## SHERIFF'S SALE COST SHEET

NO. 215 19 ED NO. 205/-07 JD DATE/TIME OF SALE Stayou DOCKET/RETURN \$15.00 SERVICE PER DEF. \$ 100 LEVY (PER PARCEL \$15.00 s 2650 **MAILING COSTS** ADVERTISING SALE BILLS & COPIES \$17.50 ADVERTISING SALE (NEWSPAPER) \$15.00 **MILEAGE** \$ 75,00 POSTING HANDBILL \$15.00 CRYING/ADJOURN SALE \$10.00 SHERIFF'S DEED \$35.00 TRANSFER TAX FORM \$25.00 DISTRIBUTION FORM \$25.00 **COPIES** \$ 5,50 **NOTARY** WEB POSTING \$150.00 \$36/176 PRESS ENTERPRISE INC. SOLICITOR'S SERVICES TOTAL \*\*\*\*\*\*\* PROTHONOTARY (NOTARY) \$10.00 RECORDER OF DEEDS TOTAL \*\*\*\*\* REAL ESTATE TAXES: BORO, TWP & COUNTY 20 SCHOOL DIST. DELINOUENT TOTAL \*\*\*\*\*\* MUNICIPAL FEES DUE: SEWER WATER SURCHARGE FEE (DSTE) MISC. TOTAL COSTS (OPENING BID)

ORIGINAL, DOCUMENT, PRINTED ON CHEMICAL, REACTIVE PAPER WITH, MICROPHINTED BORDER

UDREN LAW OFFICES, PC
PA OPERATING ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003

**■Beneficial** 

3-7568/2360

DATE 

May 25, 2011

AMOUNT 2,691,26

VOID AFTER 90 DAYS

Columbia County Sheriff

PAV TO THE ORDER OF

Courthouse
P.O. Box 380
Bloomsburg, PA 17815

PO Box 380 Bloomsburg, PA 17815

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





To:	Biar	nca	From:	Sheriff Timothy T.	Chamberlain
Fax:			Pages:	3	
Phone	<b>&gt;</b> :		Date:		
Re:	Kon	noroski & Phillippy	CC:		
□ <b>U</b> rg	jent	☐ For Review	☐ Please Comment	☐ Please Reply	☐ Please Recycle
• Con	nment	:s:			

22 Bond Lane Bloomsburg owes \$5,782.41

520 Main Street Orangeville owes \$2,691.26



PHONE (570) 389-5622 SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX: (570) 389-5625

24 HOUR PHONE (570) 784-6300

	FACSIMILE TRANSMITTAL SHEET	
TO: Chris	FROM: Chambe	15/9in
COMPANY:	DATE: /- 21-1/	,
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING	
PHONE NUMBER:	SENDER'S REPERENCE NUMBER:	
RE:	YOUR REFERENCE NUMBER:	
☐ URGENT ☐ FOR REVI	A land asset A	□ PLHASE RECYCLE
NOTES/COMMENTS: ATTACHED ARE OFFICE. IF YOU HA PLEASE CALL 570.389		DUNTY SHERIFF'S SE DOCUMENTS,

# UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NEW JERSEY 08003-3620 856, 669, 5400

FAX: 856.669.5399

MARK J. UDREN\*
STUART WINNEG\*\*
LORRAINE DOYLE\*\*
ALAN M. MINATO\*\*\*
CHANDRA M. ARKEMA\*\*\*
\*\*ADMITTED PA.
\*\*ADMITTED PA.
\*\*ADMITTED NJ. PA.
TINA MARIE RICH
OPFICE ADMINISTRATOR

<u>FREDDIE MAC</u> <u>PENNSYLVANIA</u> DESIGNATED COUNSEL PENNSYLVANIA OFFICE 213-368-9500

PLEASE RESPOND TO NEW JERSEY OFFICE

June 17, 2010

Sent via telefax #570-389-5625

Columbia County Sheriff's Office Courthouse P.O. Box 17815 Bloomsburg, PA 17815 ATTN: Sarah

Re: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-HE6 vs.

Deborah Komoroski a/k/a
Deborah J. Komoroski a/k/a
Deborah J. McCann
Columbia County C.C.P. No. 2009-CV-2051

Premises: 520 Main Street Orangeville, PA 17859

SS Date: <u>June 23, 2010</u>

Dear Sarah:

Please stay the Sheriff's Sale scheduled for June 23, 2010.

Sale is stayed for the following reason:

Bankfuptcy case# 10-01282.

Thank you for your attention to this matter.

sincerely yours,

Sharis Stears

Foreclosure Manager

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





То:	Yvo	nne	From:	Sheriff Timothy T.	Chamberlain
Fax:		····	Pages:	3	
Phone	<b>:</b>	······	Date:	Oct 5, 2010	
Re:	Phil	lippy & Komoroski	CC:		
□ Urg	jent	☐ For Review	☐ Please Comment	☐ Please Reply	☐ Please Recycle

• Comments: Cost sheets attached show \$ due on these foreclosures

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





• Comr	nents:			
□ Urge	nt 🗆 For Review	☐ Please Comment	□ Please Reply	☐ Please Recycle
Re:	Komoroski	CC:		
Phone:		Date:		
Fax:		Pages	2	
То:	Chris Stears O	Rob From:	Sheriff Timothy T.	Chamberlain

# SHERIFF'S SALE COST SHEET

Dents be not Nat Tust Vs. Debouch Reproducti	
NO. 215 00 ED NO. 305/09 JD DATE/TIME OF SALE 200 23 09	130
DOCKET/RETURN \$15.00	
SERVICE PER DEF. \$\frac{1}{2} \frac{1}{2}	
LEVY (PER PARCEL \$15.00	
MAILING COSTS \$ \$ 3.50	
ADVERTISING SALE BILLS & COPIES \$17.50	
ADVERTISING SALE (NEWSPAPER) \$15.00	
MILEAGE S_12.00	
POSTING HANDBILL \$15.00	
CRYING/ADJOURN SALE \$10.00	
SHERIFF'S DEED \$35.00	
TRANSFER TAX FORM \$25.00	
DISTRIBUTION FORM \$25.00	
COPIES	
NOTARY S 16 ACC	
NOTARY  S  TOTAL ************* \$	
WEB POSTING \$150.00	
PRESS ENTERPRISE INC. \$ 36/676	
SOLICITOR'S SERVICES \$75.00	
PRESS ENTERPRISE INC. \$_36//576  SOLICITOR'S SERVICES \$75.00  TOTAL ************* \$_3856.76	
PROTHONOTARY (NOTARY) \$10.00	
RECORDER OF DEEDS \$ \(\frac{\gamma}{\gamma}\)	
PROTHONOTARY (NOTARY) \$10.00  RECORDER OF DEEDS \$\frac{7.00}{1000}\$  TOTAL ************************************	
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20\$?e	
SCHOOL DIST. 20 \$ DELINQUENT 20 \$ 39/0/68	
DELINQUENT 20 \$ <u> 39/0,6%</u> TOTAL ************************************	
TOTAL *********** S 3-7/0/6/	
MUNICIPAL FEES DUE:	
SEWER 20 S 6 14 76	
WATER 20 S	
SEWER 20 \$ 6.74.76 WATER 20 \$ 5.74.76 TOTAL ************************************	
SURCHARGE FEE (DSTE) \$_\(\frac{1}{2}\)\(\frac{1}{2}\)\(\frac{1}{2}\)\(\frac{1}{2}\)	
MISC. \$	
8	
TOTAL ************************************	
• • • • • • • • • • • • • • • • • • •	

# COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Deut	With State D	<u> </u>	s <u> 100</u>		Artosia.	
NO	215-09	ED	NO	3057	01	JD
DATE	TIME OF SALE	: Sume 33	11/1	<u>)</u>		
BID P	RICE (INCLUDE	S COST)	\$			
POUN	DAGE – 2% OF I	BID	\$			
TRAN	SFER TAX – 2%	OF FAIR MKT	\$			
MISC.	COSTS		\$	(g) B N N	_	
TOTA	L AMOUNT NEI	EDED TO PURCI	HASE		\$	
	HASER(S):					-
	ES(S) ON DEED:					<u> </u>
	HASER(S) SIGN.					_
	Т	OTAL DUE:			\$	
	LI	ESS DEPOSIT:			\$	
	De	OWN PAYMENT	Γ:		\$	
	TO	OTAL DUE IN 8	DAYS		\$	

# **ORANGEVILLE BOROUGH**

P.O. Box 176, Orangeville, Pa. 17859 (570) 683-5915

June 16, 2009

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

**DOCKET# 215ED2009** 

JD # 2051JD2009

Deborah Komoroski

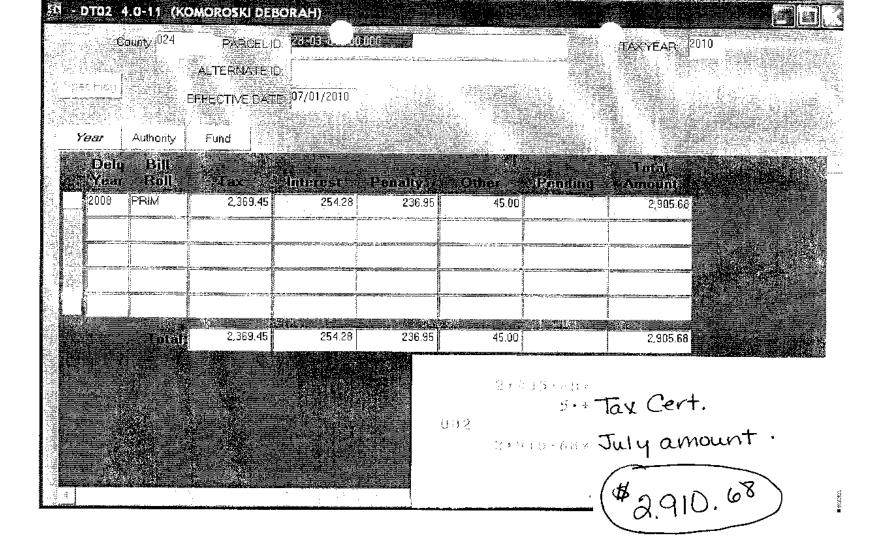
Dear Sheriff Chamberlain,

This letter is in response to your notice dated February 14, 2010. The property at 520 Main Street currently owes \$674.76 for the Water and Scwer.

If you have any questions on the above please feel free to contact me at (570) 683-5915.

Sincerely,

Catherine Mancini



In Bankruptcy

# ORANGEVILLE BOROUGH

P.O. Box 176, Orangeville, Pa. 17859 (570) 683-5915

June 16, 2009

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

**DOCKET# 215ED2009** 

JD # 2051JD2009

Deborah Komoroski

Dear Sheriff Chamberlain,

This letter is in response to your notice dated February 14, 2010. The property at 520 Main Street currently owes \$674.76 for the Water and Sewer.

If you have any questions on the above please feel free to contact me at (570) 683-5915.

Sincerely,

Catherine Mancini

Muller

PENNSYLVANIA OFFICE 215-548-9500

UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NEW JERSEY 08003-3620
856.669.5400

FAX: 856, 669, 5399

MARK J. UDREN\*
STUART WINNEG\*\*
LORRAINE BOYLE\*\*
ALAN M. MINATO\*\*\*
CHANDRA M. ARKEMA\*\*\*
\*ADMITTED NJ. PA. FJ.
\*\*ADMITTED NJ. PA.
TINA MARIE RICH
OFFICE APMINISTRATOR

<u>FREDDIE MAC</u> <u>PENNSYLVANIA</u> <u>DESIGNATED COUNSEL</u>

PLEASE RESPOND TO NEW JERSEY OFFICE

April 19, 2010

Sent via telefax #570-389-5625

Columbia County Sheriff's Office Courthouse P.O. Box 17815 Bloomsburg, PA 17815 ATTN: Sarah

SS Date: April 28, 2010

Re: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-HE6 vs.

Deborah Komoroski a/k/a
Deborah J. Komoroski a/k/a
Deborah J. McCann
Columbia County C.C.P. No. 2009-CV-2051
Premises: 520 Main Street
Orangeville, PA 17859

Dear Sarah:

Please postpone the Sheriff's Sale scheduled for April 28, 2010 to June 23, 2010 at 9:00 AM.

Sale is postponed for the following reason:

Chapter 13 Bankruptcy filed 2/18/10 in the Middle District of PA, case# 10-01282.

Thank you for your attention to this matter.

sincerely yours,

Chris Stears/ Foreclosure Manager



1363 North Church Street, Hazle Township, Pennsylvania 18202 ◆ phone 570-455-6800 ◆ fax 570-455-6900 Michael G. Oleyar, Esq. www.oleyarlaw.com

# Facsimile Transmittal

To: Sheriff of Columbia County

From: Michael G. Oleyar, Esquire

Date: April 17, 2010

Time: 11:15 hours

Subject: KOMOROSKI, Deborah J.

Chapter 13 Bankruptcy Case No: 5-10-01282

Sheriff Sale Date: April 28, 2010

**Fax Number:** 570-389-5625

Total pages including cover sheet: 3

Hard copy to follow via U.S. Mail \_\_\_\_\_ No hard copy to follow X

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.



1363 North Church Street, Haz'e Township, Pennsylvania 18202 & phone 570-455-6800 & fax 570-455-6900 Michael G. Oleyar, Esq.

www.gleyarlaw.com

April 12, 2010

# VIA FAX 570-389-5625

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

RE: KOMOROSKI, Deborah J.

Chapter 13 Bankruptcy Case No: 5-10-01282

Date Filed: February 18, 2010

Dear Sheriff of Columbia County:

I have been retained by the above named Debtor(s). A Chapter 13 Bankruptcy has been filed on February 18, 2010, the case number is 5-10-01282. As of the date of the filing of this bankruptcy a Federal Automatic Stay is in effect. Thus, the Sheriff Sale, scheduled for April 28, 2010 at10:00 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,

Michael G. Oleyar Attorney at Law

MGO/rlb Enclosures

cc: Deborah Komoroski Udren Law Offices

## 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 02/18/2010 at 6:35 PM and filed on 02/18/2010.



Deborah J. Komoroski

520 Main Street Orangeville, PA 17859 SSN / ITIN: xxx-xx-5293

The case was filed by the debtor's attorney:

The bankruptcy trustee is:

Michael G Oleyar 1363 North Church Street Hazle Township, PA 18202 570 455-6800 Charles J. DeHart, III (Trustee) 8125 Adams Drive, Suite A Hummelstown, PA 17036 717 566-6097

The case was assigned case number 5:10-bk-01282-RNO to Judge Robert N Opel.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

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://ecf.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.

Terrence S. Miller Clerk, U.S. Bankruptcy Court

	PACE	R Service Center	
	Tran	saction Receipt	
	04/	12/2010 12:50:47	
PACER Lo	gin: mg0090	Client Code:	

*UDREN LAW OFFICES, P.C.* 

WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NEW JERSEY 08003-3620 856.669.5400

FAX: 856, 669, 5399

MARK J. UDREN\*
STUART WINNEG\*\*
LORRAINE DOYLE\*\*
ALAN M. MINATO\*\*\*
CHANDRA M. ARKEMA\*\*\*
\*\*ADMITTED PA. FL.
\*\*ADMITTED PA. \*\*\*ADMITTED NJ, PA TINA MARIE RICH OFFICE ADMINISTRATOR

<u>FREDDIE MAC</u> <u>PENNSYLVANIA</u> DESIGNATED COUNSEL PENNSYLVANIA OFFICE 215-568-93-00

PLEASE RESPOND TO NEW JERSEY OFFICE

February 22, 2010

Sent via telefax #570-389-5625

Columbia County Sheriff's Office Courthouse P.O. Box 17815 Bloomsburg, PA 17815 ATTN: Sarah

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-HE6

Deborah Komoroski a/k/a Deborah J. Komoroski a/k/a

Deborah J. McCann

Columbia County C.C.P. No. 2009-CV-2051

Premises: 520 Main Street

Orangeville, PA 17859

SS Date: February 24, 2010

Dear Sarah:

Please postpone the Sheriff's Sale scheduled for February 24, 2010 to April 28, 2010 at 10:00 AM.

Sale is postponed for the following reason:

Chapter 13 Bankruptcy filed 2/18/10 in the Middle District of PA, case# 10-01282.

Thank you for your attention to this matter.

Foreclosure Manager

ly yours.

# OLEYAR & LAWP.C.

1363 North Church Street • Hazle Township • PA • 18202 🚸 570-455-6800 🚸 570-455-6900 fax

Michael G. Oleyar, Esq. \*\* www.oleyarlaw.com \*\*

February 19, 2010

### VIA FAX 570-389-5625

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

RE: KOMOROSKI, Deborah J.

Chapter 13 Bankruptcy Case No: 5-10-01282

Date Filed: February 18, 2010

Countrywide Home Loans, Inc. vs. Thomas & Susan Wesolowski

Deutsche Bank National Trust Co. vs. Komoroski

CCCP: 2009-CV-2051

Dear Sheriff of Columbia County:

I have been retained by the above named Debtor(s). A Chapter 13 Bankruptcy has been filed on February 18, 2010, the case number is 5-10-01282. As of the date of the filing of this bankruptcy a Federal Automatic Stay is in effect. Thus, the Sheriff Sale, scheduled for February 24, 2010 at 9:30 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

Michael G. Oleyar/RLB

MGO/rlb Enclosures

ce: Deborah Komoroski Udren Law Offices

#### 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 02/18/2010 at 6:35 PM and filed on 02/18/2010.

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

The case was filed by the debtor's attorney:

Michael G Oleyar 1363 North Church Street Hazle Township, PA 18202 570 455-6800

The case was assigned case number 5:10-bk-01282.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

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://ecf.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.

Terrence S. Miller Clerk, U.S. Bankruptcy Court

	PACER S	ervice Center	
	Transac	tion Receipt	
	02/18/20	10 18:39:51	
PACER Login:	mg0090	Client Code:	
Description:	Notice of Filing	Search Criteria:	5:10-bk-01282
Billable Pages:	1	Cost:	0.08



# SHERIFF'S SALE

#### WEDNESDAY FEBRUARY 24, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 215 OF 2009 ED AND CIVIL WRIT NO. 2051 OF 2009 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL these certain pieces, parcels or tracts of land, situate partly in the Borough of Orangeville and partly in the Township of Orange, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING at a stake along private road which is almost parallel with the said highway; THENCE running South 60 minutes, 30 seconds East, 128 ½ 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 ½ feet along Plot No. 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. BEING known as Lots Nos. 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 at the Columbia County Recorder's Office in Map Book No. 1, page 619,

PARCEL NO. 2;

BEGINNING at an iron pin on the southern side of a private road, said private road running parallel to and adjoining Pennsylvania State Highway No. 487 leading from Bloomsburg to Benton, in line or land now or late of the Orangeville Mfg. Co., Inc., to have been conveyed to John C. Conner, et ux, being the northwest corner of Lot No. 9; THENCE along the western line of Lot No. 9, land now or late of Orangeville Mfg. 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 late of the Orangeville Mfg. 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 Nos. 7 and 8 in the plot of lots known as the Creekview Addition to the Borough of Orangeville, as recorded at the Columbia County Recorder's Office in Map Book No. 1, page 619. PARCEL NO. 3

TRACT NO. 1

TRACT NO. 2

BEGINNING at an iron pin, corner or lands now or late 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 No. 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 late or the Orangeville Mfg. Co., Inc., to have been conveyed to John C. Conner and Elizabeth R. Conner, his wife; THENCE along said lands now or late of Orangeville Mfg. Co., Inc., South 63 degrees East, 1,100 feet to an iron pin in line or lands now or late of Calvin R. Weaver and Elmire J. Weaver, his wife; THENCE by said Weaver lands, South 16 degrees, 30 minutes West, 405 feet to aniron pin in line of land now or late of the Municipal Authority of Orangeville Borough; THENCE along said lands of said Municipal Authority, South 88 degrees West, 980 feet, more or less, to a stone in line of lands now or late 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 late of Robert L. Miller and Gloria Miller, his wife; THENCE by said Miller lands and land now or late 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, and BEING that said description was taken from a draft prepared by James H. Patton, R.E., dated August 19, 1970, and recorded at the Columbia County Recorder's Office in Map Book No. 1, at page 619.

OLFYAR \* LAW RC

1363 North Church Street, Hazle Township, Pennsylvania 18202 + phone 570-455-6800 + fax 570-455-6900 Michael G. Oleyar, Esq. www.oleyarlaw.com

# Facsimile Transmittal

To: Sheriff of Columbia County

From: Michael G. Oleyar, Esquire

**Date:** February 19, 2010

Time: <u>S:20</u> hours

Subject: KOMOROSKI, Deborah J.

Chapter 13 Bankruptcy Case No: 5-10-01282

Sheriff Sale Date: February 24, 2010

Fax Number: 570-389-5625

Total pages including cover sheet: 4

Hard copy to follow via U.S. Mail \_\_\_\_\_ 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.

Complete items item 4 if Restricts Article or on the front if space HARRISBURG, PA 17105 OFFICE OF FAIR.
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016 SENDER: COMPLETE IIS SECTION COMPLETE THIS SECTION ON DELIVERY ■ Complete items 1, 2, and 3. Also complete A. Signature item 4 if Restricted Delivery is desired. ☐ Agent Print your name and address on the reverse Tax 🖼 Address so that we can return the card to you. B. Received by (Printed Name) C. Date of Delive Attach this card to the back of the mailpiece, to the or on the front if space permits. 1. Article Addressed to: permits If YES, enter delivery address below: 

No SECTION Also complete U.S. SMALL BUSINESS ADMINISTRATION the mailpiece, PHILADELPHIA DISTRICT OFFICE ROBERT N.C. NIX FEDEAL BUILDING 900 MARKET STREET-5TH FLOOR Service Type PHILADELPHIA, PA 19107 Certified Mail ☐ Express Mail Return Receipt for Merchandi: ☐ Registered ☐ Insured Mail □ C.O.D. 4. Restricted Delivery? (Extra Fee) ☐ Yes 2. Article Number 7008 1830 0002 2802 2441 Certifled Malt I Registered I Insured Mail (Transfer from service label) vice PS Form 3811, February 2004 enter delivery address Domestic Return Receipt COMPLETE THIS SECTION ON DELIVERY SENDER: COMPLETE dis section ■ Complete items 1, 2, a id 3. Also complete Express Mail
Return Receipt for Merchandise
C.O.D. item 4 if Restricted Delivery is desired. ☐ Agent Addresse ■ Print your name and address on the reverse so that we can return the card to you. Received by (Printed Name) Attach this card to the back of the mailpiece. MILLHouse DETOIN OF THE PERSON or on the front if space permits. D. Is delivery address different from item 1? Yes ☐ Agent Addres 1. Article Addressed to: If YES, enter delivery address below: No eg INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 600 ARCH STREET ROOM 3259 3. Service Type PHILADELPHIA, PA 19106 Certified Mail. ☐ Express Mall □ Registered ☐ Return Receipt for Merchandis ☐ Insured Mail □ C.O.D. 4. Restricted Delivery? (Extra Fee) ☐ Yes 2. Article Number 7008 1830 0002 2802 2458 (Transfer from service label) PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15 COMPLETE THIS SECTION ON DELIVERY SENDER: COMPLETE US SECTION ■ Complete Items 1, 2, and 3. Also complete ☐ Adent item 4 if Restricted Delivery is desired. Address Print your name and address on the reverse so that we can return the card to you. Sived by (Printed/Name) OLC Patroty Attach this card to the back of the mailpiece, or on the front if space permits. D. Is delivery address different from Item 1? Yes 1, Article Addressed to: If YES, enter delivery address below: COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 Service Type Certified Mail ☐ Express Mail HARRISBURG, PA 17128-1230 ☐ Registered ☐ Return Receipt for Merchandi ☐ Insured Mail ☐ C.O.D.

2. Article Number

(Transfer from service label)

4. Restricted Delivery? (Extra Fee)

☐ Yes



1363 North Church Street • Hazle Township • PA • 18202 🚸 570•455•6800 🚸 570•455•6900 fax

Michael G. Oleyar, Esq.

February 19, 2010

### **VIA FAX 570-389-5625**

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

RE: KOMOROSKI, Deborah J.

Chapter 13 Bankruptcy Case No: 5-10-01282

Date Filed: February 18, 2010

Countrywide Home Loans, Inc. vs. Thomas & Susan Wesolowski

Deutsche Bank National Trust Co. vs. Komoroski

CCCP: 2009-CV-2051

Dear Sheriff of Columbia County:

I have been retained by the above named Debtor(s). A Chapter 13 Bankruptcy has been filed on February 18, 2010, the case number is 5-10-01282. As of the date of the filing of this bankruptcy a Federal Automatic Stay is in effect. Thus, the Sheriff Sale, scheduled for February 24, 2010 at 9:30 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

Michael G. Oleyar/RLB

MGO/rlb Enclosures

cc: Deborah Komoroski Udren Law Offices

### 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 02/18/2010 at 6:35 PM and filed on 02/18/2010.

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

The case was filed by the debtor's attorney:

Michael G Oleyar 1363 North Church Street Hazle Township, PA 18202 570 455-6800

The case was assigned case number 5:10-bk-01282.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

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://ecf.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.

Terrence S. Miller Clerk, U.S. Bankruptcy Court

	PACER Se	ervice Center	
	Transact	tion Receipt	
	02/18/20	010 18:39:51	
PACER Login:	mg0090	Client Code:	
Description:	Notice of Filing	Search Criteria:	5:10-bk-01282
Billable Pages:	1	Cost:	0.08



# SHERIFF'S SALE

## WEDNESDAY FEBRUARY 24, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 215 OF 2009 ED AND CIVIL WRIT NO. 2051 OF 2009 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL these certain pieces, parcels or tracts of land, situate partly in the Borough of Orangeville and partly in the Township of Orange, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING at a stake along private road which is almost parallel with the said highway; THENCE running South 60 minutes, 30 seconds East, 128 ½ 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 ½ feet along Plot No. 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. BEING known as Lots Nos. 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 at the Columbia County Recorder's Office in Map Book No. 1, page 619,

PARCEL NO. 2;

BEGINNING at an iron pin on the southern side of a private road, said private road running parallel to and adjoining Pennsylvania State Highway No. 487 leading from Bloomsburg to Benton, in line or land now or late of the Orangeville Mfg. Co., Inc., to have been conveyed to John C. Conner, et ux, being the northwest corner of Lot No. 9; THENCE along the western line of Lot No. 9, land now or late of Orangeville Mfg. 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 late of the Orangeville Mfg. 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 Nos. 7 and 8 in the plot of lots known as the Creekview Addition to the Borough of Orangeville, as recorded at the Columbia County Recorder's Office in Map Book No. 1, page 619. PARCEL NO. 3

TRACT NO. 1

BEGINNING at an iron pin, corner or lands now or late 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 No. 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 late or the Orangeville Mfg. Co., Inc., to have been conveyed to John C. Conner and Elizabeth R. Conner, his wife; THENCE along said lands now or late of Orangeville Mfg. Co., Inc., South 63 degrees East, 1,100 feet to an iron pin in line or lands now or late of Calvin R. Weaver and Elmire J. Weaver, his wife; THENCE by said Weaver lands, South 16 degrees, 30 minutes West, 405 feet to anuron pin in line of land now or late of the Municipal Authority of Orangeville Borough; THENCE along said lands of said Municipal Authority, South 88 degrees West, 980 feet, more or less, to a stone in line of lands now or late 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 late of Robert L. Miller and Gloria Miller, his wife; THENCE by said Miller lands and land now or late 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, and BEING that said description was taken from a draft prepared by James H. Patton, R.E., dated August 19, 1970, and recorded at the Columbia County Recorder's Office in Map Book No. 1, at page 619,

TRACT NO. 2

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice February 17, 2010 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 1) day of leb 2010 2010 (Notary Public) (Notary Public) COMMENTED PENNSYLVANIA

Notarial Seal
Denois L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
Member, Pennsylvaria Association of Notaries

.....

UDREN LAW OFFICES, P.C. MARK J. UDREN, ESQUIRE - ID #04302 STUART WINNEG, ESQUIRE - ID #45362 LORRAINE DOYLE, ESQUIRE - ID #34576 ALAN M. MINATO, ESQUIRE - ID #75860 CHANDRA M. ARKEMA, ESQUIRE - ID #203437 LOUIS A. SIMONI, ESQUIRE - ID #200869 ADAM L. KAYES, ESQUIRE - ID #86408 MARGUERITE L. THOMAS, ESQUIRE - ID #204460 WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400

v.

Deutsche Bank National Trust Company, as Trustee for COURT OF COMMON PLEAS Morgan Stanley ABS Capital I Inc. Trust 2007-HE6 4708 Mercantile Drive Ft. Worth, TX 76137 Plaintiff

CIVIL DIVISION Columbia County

Deborah Komoroski a/k/a Deborah J. Komoroski a/k/a Deborah J. McCann 520 Main Street Orangeville, PA 17859 Defendant(s)

: NO. 2009-CV-2051

## AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P.RULE 3129.1

Plaintiff, by its/his/her Attorney hereby verifies that:

A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.

A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".

If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".

4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

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

Dated: January 25, 2010

UDREN LAW OFFICES, P.C.

Attorneys for Plaintiff MARK J. UDREN, ESQUIRE STUART WINNEG, ESQUIRE LORRAINE DOYLE, ESQUIRE ALAN M. MINATO, ESQUIRE CHANDRA M. ARKEMA, ESQUIRE LOUIS A. SIMONI, ESQUIRE ADAM L. HAMES, ESQUIRE MARGUERITE L. THOMAS, ESQUIRE UDREN LAW OFFICES, P.C. MARK J. UDREN, ESQUIRE - ID #04302 STUART WINNEG, ESQUIRE - ID #45362 LORRAINE DOYLE, ESQUIRE - ID #34576 ALAN M. MINATO, ESQUIRE - ID #75860 CHANDRA M. ARKEMA, ESQUIRE - ID #203437 WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400 pleadings@udren.com

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-HE6

Plaintiff

 $\mathbf{v}$ .

Deborah Komoroski a/k/a Deborah J. Komoroski NO. 2009-CV-2051 a/k/a Deborah J. McCann Defendant(s)

COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

MORTGAGE FORECLOSURE

### AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-HE6, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 520 Main Street, Orangeville, PA 17859.

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

Deborah Komoroski a/k/a 520 Main Street
Deborah J. Komoroski a/k/a Orangeville, PA 17859 Deborah J. McCann

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

SAME AS #1 ABOVE

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

None

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

Deutsche Bank National Trust 4708 Mercantile Drive Fort Worth, TX 76137 Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-HE6

American General Financial 132 West Front Street Barwith, PA 18603-4702 Services, Inc,

First Columbia Bank & Trust c/o P. Jeffrey Hill, Esquire Company 38 West 3<sup>rd</sup> Street Bloomsburg, PA 17815

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

Name Address

None

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

Address

Columbia County Tax Claim P.O. Box 380
Bureau Bloomsburg, PA 17815

Domestic Relations Section P.O. Box 380 Bloomsburg, PA 17815

Commonwealth of PA, Bureau of Compliance, P.O. Box 281230 Department of Revenue Harrisburg, PA 17128-1230

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

Name

Address

Tenants/Occupants 520 Main Street Orangeville, PA 17859

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

DATED: January 25, 2010

UDREN LAW OFFICES, P.C.

Attorneys for Plaintiff
MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE
LOUIS A. SIMONI, ESQUIRE
ADAM L. KAYES, ESQUIRE
MARGUERITE L. THOMAS, ESQUIRE

#### ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C.
MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
CHANDRA M. ARKEMA, ESQUIRE - ID #203437
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-HE6 Plaintiff

COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

٧.

NO. 2009-CV-2051

Deborah Komoroski a/k/a Deborah J. Komoroski a/k/a Deborah J. McCann Defendant(s)

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

# NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNER(S): Deborah Komoroski a/k/a Deborah J. Komoroski a/k/a Deborah J. McCann

PROPERTY: 520 Main Street, Orangeville, PA 17859

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the <u>Columbia</u> County Sheriff's Sale on <u>February 24, 2010</u>, at <u>9:30 am</u>, at the Columbia County Courthouse, Bloomsburg, PA. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.



Affix stamp here if issued as certificate of maifing or for additional copies of this bilt.	Due Sender R.R. S.D. S.H. Rsl. Del. Fee If COD											The full decape the state is required on all domestic and international registered mair. The maximum indemnity payable for the reconstitution of nonecolable decornents under Express Maid document reconstitution issuance is \$500,000 per piece subject to a finite of \$500,000 per piece subject to a finite of \$500,000 per piece maximum indemnity payable on k spress Mail merchandise is \$500.0 The maximum indemnity payable of k spress Mail marchandise is \$500.0 The maximum indemnity payable is \$25.000 for registered mail, seef with opticial postal instance. See 1 Jointestic Mail Manual R800, \$913, and \$871 for limitations of coverage on instance and COD mail. See international Manual for finitellors of coverage on instance and COD mail. See their and forth class parcels.
pt for Check appropriate block for Registered Mail:  3 Del. L. With Postal Insurance	Handling Act. Insure	(ii Kedis.)					Treate			15.5		The full designation of the stranger done all domes the reconstitution of nonrecondable decements unsupplied to a strain of \$500,000 per accurrence. The maximum indemnity payable is \$25,000 for against R900, \$913, and \$90
gistered Me	Filled Express Mall					**	3			1 -		Receiving Employee)
C. TE 200   Diss	A I IN: NICOIE Kaugan  La Certilled Name of Addressee. Street, and Post Office Address	COMMONWEALTH OF PA, DEPT. OF REVENUE, BUREAU OF COMPLIANCE PO Box 281230, Department of Revenue Harrisburg, PA 17128-1230	TENANTS/OCCUPANTS 520 Main Street Orangeville, PA 17859	DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE 4708 Mercantile Drive Fort Worth, TX 76137	AMERICAN GENERAL FINANCIAL SERVICES, INC. 132 West Front Street Berwick, PA 18603-4702	FIRST COLUMBIA BANK & TRUST CO. c/o P. Jeffrey Hill, Esquire 38 West Third Street Bloomsburg, PA 17815	COLUMBIA COUNTY TAX CLAIM BUREAU P.O. Box 380 Bloomsburg, PA 17815	DOMESTIC RELATIONS SECTION P.O. Box 380 Bloomsburg, PA 17815				Total Number of Pieces Received at Postioffice
Name and Address Of Sender	Article	<del> -</del>	2	е	4	Lo	9		φ δ	- / · · · · · · · · · · · · · · · · · ·	133	Total number of Pleces Listed by Sender

PS Form 3077, February 1994

Form Must be Completed by Typewriter, Ink or Ball Point Pen

#### JOUNTY OF COLUMBIA REAL ESTATE TAX LIEN CERTIFICATE

DATE:21-JAN-10 FEE:\$5.00

CERT. NO:6965

KOMOROSKI DEBORAH 520 MAIN STREET ORANGEVILLE PA 17859

DISTRICT: ORANGEVILLE BORO
DEED 20061-3941
LOCATION: 520 MAIN ST ORANGEVILLE
PARCEL: 28 -03 -018-00,000

			PEND]	[NG TC	TAL AMOUNT	
YEAR	BILL ROLL	TNUOMA	INTEREST	COSTS	DUE	
	<b> </b>				<b></b>	
2008	PRIM	2,886.12	39.09	0.00	2,925.21	
TOTAL	DUE :	<b></b>		<b></b>	\$2,925.21	

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: March ,2010 THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF DECEMBER 31, 2009

REQUESTED BY: Timothy T. Chamberlain, Sheriff

Tax Bill Master Transaction Detail KOMOROSKI DEBORAH --- 2010-28 -RE -027022

	I	KOMOROSKI DEBORAH 2010-28 -RE -027022	RAH 2010-2	8 -RE -02	7022			tctax]s
					Tax			
Taxpayer Name	Bill # Post Date	Disc Amt	Face Amt	Pent Amt Code Category Parcel	Code	Category	Parcel	
KOMOROSKI DEBORAH	027022 01/15/2010	324.19	330.81	363.89 G	Ð	0	28 -03	28 -03 -018-00,000
KOMOROSKI DEBORAH	027022 01/15/2010	210.99	215.30	236.83	ద	0	28 -03	28 -03 -018-00,000
KOMOROSKI DEBORAH	027022 01/15/2010	70.94	72.39	79.63 \$	κΩ	0	28 -03	28 -03 -018-00,000
		606.12	618.50	680.35				

THIS IS ONLY
COUNTY & BORO. FOR THE 2010 TAXES
(SCHOOL TAXES ARE NOT INCLUDED)



# **ORANGEVILLE BOROUGH**

P.O. Box 176, Orangeville, Pa. 17859 (570) 683-5915

January 19, 2010

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

**DOCKET # 215ED2009** 

JD# 2051JD2009

Dear Sheriff Chamberlain,

This letter is in response to your noticed dated December 16, 2009. Total due on February 24, 2010 will be \$372.84.

If you have any questions please feel free to contact me at the above number.

Sincerely,

Catherine Mancini

Secretary/Treasurer

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: DATE RECEIVED 12/16/2009			SERVICE# 3 - OF - 12 SERVICES DOCKET # 215ED2009	
PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE6				
DEFENDANT	DEI DEI	DEBORAH KOMOROSKI A/K/A DEBORAH J. KOMOROSKI DEBROAH J. MCCANN UDREN LAW OFFICE		
			△ centæn	
PERSON/CORP TO SERVED FIRST COLUMBIA BANK & TRUST C/O MORTGAGE FORECLOSURE				
ATTY JEFFREY HILL				
		<u></u>		
38 W 3RD ST BLOOMSBURG				
<b>DECONISDOR</b>				
SERVED UPON I	Daylern	SNYDER		
RELATIONSHIP 5854 IDENTIFICATION				
DATE <u> -80-10</u>	TIME <u>1415</u>	MILEAGE	OTHER	
Race Sex Height Weight Eyes Hair Age Military				
TYPE OF SERVICE: A. PERSONAL SERVICE AT POA POB 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	
DEBLITY	-(1	T. 4.17	TD 1. 7 A 1.4	
DEPUTY	Urlen	DAT	E /- 20-10	
/ /				

#### TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX: (570) 389-5625 24 HOUR PHONE (570) 784-6300

PHONE (570) 389-5622

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

DEUTSCHE BANK NATIONAL TRUST CO

VS.

DEBORAH KOMOROSKI

WRIT OF EXECUTION #215 OF 2009 ED

#### POSTING OF PROPERTY

JANUARY 19, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE PROPERTY OF DEBORAH KOMOROSKI AT 520 MAIN STREET ORANGEVILLE COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN

**SHERIFF** 

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19<sup>TH</sup> DAY OF JANUARY 2010

Notarial Seal SARAH JANE KLINGAMAN Notary Public

Town of Bloomsburg, Columbia County PA My Commission Expires September 30, 2012

OFFICER: DATE RECEIVED	12/16/2009	SERVICE# 2 - OF - 12 SERVICES DOCKET # 215ED2009
PLAINTIFF		BANK NATIONAL TRUST COMPANY, AS OR MORGAN STANLEY ABS CAPITAL I INC. -HE6
DEFENDANT	DEBORAH J DEBROAH I	KOMOROSKI A/K/A . KOMOROSKI . MCCANN
ATTORNEY FIRM	UDREN LAY	V OFFICE
PERSON/CORP TO	O SERVED	PAPERS TO SERVED
SERVICES, INC.		MORTGAGE FORECLOSURE
132 W FRONT STRI	EET	
BERWICK		
		C4770 U
RELATIONSHIP	TWANTIAL REA	IDENTIFICATION
DATE 6/-14-16	TIME 1218 MIL	EAGE OTHER
Race Sex	Height Weight	Eyes Hair Age Military
TYPE OF SERVICE	B. HOUSEHOLD M C. CORPORATION D. REGISTERED A E. NOT FOUND AT	VICE AT POA POB POE CCSO EMBER: 18+ YEARS OF AGE AT POA MANAGING AGENT GENT PLACE OF ATTEMPTED SERVICE
ATTEMPTS DATE ——————	TIME	OFFICER REMARKS
DEPUTY	New Ile	DATE

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, AS L I IN	C.
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<i></i>	
cso_	
<b>A</b>	

OFFICER: SERVICE# 5 - OF - 12 SERVICES DATE RECEIVED 12/16/2009 DOCKET # 215ED2009 PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY \* TRUSTEE FOR MORGAN STANLEY ABS CAPITAL TRUST 2007-HE6 DEFENDANT DEBORAH KOMOROSKI A/K/A DEBORAH J. KOMOROSKI DEBROAH J. MCCANN ATTORNEY FIRM UDREN LAW OFFICE PERSON/CORP TO SERVED PAPERS TO SERVED ORANGEVILLE BOROUGH MORTGAGE FORECLOSURE **ORANGEVILLE** SERVED UPON Kotny MONGAS RELATIONSHIP BORO SECT IDENTIFICATION DATE 1-14-10 TIME 1510 MILEAGE OTHER Race Sex Height Weight Eyes Hair Age Military TYPE OF SERVICE: A. PERSONAL SERVICE AT POA POB A POE CO 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) 30: My// S= ORAMGE VILLE ATTEMPTS TIME OFFICER DATE REMARKS DATE 1-14-10 DEPUTY

OFFICER: DATE RECEIVED 12/16/200	SERVICE# 4 - OF - 12 SERVICES DOCKET # 215ED2009		
PLAINTIFF	DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE6		
ATTORNEY FIRM PERSON/CORP TO SERVED GLORIA MILLER-TAX COLL PO BOX 93 ORANGEVILLE SERVED UPON	PAPERS TO SERVED MORTGAGE FORECLOSURE		
RELATIONSHIP 70× (3:15	IDENTIFICATION		
	ON MILEAGE OTHER		
Race Sex Height	Weight Eyes Hair Age Military		
B. HO C. CO D. RE	RSONAL SERVICE AT POA POB _X_ POE CCSO USEHOLD MEMBER: 18+ YEARS OF AGE AT POA RPORATION MANAGING AGENT GISTERED AGENT T FOUND AT PLACE OF ATTEMPTED SERVICE		
F. OT	HER (SPECIFY) STATE FARM INS CO. ".		
ATTEMPTS DATE TIME	OFFICER REMARKS		
DEPUTY (ul	DATE ]-14-10		

OFFICER: DATE RECEIVED	12/16/200	9	SERVICE# 6 DOCKET # 2	- OF - 12 SERVICES 15ED2009	
PLAINTIFF		DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I IN TRUST 2007-HE6			
DEFENDANT		DEBORAH KO DEBORAH J. K DEBROAH J. M	OMOROSKI	ζ/A	
ATTORNEY FIRM	ATTORNEY FIRM UDREN LAW OFFICE				
PERSON/CORP TO SERVED PAPERS TO SERVED					
DOMESTIC RELAT	OOMESTIC RELATIONS   MORTGAGE FORECLOSURE		FORECLOSURE		
15 PERRY AVE.					
BLOOMSBURG					
SERVED UPON _	SERVEDUPON MAGREEN GIE				
RELATIONSHIP (	18 Jam 26	e Strevice	IDENTIFIC	CATION	-
DATE ( -15-) O TIME O Soo MILEAGEOTHER					
Race Sex	Height	Weight H	Eyes Hair	Age Military	
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TITE OF SERVICE	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				
				EMPTED SERVICE	
	2. 2.0				
	F. OT	HER (SPECIFY)			
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ATTEMPTS DATE	TIME	OF	FICER	REMARKS	
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DEPUTY DEPUTY	-(e, D-	_	₽₩₽₽	1-15-10	
7) - A	·			7-13 (-	

OFFICER: DATE RECEIVED	12/16/2009	SERVICE# DOCKET #	9 - OF - 12 SERVICES 215ED2009	
PLAINTIFF	TRU	DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC TRUST 2007-HE6		
DEFENDANT  ATTORNEY FIRM	DEB DEB	DEBORAH KOMOROSKI A/K/A DEBORAH J. KOMOROSKI DEBROAH J. MCCANN UDREN LAW OFFICE		
PERSON/CORP TO	O SEDVED	PAPERS TO	A CEDVEN	
COLUMBIA COUN	ITV TAX CLAIN	MORTGAG		
PO BOX 380	TT TIPE CEATH	Montrono	ETORECEOSORE	
BLOOMSBURG				
SERVED UPON	Deb			
RELATIONSHIP _	CLIK	IDENTIF	TICATION	
DATE /-15	TIME <u>0910</u>	MILEAGE	OTHER	
Race Sex	Height W	eight Eyes Hai	Age Military	
TYPE OF SERVICE	B. HOUSEI C. CORPOI D. REGISTI			
	F. OTHER	(SPECIFY)		
ATTEMPTS DATE	TIME	OFFICER	REMARKS	
DEPUTY	TC -	DAT	E	



PHONE (570) 389-5622 SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17415 FAX: (570) 389-3625

24 HOUR PHONE (579) 784-6300

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE6 Docket # 215ED2009

VS

MORTGAGE FORECLOSURE

DEBORAH KOMOROSKI A/K/A DEBORAH J. KOMOROSKI DEBROAH J. MCCANN

#### AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, DECEMBER 16, 2009, AT 2:20 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON DEBORAH KOMOROSKI AT 520 MAIN STREET, 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 THURSDAY, DECEMBER 17, 2009

Mich Jon Klingama

Notarial Seal SARAH JANE KLINGAMAN Notary Public

Town of Bloomsburg, Columbia County PA My Commission Expires September 30, 2012 X\_\_\_\_X

TIMOTHY T. CHAMBERLAIN SHERIFF

J/ARTER

DEPUTY SHERIFF

OFFICER: DATE RECEIVED	12/16/2009		SERVICE# 1 - OF - 12 SERVICES DOCKET # 215ED2009	
PLAINTIFF	TRU	DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC TRUST 2007-HE6		
DEFENDANT	DEB DEB	ORAH KOMOROSKI A/ ORAH J. KOMOROSKI ROAH J. MCCANN	KOMOROSKI MCCANN	
ATTORNEY FIRM				
PERSON/CORP TO		PAPERS TO		
DEBORAH KOMOR	OSKI	MORTGAGI	MORTGAGE FORECLOSURE	
520 MAIN STREET				
ORANGEVILLE				
RELATIONSHIP	<u> </u>	IDENTIF	CATION	
DATE 1 <u>8-16-9</u> T	IME <u>142</u> 0	MILEAGE	OTHER	
Race Sex	Height W	cight Eyes Hair	Agc Military	
TYPE OF SERVICE:	TYPE OF SERVICE: A. PERSONAL SERVICE AT POA POB POE B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT F C. CORPORATION MANAGING AGENT D. REGISTERED AGENT E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE		EARS OF AGE AT POA GENT FEMPTED SERVICE	
	F. OTHER	(SPECIFY)		
ATTEMPTS DATE	TIME	OFFICER	REMARKS	
DEPUTY	Colo	DATE	12-16-9	

## REAL ESTATE OUTLINE

ED# 3/5-3/ DATE RECEIVED DOCKET AND INDEX 1201/4 or 1 CHECK FOR PROPER INFO. WRIT OF EXECUTION COPY OF DESCRIPTION WHEREABOUTS OF LKA NON-MILITARY AFFIDAVIT NOTICES OF SHERIFF SALE WAIVER OF WATCHMAN AFFIDAVIT OF LIENS LIST CHECK FOR \$1,350.00 OR 1500,00 CK# /\*/ \*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\* TIME 2735 SALE DATE POSTING DATE ADV. DATES FOR NEWSPAPER WEEK 2<sup>ND</sup> WEEK 3<sup>RD</sup> WEEK

## SHERIFF'S SALE

### WEDNESDAY FEBRUARY 24, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 215 OF 2009 ED AND CIVIL WRIT NO. 2051 OF 2009 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL these certain pieces, parcels or tracts of land, situate partly in the Borough of Orangeville and partly in the Township of Orange, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING at a stake along private road which is almost parallel with the said highway; THENCE running South 60 minutes, 30 seconds East, 128 ½ 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 ½ feet along Plot No. 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. BEING known as Lots Nos. 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 at the Columbia County Recorder's Office in Map Book No. 1, page 619,

PARCEL NO. 2;

BEGINNING at an iron pin on the southern side of a private road, said private road running parallel to and adjoining Pennsylvania State Highway No. 487 leading from Bloomsburg to Benton, in line or land now or late of the Orangeville Mfg. Co., Inc., to have been conveyed to John C. Conner, et ux, being the northwest corner of Lot No. 9; THENCE along the western line of Lot No. 9, land now or late of Orangeville Mfg. 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 late of the Orangeville Mfg. 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; 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 Nos. 7 and 8 in the plot of lots known as the Creekview Addition to the Borough of Orangeville, as recorded at the Columbia County Recorder's Office in Map Book No. 1, page 619. PARCEL NO. 3

TRACT NO. 1

BEGINNING at an iron pin, corner or lands now or late of Carl H. Ruckle and Donald Ruckle, said pin being South 65 degrees, 45 minutes East of an iron pin situate on the castern right-of-way of Pennsylvania State Highway Route No. 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 late or the Orangeville Mfg. Co., Inc., to have been conveyed to John C. Conner and Elizabeth R. Conner, his wife; THENCE along said lands now or late of Orangeville Mfg. Co., Inc., South 63 degrees East, 1,100 feet to an iron pin in line or lands now or late of Calvin R. Weaver and Elmire 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 late of the Municipal Authority of Orangeville Borough; THENCE along said lands of said Municipal Authority, South 88 degrees West, 980 feet, more or less, to a stone in line of lands now or late 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 late of Robert L. Miller and Gloria Miller, his wife; THENCE by said Miller lands and land now or late 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, and BEING that said description was taken from a draft prepared by James H. Patton, R.E., dated August 19, 1970, and recorded at the Columbia County Recorder's Office in Map Book No. 1, at page 619.

TRACT NO. 2

BEGINNING at a post in the sour's side of a private road, said private road runn's parallel to and adjoining Pennsylvania State Highway Rou. 30. 487 leading from Bloomsburg to Benton, being the northwest corner of Lot No. 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 late of Gerald E. Conner, Jr. and Barbara F. Conner, his wife, being the northwest corner of Lot No. 4; THENCE along lands now or late of the said Gerald E. Conner, et ux, South 64 degrees, 11 minutes East, 126.5 feet to appoint on the northern line of 24 foot alley; THENCE along the northern 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 Nos. 1, 2 and 3 in the plot of lots known as Creekview Addition to the Borough of Orangeville, as recorded at the Columbia County Recorder's Office in Map Book 1, at page 619. EXCEPTING AND RESERVING unto the Orangeville Mfg. 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 wells located on Lot No. 1, hereinabove described, along with the water system used in conveying said water as long as said Orangeville Mfg. Co., Inc., desires to use the same for manufacturing purposes. When the Orangeville Mfg. Co., Inc., no longer desires to use said water and system, said right and privilege to become

extinguished. PARCEL NO. 4

BEGINNING at an iron pin, corner of lands now or late 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 late 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 lie 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 Nos. 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 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 comer 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 Nos. 3 and 4; THENCE further along said roadway, North 30 degrees, 54 minutes East, along the line of Lots Nos. 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: (1) South 45 degrees, 29 minutes West, 20 feet, more or less, to a point; (2) South 38 degrees, 09 minutes West, 150 feet to a point; (3) South 35 degrees, 54 minutes West, 110 feet to a point; (4) South 30 degrees. 54 minutes West, 220 feet, more or less, to a point; (5) South 14 degrees, 34 minutes West, 410 feet, more or less, to an iron pin on the easterly side of line of said highway, being the PLACE OF BEGINNING.

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

BEING KNOWN AS: 520 MAIN STREET, ORANGEVILLE, PA 17859 PROPERTY ID NO.: 28-03-018

TITLE TO SAID PREMISES IS VESTED IN DEBORAH KOMOROSKI, ALSO KNOWN AS DEBORAH J. MCCANN BY DEED FROM DATED THEODORE RACE KOMOROSKI AND DEBORAH J. MCCAAN, ALSO KNOWN AS DEBORAH KOMOROSKI, AS JOINT TENANTS WITH THE 12/19/06 RECORDED 12/28/06 INSTRUMENT NO.: 200613941

E la grater de la 19% percent de id price or cos / (oper by vid at ale), fining in perimers to Lope at cash cer en the pricachier's eck time REMANNE BALL OF THE PROPERTY AND ADMINISTRATION OF THE PROPERTY OF THE PROPERT le ta com paid dithe diseas att the dein ash. Lattre to the cor 1491 - 18 - 2 k MAPOR AND LOTE FOR BAR LET LAND TO FAILURE OF PA PPAEIN CO SENDUE, IN COMPLETE STATE SIDE REDCALE L. N. S. C. AV. LA PROPERTY AND ## \* <u>Balla i fill bidde Kails t</u> way " bid hise as yer s Le Destinavised here yet a nicht in the section to doc villac Cesar of the property, and The section of the water of the ... '.**30**1.011 **3**1.1. figure for our salor entract in the case See as in a by sider all be onsided for itself to will apply again (ecovilisation of sultime for a sponsole for T. M. C. 1200 forme (fixed proved diby a shear fixed condition with a i der whi we der found <u>bie damenos.</u>

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

Plaintiff's Attorney Mark J. Udren 111 Woodcrest Road Cherry Hill, NJ 08003

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

## SHERIFF'S SALE

### WEDNESDAY FEBRUARY 24, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 215 OF 2009 ED AND CIVIL WRIT NO. 2051 OF 2009 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL these certain pieces, parcels or tracts of land, situate partly in the Borough of Orangeville and partly in the Township of Orange, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

#### PARCEL NO. 1:

BEGINNING at a stake along private road which is almost parallel with the said highway; THENCE running South 60 minutes, 30 seconds East, 128 ½ 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 ½ feet along Plot No. 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. BEING known as Lots Nos. 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 at the Columbia County Recorder's Office in Map Book No. 1, page 619,

#### PARCEL NO. 2;

BEGINNING at an iron pin on the southern side of a private road, said private road running parallel to and adjoining Pennsylvania State Highway No. 487 leading from Bloomsburg to Benton, in line or land now or late of the Orangeville Mfg. Co., Inc., to have been conveyed to John C. Conner, et ux, being the northwest corner of Lot No. 9; THENCE along the western line of Lot No. 9, land now or late of Orangeville Mfg. 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 late of the Orangeville Mfg. Co., Inc., on the eastern side of a 20 foot run; THENCE along the castern 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; 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 Nos. 7 and 8 in the plot of lots known as the Creckview Addition to the Borough of Orangeville, as recorded at the Columbia County Recorder's Office in Map Book No. 1, page 619. PARCEL NO. 3

#### TRACT NO. 1

BEGINNING at an iron pin, corner or lands now or late 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 No. 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 late or the Orangeville Mfg. Co., Inc., to have been conveyed to John C. Conner and Elizabeth R. Conner, his wife; THENCE along said lands now or late of Orangeville Mfg. Co., Inc., South 63 degrees East, 1,100 feet to an iron pin in line or lands now or late of Calvin R. Weaver and Elmire 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 late of the Municipal Authority of Orangeville Borough; THENCE along said lands of said Municipal Authority, South 88 degrees West, 980 feet, more or less, to a stone in line of lands now or late 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 late of Robert L. Miller and Gloria Miller, his wife; THENCE by said Miller lands and land now or late 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, and BEING that said description was taken from a draft prepared by James H. Patton, R.E., dated August 19, 1970, and recorded at the Columbia County Recorder's Office in Map Book No. 1, at page 619.

TRACT NO. 2

BEGINNING at a post in the sour in side of a private road, said private road ruru parallel to and adjoining Pennsylvania State Highway Roll. No. 487 leading from Bloomsburg to Benton, being the northwest corner of Lot No. 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 late of Gerald E. Conner, Jr. and Barbara F. Conner, his wife, being the northwest corner of Lot No. 4; THENCE along lands now or late of the said Gerald E. Conner, et ux, South 64 degrees, 11 minutes East, 126.5 feet to appoint on the northern line of 24 foot alley; THENCE along the northern 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 Nos. 1, 2 and 3 in the plot of lots known as Creekview Addition to the Borough of Orangeville, as recorded at the Columbia County Recorder's Office in Map Book 1, at page 619.

EXCEPTING AND RESERVING unto the Orangeville Mfg. 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 wells located on Lot No. 1, hereinabove described, along with the water system used in conveying said water as long as said Orangeville Mfg. Co., Inc., desires to use the same for manufacturing purposes. When the Orangeville Mfg. Co., Inc., no longer desires to use said water and system, said right and privilege to become extinguished.

PARCEL NO. 4

BEGINNING at an iron pin, corner of lands now or late 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 late 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 lie of the 24 foot alley aforcsaid; THENCE North 63 degrees West, through said alley, 24 feet to a point being the northwesterly corner of dividing line between Lots Nos. 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 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 Nos. 3 and 4; THENCE further along said roadway, North 30 degrees, 54 minutes East, along the line of Lots Nos. 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: (1) South 45 degrees, 29 minutes West, 20 feet, more or less, to a point; (2) South 38 degrees, 09 minutes West, 150 feet to a point; (3) South 35 degrees, 54 minutes West, 110 feet to a point; (4) South 30 degrees. 54 minutes West, 220 feet, more or less, to a point; (5) South 14 degrees, 34 minutes West, 410 feet, more or less, to an iron pin on the easterly side of line of said highway, being the PLACE OF BEGINNING.

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

BEING KNOWN AS: 520 MAIN STREET, ORANGEVILLE, PA 17859 PROPERTY ID NO.: 28-03-018

TITLE TO SAID PREMISES IS VESTED IN DEBORAH KOMOROSKI, ALSO KNOWN AS DEBORAH J. MCCANN BY DEED FROM DATED THEODORE RACE KOMOROSKI AND DEBORAH J. MCCAAN, ALSO KNOWN AS DEBORAH KOMOROSKI, AS JOINT TENANTS WITH THE 12/19/06 RECORDED 12/28/06 INSTRUMENT NO.: 200613941

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

Plaintiff's Attorney Mark J. Udren 111 Woodcrest Road Cherry Hill, NJ 08003

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

## SHERIFF'S SALE

#### WEDNESDAY FEBRUARY 24, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 215 OF 2009 ED AND CIVIL WRIT NO. 2051 OF 2009 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL these certain pieces, parcels or tracts of land, situate partly in the Borough of Orangeville and partly in the Township of Orange, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING at a stake along private road which is almost parallel with the said highway; THENCE running South 60 minutes, 30 seconds East, 128 ½ 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 ½ feet along Plot No. 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. BEING known as Lots Nos. 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 at the Columbia County Recorder's Office in Map Book No. 1, page 619,

PARCEL NO. 2:

BEGINNING at an iron pin on the southern side of a private road, said private road running parallel to and adjoining Pennsylvania State Highway No. 487 leading from Bloomsburg to Benton, in line or land now or late of the Orangeville Mfg. Co., Inc., to have been conveyed to John C. Conner, et ux, being the northwest corner of Lot No. 9; THENCE along the western line of Lot No. 9, land now or late of Orangeville Mfg. 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 late of the Orangeville Mfg. 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; 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 Nos. 7 and 8 in the plot of lots known as the Creekview Addition to the Borough of Orangeville, as recorded at the Columbia County Recorder's Office in Map Book No. 1, page 619. PARCEL NO. 3

TRACT NO. 1

BEGINNING at an iron pin, corner or lands now or late 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 No. 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 late or the Orangeville Mfg. Co., Inc., to have been conveyed to John C. Conner and Elizabeth R. Conner, his wife; THENCE along said lands now or late of Orangeville Mfg. Co., Inc., South 63 degrees East, 1,100 feet to an iron pin in line or lands now or late of Calvin R. Weaver and Elmire 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 late of the Municipal Authority of Orangeville Borough; THENCE along said lands of said Municipal Authority, South 88 degrees West, 980 feet, more or less, to a stone in line of lands now or late 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 late of Robert L. Miller and Gloria Miller, his wife; THENCE by said Miller lands and land now or late 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, and BEING that said description was taken from a draft prepared by James H. Patton, R.E., dated August 19, 1970, and recorded at the Columbia County Recorder's Office in Map Book No. 1, at page 619.

TRACT NO. 2

BEGINNING at a post in the sout' 1 side of a private road, said private road runni parallel to and adjoining Pennsylvania State Highway Route 1.0. 487 leading from Bloomsburg to Benton, being the northwest corner of Lot No. 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 late of Gerald E. Conner, Jr. and Barbara F. Conner, his wife, being the northwest corner of Lot No. 4; THENCE along lands now or late of the said Gerald E. Conner, et ux, South 64 degrees, 11 minutes East, 126.5 feet to appoint on the northern line of 24 foot alley; THENCE along the northern 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 Nos. 1, 2 and 3 in the plot of lots known as Creckview Addition to the Borough of Orangeville, as recorded at the Columbia County Recorder's Office in Map Book 1, at page 619. EXCEPTING AND RESERVING unto the Orangeville Mfg. 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 wells located on Lot No. 1, hereinabove described, along with the water system used in conveying said water as long as said Orangeville Mfg. Co., Inc., desires to use the same for manufacturing purposes. When the Orangeville Mfg. Co., Inc., no longer desires to use said water and system, said right and privilege to become extinguished.

PARCEL NO. 4

BEGINNING at an iron piu, corner of lands now or late 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 late 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 lie 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 Nos. 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 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 Nos. 3 and 4; THENCE further along said roadway, North 30 degrees, 54 minutes East, along the line of Lots Nos. 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: (1) South 45 degrees, 29 minutes West, 20 feet, more or less, to a point; (2) South 38 degrees, 09 minutes West, 150 feet to a point; (3) South 35 degrees, 54 minutes West, 110 fect to a point; (4) South 30 degrees. 54 minutes West, 220 feet, more or less, to a point; (5) South 14 degrees, 34 minutes West, 410 feet, more or less, to an iron pin on the easterly side of line of said highway, being the PLACE OF BEGINNING.

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

BEING KNOWN AS: 520 MAIN STREET, ORANGEVILLE, PA 17859 PROPERTY ID NO.: 28-03-018

TITLE TO SAID PREMISES IS VESTED IN DEBORAH KOMOROSKI, ALSO KNOWN AS DEBORAH J. MCCANN BY DEED FROM DATED THEODORE RACE KOMOROSKI AND DEBORAH J. MCCAAN, ALSO KNOWN AS DEBORAH KOMOROSKI, AS JOINT TENANTS WITH THE 12/19/06 RECORDED 12/28/06 INSTRUMENT NO.: 200613941

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

Plaintiff's Attorney Mark J. Udren 111 Woodcrest Road Cherry Hill, NJ 08003

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

## SHERIFF'S SALE

#### WEDNESDAY FEBRUARY 24, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 215 OF 2009 ED AND CIVIL WRIT NO. 2051 OF 2009 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL these certain pieces, parcels or tracts of land, situate partly in the Borough of Orangeville and partly in the Township of Orange, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING at a stake along private road which is almost parallel with the said highway; THENCE running South 60 minutes, 30 seconds East, 128 ½ 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 ½ feet along Plot No. 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. BEING known as Lots Nos. 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 at the Columbia County Recorder's Office in Map Book No. 1, page 619,

PARCEL NO. 2;

BEGINNING at an iron pin on the southern side of a private road, said private road running parallel to and adjoining Pennsylvania State Highway No. 487 leading from Bloomsburg to Benton, in line or land now or late of the Orangeville Mfg. Co., Inc., to have been conveyed to John C. Conner, et ux, being the northwest corner of Lot No. 9; THENCE along the western line of Lot No. 9, land now or late of Orangeville Mfg. 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 late of the Orangeville Mfg. 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.

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TRACT NO. 1

BEGINNING at an iron pin, corner or lands now or late 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 No. 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 allcy, 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 late or the Orangeville Mfg. Co., Inc., to have been conveyed to John C. Conner and Elizabeth R. Conner, his wife; THENCE along said lands now or late of Orangeville Mfg. Co., Inc., South 63 degrees East, 1,100 feet to an iron pin in line or lands now or late of Calvin R. Weaver and Elinire 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 late of the Municipal Authority of Orangeville Borough; THENCE along said lands of said Municipal Authority, South 88 degrees West, 980 feet, more or less, to a stone in line of lands now or late 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 late of Robert L. Miller and Gloria Miller, his wife; THENCE by said Miller lands and land now or late 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, and BEING that said description was taken from a draft prepared by James H. Patton, R.E., dated August 19, 1970, and recorded at the Columbia County Recorder's Office in Map Book No. 1, at page 619.

TRACT NO. 2

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PARCEL NO. 4

BEGINNING at an iron pin, corner of lands now or late 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 late 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 lie 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 Nos. 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 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 Nos. 3 and 4; THENCE further along said roadway, North 30 degrees, 54 minutes East, along the line of Lots Nos. 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: (1) South 45 degrees, 29 minutes West, 20 feet, more or less, to a point; (2) South 38 degrees, 09 minutes West, 150 feet to a point; (3) South 35 degrees, 54 minutes West, 110 feet to a point; (4) South 30 degrees, 54 minutes West, 220 feet, more or less, to a point; (5) South 14 degrees, 34 minutes West, 410 feet, more or less, to an iron pin on the easterly side of line of said highway, being the PLACE OF BEGINNING.

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BEING KNOWN AS: 520 MAIN STREET, ORANGEVILLE, PA 17859 PROPERTY ID NO.: 28-03-018

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Tarins of same Mississi PAVIV AT AT WE OF SALE: The greater of trag 10%) pargent of the Liu price or costs (opening bid of sale). Minimum payment is to be paid in cash, certified check or cashior's check at time of sale. REMAINING BALANCE OF A PRICE: Any remaining amount of the bid price is to be paid within (8) and after the within cash antified check or cashier's IMPORTANT NOTICE AND REFAILURE OF PAY BID PRICE: FAMILIES TO PAY GID PRICE IN ACCORDANCE WY MESE TERMS MAY RESELVEN SERIOUS INANGIAL CONSEQUE IS TO THE MODER, DO NOT BID UNLY FUNDS ARE AVAILABLE FOR POWENT WITH WE PRESCRIBED TIME PERIOD. 14.0 ocessfor a lor tails to pay the bid on a margar the above forms Same may also suggest to sue the bit of such the balance of without traile of the emperty, or to resell the the try at the bidder's risk and a lintain action against the bidder for brevial are ontract. In the case of a default all aums paid by bidder will be applied against any damages recoverable. The second finished in the responsible for any attorney for a incurred parties the isheriff in courses from when a coaction agains to a

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Plaintiff's Attorney Mark J. Udren 111 Woodcrest Road Cherry Hill, NJ 08003

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

NEY FOR PLAINTIFF

UDREN LAW OFFICES, C. MARK J. UDREN, ESQUIRE - ID #04302 STUART WINNEG, ESQUIRE - ID #45362 LORRAINE DOYLE, ESQUIRE - ID #34576 ALAN M. MINATO, ESQUIRE - ID #75860 CHANDRA M. ARKEMA, ESQUIRE - ID #203437 WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400 pleadings@udren.com

Deutsche Bank National Trust Company, as Trustee for Morgan | CIVIL DIVISION Stanley ABS Capital I Inc. | Columbia County Trust 2007-HE6

Plaintiff

v.

Deborah Komoroski a/k/a Deborah J. Komoroski a/k/a Deborah J. McCann Defendant(s) COURT OF COMMON PLEAS

MORTGAGE FORECLOSURE

NO. 2009-CV-2051

2019-ED-215

#### WRIT OF EXECUTION

TO THE SHERIFF OF Columbia COUNTY:

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

> 520 Main Street Orangeville, PA 17859 SEE LEGAL DESCRIPTION ATTACHED

Amount due

\$184,121.83

Interest From 12/16/09 to Date of Sale \_\_\_\_ Ongoing Per Diem of \$41.37 to actual date of sale including if sale is held at a later date

(Costs to be added)

Prothonotary

Clerk

ALL those certain pieces, parcels or tracts of land, situate partly in the Borough of Orangeville and partly in the Township of Orange, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

### PARCEL NO. 1:

BEGINNING at a stake along private road which is almost parallel with the said highway;

THENCE running South 60 minutes, 30 seconds East, 128½ 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, 126½ feet along Plot No. 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.

BEING known as Lots Nos. 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 at the Columbia County Recorder's Office in Map Book No. 1, page 619.

### PARCEL NO. 2:

BEGINNING at an iron pin on the southern side of a private road, said private road running parallel to and adjoining Pennsylvania State Highway No. 487 leading from Bloomsburg to Benton, in line of land now or late of the Orangeville Mfg. Co., Inc., to have been conveyed to John C. Conner, et ux., being the northwest corner of Lot No. 9;

THENCE along the western line of Lot No. 9, land now or late of the Orangeville Mfg. 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 late of the Orangeville Mfg. 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 Nos. 7 and 8 in the plot of lots known as the Creekview Addition to the Borough of Orangeville, as recorded at the Columbia County Recorder's Office in Map Book No. 1, page 619.

#### PARCEL NO. 3:

#### TRACT NO. 1:

BEGINNING at an iron pin, corner of lands now or late 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 No. 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 Bast, 150 feet to an iron pin in line of lands now or late of the Orangeville Mfg. Co., Inc., to have been conveyed to John C. Conner and Elizabeth R. Conner, his wife;

THENCE along said lands now or late of Orangeville Mfg. Co., Inc., South 63 degrees East, 1,100 feet to an iron pin in line of lands now or late 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 late of the Municipal Authority of Orangeville Borough;

THENCE along said lands of said Municipal Authority, South 88 degrees West, 980 feet, more or less, to a stone in line of lands now or late 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 late of Robert L. Miller and Gloria Miller, his wife;

THENCE by said Miller lands and land now or late 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, and BEING that said description was taken from a draft prepared by James H. Patton, R.E., dated August 19, 1970, and recorded at the Columbia County Recorder's Office in Map Book No. 1, at page 619.

#### TRACTNO. 2:

BEGINNING at a post in the southern side of a private road, said private road running parallel to and adjoining Pennsylvania State Highway Route No. 487 leading from Bloomsburg to Benton, being the northwest corner of Lot No. 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 late of Gerald E. Conner, Jr. and Barbara F. Conner, his wife, being the northwest corner of Lot No. 4;

THENCE along lands now or late of the said Gerald E. Conner, et ux., South 64 degrees, 11 minutes East, 126.5 feet to appoint on the northern line of 24 foot alley;

THENCE along the northern 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 Nos. 1, 2 and 3 in the plot of lots known as Creekview Addition to the Borough of Orangeville, as recorded at the Columbia County Recorder's Office in Map Book No. 1, at page 619.

EXCEPTING AND RESERVING unto the Orangeville Mfg. 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 No. 1, hereinabove described, along with the water system used in conveying said water as long as the said Orangeville Mfg. Co., Inc., desires to use the same for manufacturing purposes. When the Orangeville Mfg. Co., Inc., no longer desires to use said water and system, said right and privilege to become extinguished.

#### PARCEL NO. 4:

BEGINNING at an iron pin, corner of lands now or late 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 late of Gerald B. Conner, Jr., 333 feet to a point;

THENCE further along said Conner lands, North 43 degrees, 34 minutes Bast, 150 feet to the northeasterly side lie of the 24 foot alley aforesaid;

THENCE North 63 degrees West, through said alley, 24 feet to a point being the northwesterly corner of ding line between Lots Nos. 8 and 9 of the "Conview 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 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 southeasierly 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 Nos. 3 and 4;

THENCE further along said roadway, North 30 degrees, 54 minutes East, along the line of Lots Nos. 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 Bast, 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: (1) South 45 degrees, 29 minutes West, 20 feet, more or less, to a point; (2) South 38 degrees, 09 minutes West, 150 feet to a point; (3) South 35 degrees, 54 minutes West, 110 feet to a point; (4) South 30 degrees, 54 minutes West, 220 feet, more or less, to a point; (5) 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 Mfg. Co., Inc., the spring, pipe lien, pump and storage tank located upon and passing through the lands of Gerald C. Conner, Ir. et ux., together with the right of Orangeville Mfg. Co., Inc., to enter upon said lands for purposes of renewal, maintenance or repairs of the existing water facility.

BEING KNOWN AS: 520 Main Street

Orangeville, PA 17859

PROPERTY ID NO.: 28-03-018

TITLE TO SAID PREMISES IS VESTED IN DEBORAH KOMOROSKI, ALSO KNOWN AS DEBORAH J. MCCANN BY DEED FROM DATED THEODORE RACE KOMOROSKI AND DEBORAH J. MCCAAN, ALSO KNOWN AS DEBORAH KOMOROSKI, AS JOINT TENANTS WITH THE 12/19/06 RECORDED 12/28/06 INSTRUMENT NO.:200613941.

UDREN LAW OFFICES, 1 :. MARK J. UDREN, ESQUIRE - ID #04302 STUART WINNEG, ESQUIRE - ID #45362 LORRAINE DOYLE, ESQUIRE - ID #34576 ALAN M. MINATO, ESQUIRE - ID #75860 CHANDRA M. ARKEMA, ESQUIRE - ID #203437 WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400

Deutsche Bank National Trust Company, as Trustee for Morgan CIVIL DIVISION Stanley ABS Capital I Inc.

Plaintiff

v.

pleadings@udren.com

Trust 2007-HE6

Deborah Komoroski a/k/a Deborah J. Komoroski a/k/a Deborah J. McCann

Defendant(s)

COURT OF COMMON PLEAS Columbia County

MORTGAGE FORECLOSURE

NO. 2009-CV-2051

2009-10-215

#### CERTIFICATE TO THE SHERIFF

I HEREBY CERTIFY THAT:

The judgment entered in the above matter is based on an Action:

In Assumpsit (Contract) Α.

в. In Trespass (Accident)

<u>x</u>c. In Mortgage Foreclosure

- On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.
- The Defendant(s) own the property being exposed to sale as:

An individual \_\_\_\_A.

Tenants by Entireties

\_\_\_\_C. Joint Tenants with right of survivorship

\_\_D. A partnership

\_\_\_E. Tenants in Common

A corporation

III. The Defendant(s) is (are):

Resident in the Commonwealth of Pennsylvania

Not resident in the Commonwealth of Pennsylvania

If more than one Defendant and either A or B above is not applicable, state which Defendant is resident of the Commonwealth of Pennsylvania.

Resident:

UDREN LAW OFFICES, P.C.

Attorneys for Plaintiff MARK J. UDREN, ESQUIRE STUART WINNEG, ESQUIRE LORRAINE DOYLE, ESQUIRE ALAN M. MINATO, ESQUIRE CHANDRA M. ARKEMA, ESQUIRE