 feet to a post corner of another 24 foot alley; THENCE along the Eastern line of said alley, North 65 degrees 45 minutes West, 100 feet to a point on the Southern side of said private road, the place of BEGINNING. Being designated as Lots #1, #2 and #3 in the plot of lots known as Creekview Addition to the Borough of Orangeville, as recorded in the Recorder's Office of Columbia County in Map Book 1, page 619.

EXCEPTING AND RESERVING unto the Orangeville Manufacturing Co., Inc., its successors and assigns, the right and privilege of using water from springs located on the lands herein conveyed and the right and privilege of using water from the wells located on Lot #1, hereinabove described along with the water system used in conveying said water as long as the said Orangeville Manufacturing Co., Inc. desires to use the same for manufacturing purposes. When the Orangeville Manufacturing Co., Inc. no longer desires to use said water and system, said right and privilege to become extinguished.

PARCEL NO. 4: ALL THAT CERTAIN piece or parcel of land situate in the Borough of Orangeville, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin, corner of lands now or formerly of Ruckle; THENCE South 65 degrees 45 minutes East, 191 feet along said Ruckle lands to an iron pin on the Easterly side of a 24 foot alley; THENCE North 32 degrees 37 minutes East, along lands now or formerly of Gerald E. Conner, Jr., 333 feet to a point; THENCE further along said Conner lands North 43 degrees 34 minutes East, 150 feet to the Northeasterly side line of the 24 foot alley aforesaid; THENCE North 63 degrees West through said alley 24 feet to a point being the Northwesterly corner of dividing line between Lots 8 and 9 of the "Creekview Addition"; THENCE along said alley South 43 degrees 34 minutes West, along the Westerly side of Lot No. 8 and 7, 140 feet to a point in a 20 foot alley; THENCE along said alley North 60 degrees 30 minutes West, 128.8 feet to a corner; THENCE across said alley, South 30 degrees 54 minutes West, 20 feet to a point being the Northwesterly corner of Lot No. 6; THENCE along the Northerly line of Lot No. 6, South 60 degrees 30 minutes East, 128.6 feet to a point, being the Northeasterly corner of Lot No. 6 and a 24 foot wide alley aforesaid; THENCE South 32 degrees 37 minutes West, along the Westerly side line of the aforesaid alley a distance of 323 feet along Lots Nos. 6, 5, 4, 3, 2 and 1 to a corner being the Southeasterly corner of Lot No. 1 and a 24 foot alley; THENCE North 65 degrees 45 minutes West, 100 feet to the Southeasterly corner of Lot No. 1; THENCE North 24 degrees 34 minutes East, along Lots Nos. 1, 2 and 3 along an established roadway 183 feet to a point being the dividing line between Lots No. 3 and 4; THENCE further along said roadway North 30 degrees 54 minutes East, along the line of Lots 4, 5 and 6 and a 20 foot alley 168 feet to a point being the Easternmost corner of Lot No. 7 and the intersection of a 20 foot alley; THENCE North 38 degrees 09 minutes East along said roadway 148 feet to a point being the corner between Lots Nos. 8 and 9; THENCE North 56 degrees 23 minutes East across said roadway a distance of 45 feet more or less to a point on the Easterly side of the Bloomsburg-Benton Highway; THENCE along said highway, the following courses and distances: South 45 degrees 29 minutes West, 20 feet more or less to a point; THENCE South 38 degrees 09 minutes West, 150 feet to a point; THENCE South 35 degrees 54 minutes West, 110 feet to a point; THENCE South 30 degrees 54 minutes West, 220 feet more or less to a point; and THENCE South 14 degrees 34 minutes West, 410 feet more or less to an iron pin on the Easterly side line of said highway, being the place of BEGINNING.

EXCEPTING AND RESERVING to the Orangeville Manufacturing Co., Inc., the spring, pipe line, pump and storage tank located upon and passing through the lands of Gerald E. Conner, Jr., et ux, together with the right of Orangeville Manufacturing Co., Inc., to enter upon said lands for purposes of renewal, maintenance or repairs of the existing water facility.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

BEING the same premises which Theodore Race Komoroski and Deborah J. Komoroski, formerly known as Deborah J. McCann, husband and wife, by deed dated March 18, 1998, granted and conveyed unto Theodore Race Komoroski and Deborah J. Komoroski, husband and wife, mortgagors herein.

PARCEL NO. 1: ALL THAT CERTAIN piece, parcel or tract of land situated on the right side of the highway leading from Orangeville to Benton, in the Borough of Orangeville, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake along private road which is almost parallel with the said highway, and running THENCE South 60 minutes 30 seconds East, 128-1/2 feet along land now or late of Orangeville Mfg. Co. to a stake; THENCE by an alley, South 32 minutes 37 seconds West, 140 feet to a stake; THENCE North 64 minutes 11 seconds West, 126-1/2 feet along Plot #3, land now or late of Orangeville Mfg. Co. to a stake at side of private road; THENCE along said road, North 30 minutes 54 seconds East, 148 feet to the place of BEGINNING. This plot being known as Lots #4, 5 and 6 in a plot of land laid out by the Orangeville Mfg. Co. known as Creekview Addition to the Borough of Orangeville, of which a map is recorded in Map Book #1, page 619 at the Court House in Bloomsburg, PA.

PARCEL NO. 2: ALL THOSE TWO CERTAIN lots or parcels of land situate in the Borough of Orangeville, County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin on the Southern side of a private road, said private road running parallel to and adjoining Pennsylvania State Highway #487 leading from Bloomsburg to Benton, in line of land now or formerly of the Orangeville Manufacturing Co., Inc., to have been conveyed to John C. Conner, et ux, being the Northwest corner of Lot #9; THENCE along the Western line of Lot #9, land now or formerly of the Orangeville Manufacturing Co., Inc., South 56 degrees 23 minutes East, 142.1 feet to a post on the Northern side of a 24 foot alley; THENCE along the Northern side of said alley, South 43 degrees 34 minutes West, 140 feet to an iron pin in line of other lands now or formerly of the Orangeville Manufacturing Co., Inc., on the Eastern side of a 20 foot run; THENCE along the Eastern side of said 20 foot run, North 60 degrees 30 minutes West, 128.8 feet to a point on the Southern side of said private road; THENCE along the Southern side of said private road, North 38 degrees 9 minutes East, 148 feet to an iron pin, the place of BEGINNING. Being designated as Lots #7 and #8 in the plot of lots known as the Creekview Addition to the Borough of Orangeville as recorded in the Recorder's Office of Columbia County in Map Book 1 page 619.

PARCEL NO. 3:

TRACT NO. 1: ALL THAT CERTAIN piece, parcel and tract of land situate partially in the Borough of Orangeville and partially in the Township of Orange, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin, corner of lands now or formerly of Carl H. Ruckle and Donald Ruckle, said pin being South 65 degrees 45 minutes East of an iron pin situate on the Eastern right-of-way of Pennsylvania State Highway Route #487 leading from Bloomsburg to Benton; THENCE North

65 degrees 45 minutes West along said Ruckle lands, 139.5 feet more or less to an iron pin on the Eastern side of a 24 foot alley; THENCE along the Eastern side of said 24 foot alley, North 32 degrees 37 minutes East, 333 feet to a point; THENCE by the same, North 43 degrees 34 minutes East, 150 feet to an iron pin in line of lands now or formerly of the Orangeville Manufacturing Co., Inc. to have been conveyed to John C. Conner and Elizabeth R. Conner, his wife; THENCE along said lands now or formerly of Orangeville Manufacturing Co., Inc., South 63 degrees East, 1,100 feet to an iron pin in line of lands now or formerly of Calvin R. Weaver and Elmira J. Weaver, his wife; THENCE by said Weaver lands, South 16 degrees 30 minutes West, 405 feet to an iron pin in line of land now or formerly of the Municipal Authority of Orangeville Borough; THENCE along said lands of Municipal Authority, South 88 degrees West, 980 feet more or less, to a stone in line of lands now or formerly of Ezra Harris; THENCE by said Harris Land North 56 degrees West, 185 feet more or less to a pile of stones in line of land now or formerly of Robert L. Miller and Gloria Miller, his wife; THENCE by said Miller lands and land now or formerly of Carl H. Ruckle and Donald Ruckle, North 18 degrees East, 365 feet more or less, to an iron pin, the place of BEGINNING. CONTAINING 17 acres of land, more or less. This description was taken from a draft prepared by James H. Patton, R.E., dated August 19, 1970, from Map Book 1, page 619.

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