COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

[illegible] VS [illegible]

NO. [illegible] ED NO. [illegible] JD

DATE/TIME OF SALE: [illegible]

BID PRICE (INCLUDES COST) $ 2897.36

POUNDAGE – 2% OF BID $ 25.95

TRANSFER TAX – 2% OF FAIR MKT $ [illegible]

MISC. COSTS $ [illegible]

TOTAL AMOUNT NEEDED TO PURCHASE $ 2345.31

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: $ [illegible]

LESS DEPOSIT: $ 1350.00

DOWN PAYMENT: $ _____

TOTAL DUE IN 8 DAYS $ 993.31

SHERIFF'S SALE COST SHEET

[illegible] VS. [illegible]
NO. 65-09 ED NO. 2136 CD JD DATE/TIME OF SALE [illegible]

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

WEB POSTING	$150.00	
PRESS ENTERPRISE INC.	$ [illegible]	
SOLICITOR'S SERVICES	$75.00	
TOTAL **********		$ [illegible]

PROTHONOTARY (NOTARY)	$10.00	
RECORDER OF DEEDS	$ [illegible]	
TOTAL **********		$ [illegible]

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20__	$_____	
SCHOOL DIST. 20__	$_____	
DELINQUENT 20__	$ [illegible]	
TOTAL **********		$ [illegible]

MUNICIPAL FEES DUE:

SEWER 20__	$_____	
WATER 20__	$_____	
TOTAL **********		$ [illegible]

SURCHARGE FEE (DSTE)		$ [illegible]
MISC. [illegible]	$ [illegible]	
_____	$_____	
TOTAL **********		$ [illegible]

TOTAL COSTS (OPENING BID) $ [illegible]

REV-183 EX (7-08) (FI)

pennsylvania
DEPARTMENT OF REVENUE

Bureau of Individual Taxes
PO BOX 280603
Harrisburg PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY
State Tax Paid
Book Number
Page Number
Date Recorded

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

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

Name: Kristine A. Anthou, Esquire — Grenen & Birsic, PC
Telephone Number: (412) 281-7650
Street Address: One Gateway Center, Ninth Floor
City: Pittsburgh | State: PA | ZIP Code: 15222

B. TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s): Columbia County Sheriff
Street Address: 35 West Main Street
City: Bloomsburg | State: PA | ZIP Code: 17815

Grantee(s)/Lessee(s): Homesales, Inc.
Street Address: 3415 Vision Drive
City: Columbus | State: OH | ZIP Code: 42319

C. REAL ESTATE LOCATION

Street Address: 672 Bear Gap Road
City, Township, Borough: Township of Cleveland
County: Columbia
School District: Township of Cleveland
Tax Parcel Number: 13-08-036-02-000

D. VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
2,297.36	+ 0.00	= 2,297.36
4. County Assessed Value	**5. Common Level Ratio Factor**	**6. Fair Market Value**
21,845.00	X 3.69	= 80,608.05

E. EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
0.00	100	100

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____

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

Signature of Correspondent or Responsible Party: [signature] | Date: 8/24/09

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

CITIZENS BANK
PENNSYLVANIA

501842

501842

GRENEN & BIRSIC PC
IOLTA ACCOUNT
ONE GATEWAY CENTER 9TH FLOOR
PITTSBURGH, PA 15222-1416
PH. 412-281-7650

3-7615/360
635

Details on Back.

Security Features Included

DATE | AMOUNT

08/17/2009 | $2,014.11

Two Thousand Fourteen dollars and Eleven cents

F
TO THE ORDER OF Columbia County Sheriff

For Transfer Taxes

AUTHORIZED SIGNATURE

⑈501842⑈ ⑆036076150⑆ 6214105198⑈

120582

GRENEN & BIRSIC, P.C.
1 GATEWAY CENTER, 9TH FLOOR
PITTSBURGH, PA 15222
(412) 281-7650

S&T Bank
MEMBER FDIC
1-800-325-BANK
www.stbank.com

120582

60-685-433

Security features. Details on back.

DATE | AMOUNT

08/27/2009 | $993.31

Nine hundred Ninety Three dollars and Thirty One cents

PAY
TO THE ORDER OF Columbia County Sheriff

For Balance due from sheriff sale

AUTHORIZED SIGNATURE

⑈120582⑈ ⑆043068551⑆ 3001874506⑈

TIMOTHY T. CHAMBERLAIN

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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: Laura Spencer

FROM: Chris Kelly

COMPANY:

DATE: 8-26-09

FAX NUMBER:

TOTAL NO. OF PAGES INCLUDING COVER: 2

PHONE NUMBER:

SENDER'S REFERENCE NUMBER:

RE:

YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice June 3, 10, 17, 2009 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this 17th day of June 2009

.....

(Notary Public)

My commission expires

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
Member, Pennsylvania Association of Notaries

And now,....., 20....., I hereby certify that the advertising and publication charges amounting to $.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

!MOTHY T. CHAMBERLAIN

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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

CHASE HOME FINANCE LLC

VS.

KEVIN MARKOWSKI

WRIT OF EXECUTION #65 OF 2009 ED

POSTING OF PROPERTY

May 22, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE PROPERTY OF KEVIN MARKOWSKI AT 672 BEAR GAP ROAD ELYSBURG COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTYDEPUTY SHERIFF CHARLES CARROLL.

SO ANSWERS:

C. M. Carroll
DEPUTY SHERIFF

Timothy T. Ch
TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 26TH DAY OF MAY 2009

Melissa M Eckroth

NOTARIAL SEAL
MELISSA M ECKROTH
Notary Public
BLOOMSBURG TOWN, COLUMBIA COUNTY
My Commission Expires Aug 5, 2012

GRENEN & BIRSIC, P.C.

ATTORNEYS AT LAW

One Gateway Center
Nine West
Pittsburgh, Pennsylvania 15222
(412) 281-7650
FAX (412) 281-7657

May 26, 2009

Sheriff of Columbia County
Columbia County Courthouse

Re: Chase Home Finance LLC vs. Markowski
Case #2008-CV-2138; Sale Date: 6/24/2009

Dear Madam or Sir:

Enclosed please find copies of the Pa. R.C.P. Rule 3129.2(c) Defendant/Owners Affidavit of Service, and Pa. R.C.P. Rule 3129.2(c)(2) Lienholder Affidavit of Service and extra copies of the cover pages with respect to the above-referenced matter. The originals have been filed with the Prothonotary's Office. Kindly stamp the extra cover pages indicating that you have received your copies and return them to us in the self-addressed, stamped envelope which we have provided.

Thank you for your assistance in this matter. If you have any questions or need anything further, please call me.

Very truly yours,

Rebecca G. Kostley

Rebecca G. Kostley
Paralegal

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA

CIVIL DIVISION

CHASE HOME FINANCE LLC, s/b/m/t
Chase Manhattan Mortgage Corporation,

Plaintiff,

vs.

KEVIN P. MARKOWSKI,

Defendant.

NO.: 2008-CV-2138

TYPE OF PLEADING:

Pa. R.C.P. RULE 3129.2(c)
AFFIDAVIT OF SERVICE
DEFENDANTS/OWNERS

FILED ON BEHALF OF PLAINTIFF:

Chase Home Finance LLC, s/b/m/t Chase
Manhattan Mortgage Corporation

COUNSEL OF RECORD FOR THIS
PARTY:

Kristine M. Anthou, Esquire
Pa. I.D. #77991

Brian M. Kile, Esquire
Pa. I.D. #89240

GRENEN & BIRSIC, P.C.
One Gateway Center
Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

SALE DATE: 6/24/2009

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA

CIVIL DIVISION

CHASE HOME FINANCE LLC, s/b/m/t
Chase Manhattan Mortgage Corporation,

Plaintiff,

vs.

KEVIN P. MARKOWSKI,

Defendant.

NO.: 2008-CV-2138

TYPE OF PLEADING:

Pa. R.C.P. RULE 3129.2(c)(2)
PURSUANT TO RULE 3129.1
LIENHOLDER AFFIDAVIT OF
SERVICE

FILED ON BEHALF OF PLAINTIFF:

Chase Home Finance LLC, s/b/m/t Chase
Manhattan Mortgage Corporation

COUNSEL OF RECORD FOR THIS
PARTY:

Kristine M. Anthou, Esquire
Pa. I.D. #77991

Brian M. Kile, Esquire
Pa. I.D. #89240

GRENEN & BIRSIC, P.C.
One Gateway Center
Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

SALE DATE: 6/24/2009

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA

CIVIL DIVISION

CHASE HOME FINANCE LLC, s/b/m/t
Chase Manhattan Mortgage Corporation,

Plaintiff,

vs.

KEVIN P. MARKOWSKI,

Defendant.

NO.: 2008-CV-2138

TYPE OF PLEADING:

Pa. R.C.P. RULE 3129.2(c)
AFFIDAVIT OF SERVICE
DEFENDANTS/OWNERS

FILED ON BEHALF OF PLAINTIFF:

Chase Home Finance LLC, s/b/m/t Chase Manhattan Mortgage Corporation

COUNSEL OF RECORD FOR THIS PARTY:

Kristine M. Anthou, Esquire
Pa. I.D. #77991

Brian M. Kile, Esquire
Pa. I.D. #89240

GRENEN & BIRSIC, P.C.
One Gateway Center
Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

SALE DATE: 6/24/2009

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA

CIVIL DIVISION

CHASE HOME FINANCE LLC, s/b/m/t
Chase Manhattan Mortgage Corporation,

NO.: 2008-CV-2138

Plaintiff,

vs.

KEVIN P. MARKOWSKI,

Defendant.

Pa. R.C.P. RULE 3129.2(c) AFFIDAVIT OF SERVICE
DEFENDANTS/OWNERS

Kristine M. Anthou, Attorney for Plaintiff, Chase Home Finance LLC, s/b/m/t Chase Manhattan Mortgage Corporation, being duly sworn according to law deposes and makes the following Affidavit regarding service of Plaintiff's notice of the sale of real property in this matter on June 24, 2009 as follows:

1. Kevin P. Markowski is the owner of the real property and has not entered an appearance of record.

2. By letter dated April 28, 2009, the undersigned counsel served Defendant with a true and correct copy of Plaintiff's notice of the sale of real property by certified mail, restricted delivery, return receipt requested, addressed to 622 West Spruce Street, Shamokin, Pennsylvania 17872. On or about May 6, 2009, the signed certified mail receipt was returned to Plaintiff, indicating Defendant was served with the Notice of Sheriff's Sale. A true and correct copy of the returned certified mail receipt is marked Exhibit "A." attached hereto and made a part hereof.

I verify that the facts contained in this Affidavit are true and correct based upon my personal knowledge, information, and belief.

GRENEN & BIRSIC, P.C.

BY: _____

Kristine M. Anthou, Esquire
Attorney for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 26th DAY OF May 2009.

Rebecca G. Kostley

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Rebecca G. Kostley, Notary Public
City Of Pittsburgh, Allegheny County
My Commission Expires June 2, 2011
Member, Pennsylvania Association of Notaries

Exhibit "A"

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Kevin P. Markowski
622 West Spruce Street
Shamokin, PA 17872

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (*Printed Name*): Kevin Markowski
C. Date of Delivery: 5-1-09

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

REC'D MAY 06 2009

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

4. Restricted Delivery? (*Extra Fee*) ☒ Yes

2. Article Number
(*Transfer from service label*) 7008 3230 0003 2807 2759

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA

CIVIL DIVISION

CHASE HOME FINANCE LLC, s/b/m/t
Chase Manhattan Mortgage Corporation,

Plaintiff,

vs.

KEVIN P. MARKOWSKI,

Defendant.

NO.: 2008-CV-2138

TYPE OF PLEADING:

Pa. R.C.P. RULE 3129.2(c)(2)
PURSUANT TO RULE 3129.1
LIENHOLDER AFFIDAVIT OF
SERVICE

FILED ON BEHALF OF PLAINTIFF:

Chase Home Finance LLC, s/b/m/t Chase
Manhattan Mortgage Corporation

COUNSEL OF RECORD FOR THIS
PARTY:

Kristine M. Anthou, Esquire
Pa. I.D. #77991

Brian M. Kile, Esquire
Pa. I.D. #89240

GRENEN & BIRSIC, P.C.
One Gateway Center
Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

SALE DATE: 6/24/2009

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA

CIVIL DIVISION

CHASE HOME FINANCE LLC, s/b/m/t
Chase Manhattan Mortgage Corporation,

NO.: 2008-CV-2138

Plaintiff,

vs.

KEVIN P. MARKOWSKI,

Defendant.

Pa. R.C.P. RULE 3129.2(c)(2)
LIENHOLDER AFFIDAVIT OF SERVICE

I, Kristine M. Anthou, Attorney for Plaintiff, Chase Home Finance LLC, s/b/m/t Chase Manhattan Mortgage Corporation, being duly sworn according to law, deposes and makes the following Affidavit regarding service of the notice of the sale of real property on all persons named in Paragraphs 3 through 7 of Plaintiff's Affidavit Pursuant to Rule 3129.1 as follows:

1. By letters dated April 28, 2009, undersigned counsel served all persons (other than the Plaintiff) named in Paragraphs 3 through 7 of Plaintiff's Affidavit Pursuant to Rule 3129.1 with a notice of the sale of real property by ordinary mail at the respective addresses set forth in the Affidavit Pursuant to Rule 3129.1. True and correct copies of said Affidavit Pursuant to Rule 3129.1, Certificate of Mailing and any letters, if returned as of this date, are marked Exhibit "A," attached hereto, and made a part hereof.

I verify that the facts contained in this Affidavit are true and correct based upon my personal knowledge, information and belief.

GRENEN & BIRSIC, P.C.

BY: _____
Kristine M. Anthou, Esquire
Attorney for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 26th DAY OF May 2009.

Rebecca G. Kostley
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Rebecca G. Kostley, Notary Public
City Of Pittsburgh, Allegheny County
My Commission Expires June 2, 2011
Member, Pennsylvania Association of Notaries

Exhibit “A”

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CHASE HOME FINANCE LLC, s/b/m/t Chase Manhattan Mortgage Corporation,	CIVIL DIVISION
Plaintiff,	NO.: 2008-CV-2138

vs.

KEVIN P. MARKOWSKI,

Defendant.

AFFIDAVIT PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA	)
	)SS:
COUNTY OF ALLEGHENY	)

Chase Home Finance LLC, s/b/m/t Chase Manhattan Mortgage Corporation, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property of Kevin P. Markowski located at 672 Bear Gap Road, Elysburg, PA 17824 and is more fully described as follows:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF KEVIN P. MARKOWSKI OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF CLEVELAND, COUNTY OF COLUMBIA, AND COMMONWEALTH OF PENNSYLVANIA, HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 672 BEAR GAP RD., ELYSBURG, PA 17824. INSTRUMENT NUMBER 2002-11977, AND PARCEL NUMBER 13-08-036-02-000.

1. The name and address of the owners or reputed owners:

Kevin P. Markowski	622 West Spruce Street Shamokin, PA 17872

2. The name and address of the defendants in the judgment:

Kevin P. Markowski	622 West Spruce Street Shamokin, PA 17872

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

Chase Home Finance LLC, s/b/m/t Chase Manhattan Mortgage Corporation	[PLAINTIFF]

4. The name and address of the last record holder of every mortgage of record:

Chase Home Finance LLC, s/b/m/t Chase Manhattan Mortgage Corporation	[PLAINTIFF]
Beneficial CDC, D/B/A Beneficial Mortgage CO of PA	25 West Independence Street Shamokin, PA 17872

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

Columbia County Domestic Relations	P.O. Box 380 Bloomsburg, PA 17815
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
Commonwealth of Pennsylvania	Department of Welfare P.O. Box 2675 Harrisburg, PA 17105

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

NONE

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

Tenant(s)	672 Bear Gap Road Elysburg, PA 17824

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

Kristine M. Anthou, Esquire
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 26th DAY OF March 2009.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Elizabeth M. Paiano, Notary Public
City Of Pittsburgh, Allegheny County
My Commission Expires Jan. 6, 2012
Member, Pennsylvania Association of Notaries

Name and Address of Sender

Gronen & Birsic, P.C.
One Gateway Center, 9th Floor
Pittsburgh, PA 15222

Check type of mail or service

- ☐ Certified
- ☐ COD
- ☐ Delivery Confirmation
- ☐ Express Mail
- ☐ Insured
- ☐ Registered
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation

Affix Stamp Here
(if issued as a certificate of mailing or for additional copies of this bill)
Postmark and Date of Receipt

	Article Number	Addressee (Name, Street, City, State & Zip Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	SC Fee	SH Fee	RD Fee	RR Fee	RS Fee
1.	Commonwealth of PA Department of Welfare	Po Box 2675 Harrisburg, PA 17105	42	40									
2.	Tenant	672 Bear Gap Road Elysburg, PA 17824	42	40									
3.	PA Department of Revenue-Bureau of Compliance	PO Box281230 Harrisburg, PA 17128	42	40									
4.	Columbia Domestic Relations Office	Po Box 380 Bloomsburg, PA 17815	42	40									
5.	Beneficial CDC, D/B/A Beneficial Mortgage CO of PA	25 West Independence Street Shamokin, PA 17872	42	40									
6.													
7.													
8.													

Total Number of Pieces Listed by Sender: 5

Total Number of Pieces Received at Post Office: 5

Postmaster, Per (Name of receiving employee)

Complete by Typewriter, Ink, or Ball Point Pen

See Privacy Act Statement on Reverse

PS Form 3877 February 2002 (Page 1 of 2)
75-7575-Markowski EMP

SENDER: COMPLETE THIS SECTION

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature — ☐ Agent ☒ Address
B. Received by (Printed Name) — C. Date of Delive
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

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

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandis
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7008 1830 0002 2802 0423

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

SENDER: COMPLETE THIS SECTION

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature — ☐ Agent ☒ Address
B. Received by (Printed Name) — C. Date of Delive APR 0 3 2009
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

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

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandi
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7008 1830 0002 2802 0416

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

SENDER: COMPLETE THIS SECTION

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature — ☐ Agent ☒ Address
B. Received by (Printed Name) Lee Simmers — C. Date of Delive APR 0 3 200
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchanc
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7008 1830 0002 2802 0393

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

---

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature — ☐ Agent
B. Received by (Printed Name) — C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature — ☐ Agent ☒ Address
B. Received by (Printed Name) — C. Date of Deliv
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandi
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

Sheriff's Office of Northumberland County

Chad A Reiner
Sheriff

Randy Coe
Chief Deputy

Anthony M Matulewicz, III
Solicitor

Joseph S Jones
Lieutenant

SHERIFF'S RETURN OF SERVICE

04/14/2009 02:45 PM - I SERVED KEVIN P. MAKOWSKI, PERSONALLY AT 622 W. SPRUCE STREET, SHAMOKIN, COUNTY OF NORTHUMBERLAND ON APRIL 14, 2009 AT 2:30 P.M. UNTIL 2:45 P.M. BY THOMAS DRUST, DEPUTY

SO ANSWERS:

SHERIFF OF NORTHUMBERLAND COUNTY

CHASE HOME FINANCE, LLC
S/B/M/T CHAS MANHATTON
MORTGAGE CORPORATION

VS

KEVIN P. MARKOWSKI

COSTS: $78.00

VENDOR NO. 07888 CHECK DATE 04/24/2009 227417

INVOICE NO.	INVOICE DATE	DESCRIPTION	INVOICE AMOUNT	DISCOUNT	NET AMOUNT
2009ED65 4/09	04/15/09	CHASE V MARKOWSKI	72.00	0.00	72.00
65-09					
COLUMBIA COUNTY SHERIFF			72.00	0.00	72.00

Northumberland County
Controller's Office
399 S. 5th Street
Sunbury, PA 17801

CHECK DATE	CHECK NO.
04/24/2009	227417

M&T Bank
Manufacturers and Traders Trust Company
Sunbury, PA 17801

60-295/313

VOID AFTER SIX MONTHS

AMOUNT
********72.00

SEVENTY TWO DOLLARS AND 00 CENTS DOLLARS

PAY TO THE ORDER OF

COLUMBIA COUNTY SHERIFF
COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

AUTHORIZED SIGNATURE(S)

⑈227417⑈ ⑆031302955⑆ 8892659478⑈

COLUMBIA COUNTY SHERIFF'S OFFICE
PROCESS SERVICE ORDER

- Numida Dr.
- (2) Lake Glory
- (4) Eisenhower (pass Hemlock)

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/1/2009

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 65ED2009

PLAINTIFF CHASE HOME FINANCE LLC, S.B.M.T CHASE MANHATTAN MORTGAGE CORPORATION

DEFENDANT KEVIN P. MARKOWSKI
ATTORNEY FIRM GRENEN & BIRSIC, PC

PERSON/CORP TO SERVED	PAPERS TO SERVED
LINDA BILINSKI-TAX COLLECTOR	MORTGAGE FORECLOSURE
153 EISENHOWER ROAD	
CATAWISSA	

SERVED UPON Linda

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 5-7-9 TIME 1245 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS

DEPUTY J Carter DATE 5-7-9

AFFIDAVIT OF NON-MILITARY SERVICE AND CERTIFICATE OF MAILING OF NOTICE OF INTENT TO TAKE DEFAULT JUDGMENT

COMMONWEALTH OF PENNSYLVANIA)
)SS:
COUNTY OF ALLEGHENY)

Before me, the undersigned authority, a Notary Public in and for said County and Commonwealth, personally appeared Brian M. Kile, Esquire, attorney for and authorized representative of Plaintiff who, being duly sworn according to law, deposes and says that the Defendant was not in the military service of the United States of America to the best of his knowledge, information and belief and **certifies that the Notice of Intent to take Default Judgment was mailed in accordance with Pa. R.C.P. 237.1, as evidenced by the attached copy.**

Sworn to and subscribed before me

this 18th day of February 2009.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Elizabeth M. Palano, Notary Public
City Of Pittsburgh, Allegheny County
My Commission Expires Jan. 6, 2012
Member, Pennsylvania Association of Notaries

GRENEN & BIRSIC, P.C.
ATTORNEYS AT LAW
ONE GATEWAY CENTER, NINTH FLOOR
PITTSBURGH, PENNSYLVANIA 15222
TEL (412) 281-7650 FAX (412) 281-7657

FAX COVER SHEET

570-389-56[redacted]25

FAX # TO :	Sheriff's Office	Total Pages : (Including Cover)	2
TO :			
OF :			
FROM :	[illegible]		
DATE :	4-3-09		
RE :	Chase v. Markowski		

COMMENTS:

IF YOU DO NOT RECEIVE ALL PAGES, PLEASE TELEPHONE US IMMEDIATELY AT (412) 281-7650

COLUMBIA COUNTY SHERIFF'S OFFICE
PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/1/2009

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 65ED2009

PLAINTIFF CHASE HOME FINANCE LLC, S.B.M.T CHASE MANHATTAN MORTGAGE CORPORATION

DEFENDANT KEVIN P. MARKOWSKI
ATTORNEY FIRM GRENEN & BIRSIC, PC

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Maureen Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 4-2-9 TIME 0500 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS

DEPUTY _____ DATE 04-02-9

COLUMBIA COUNTY SHERIFF'S OFFICE
PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/1/2009

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 65ED2009

PLAINTIFF CHASE HOME FINANCE LLC, S.B.M.T CHASE MANHATTAN MORTGAGE CORPORATION

DEFENDANT KEVIN P. MARKOWSKI
ATTORNEY FIRM GRENEN & BIRSIC, PC

PERSON/CORP TO SERVED
TENANT(S)
672 BEAR GAP ROAD
ELYSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON House Vacant

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-2 TIME 09:33 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE:
A. PERSONAL SERVICE AT POA X POB ___ POE ___ CCSO ___
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE
F. OTHER (SPECIFY) House Vacant Posted ON Back Door - the main entrance to the house

ATTEMPTS

DATE	TIME	OFFICER	REMARKS

DEPUTY S. Mayh DATE 4-2-09

COLUMBIA COUNTY SHERIFF'S OFFICE
PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/1/2009

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 65ED2009

PLAINTIFF CHASE HOME FINANCE LLC, S.B.M.T CHASE MANHATTAN MORTGAGE CORPORATION

DEFENDANT KEVIN P. MARKOWSKI
ATTORNEY FIRM GRENEN & BIRSIC, PC

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Dze

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 4-2-9 TIME 0820 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE:
A. PERSONAL SERVICE AT POA ___ POB 1 POE ___ CCSO ___
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS

DEPUTY _____ DATE 4-2-9

JUNTY OF COLUMBIA

REAL ESTATE TAX CERTIFICATION

Date: 04/02/2009 Fee: $5.00 Cert. NO: 5958

MARKOWSKI KEVIN P & AMY
672 BEAR GAP ROAD
ELYSBURG PA 17824

District: CLEVELAND TWP
Deed: 20021 -1977
Location: 672 BEAR GAP RD
Parcel Id: 13 -08 -036-02,000

Assessment: 21,845
Balances as of 04/02/2009

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

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

REAL ESTATE OUTLINE

ED # 65-09

DATE RECEIVED 4-1-09
DOCKET AND INDEX 4-1-09

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WAIVER OF WATCHMAN ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR $1,350.00 OR _____ ✓ CK# 15-7788

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

SALE DATE June 23, 09 TIME 0700
POSTING DATE May 26, 09
ADV. DATES FOR NEWSPAPER 1ST WEEK June 3
2ND WEEK 10
3RD WEEK 17, 09

TIMOTHY T. CHAMBERLAIN

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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Wednesday, April 01, 2009

BENEFICIAL CDC DBA BENEFICIAL MORT CO OF PA
25 WEST INDEPENDENCE STREET
SHAMOKIN, PA 17872-

CHASE HOME FINANCE LLC, S.B.M.T CHASE MANHATTAN MORTGAGE CORPORATION
VS
KEVIN P. MARKOWSKI

DOCKET # 65ED2009 **JD # 2138JD2008**

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain

Timothy T. Chamberlain
Sheriff of Columbia County

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CHASE HOME FINANCE LLC, s/b/m/t
Chase Manhattan Mortgage Corporation,

Plaintiff,

vs.

KEVIN P. MARKOWSKI,

Defendant.

CIVIL DIVISION

NO.: 2008-CV-2138

2009-ED-105

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Kevin P. Markowski
622 West Spruce Street
Shamokin, PA 17872

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

Columbia County Courthouse
Sheriff's Office
Bloomsburg, Pennsylvania 17815

on June 24, 2009, at 9:00 am, the following described real estate, of which Kevin P. Markowski is the owner or reputed owner:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF KEVIN P. MARKOWSKI OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF CLEVELAND, COUNTY OF COLUMBIA, AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 672 BEAR GAP RD., ELYSBURG, PA 17824. INSTRUMENT NUMBER 2002-11977, AND PARCEL NUMBER 13-08-036-02-000.

The said Writ of Execution has been issued on a judgment in the mortgage foreclosure action of

Chase Home Finance LLC, s/b/m/t Chase
Manhattan Mortgage Corporation,

Plaintiff,

vs.

Kevin P. Markowski,

Defendant,

at Execution Number 2008-CV-2138 in the amount of $115,487.19.

A Schedule of Distribution will be filed by the Office of the Sheriff no later than thirty (30) days from the sale date.

Distribution will be made in accordance with the Schedule of Distribution unless exceptions thereto are filed with the Office of the Sheriff within ten (10) days from the date when the Schedule of Distribution is filed by the Office of the Sheriff.

GRENEN & BIRSIC, P.C.

By: _____
Kristine M. Anthou, Esquire
Attorney for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

SHERIFF'S SALE

WEDNESDAY JUNE 24, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 65 OF 2009 ED AND CIVIL WRIT NO. 2138 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain piece, parcel and lot of land situate in Cleveland Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at an iron rod set in line of land of James E. Brophy and Charles R. Brophy and running thence along the line of land of same and through an iron rod set 249.85 feet herefrom, South 3 degrees 04 minutes 30 seconds East 283.12 feet to a point in the centerline of State Route 3008, a.k.a Bear Gap Road; Thence along the centerline of said road and line of Parcel #4 of said Hornberger, South 68 degrees 46 minutes 30 seconds West 243.07 feet to a point; Thence along the same South 68 degrees 39 minutes 10 seconds West 53.06 feet to a point in said centerline, a corner of Parcel #2 of land of said Hornberger; Thence along said Parcel #2 and along the centerline of said right-of-way North 72 degrees 00 minutes East 34.10 feet to an iron rod set at the end of said right-of-way; Thence along said Parcel #2 North 15 degrees 01 minutes West 163.03 feet to an iron rod set in line of Parcel #1 of land of said Hornberger; Thence along line of said Parcel #1, North 75 degrees 02 minutes 10 seconds East 332.25 feet to an iron rod and the place of beginning.

EXCEPTING from said parcel all land within the legal right-of-way of State Route 3008 (Bear Gap Road) which the Grantors hereby disclaim and abandon.

THIS Deed conveys 2.00 acres of land in all as more fully shown as parcel #3 on draft of survey made by Keystone Surveys, James D. Creasy, P.L.S., dated May 26, 1997 incorporated herein and recorded in Columbia County Map Book 7 page 1222.

TOGETHER with the non-exclusive use of an access drive and right-of-way 20 feetwide leading from State Route 3008 through said Parcel #2 to the above Parcel #3 being 10 feet left and right of the centerline which is described as follows:

BEGINNING at a point in the centerline of State Route 3008, a.k.a. Bear Gap Road, said beginning point being North 66 degrees 15 minutes 30 seconds East 19.47 feet from the southwest corner of said Parcel #2 of the parent tract herein and running thence through said Parcel #2, North 17 degrees 17 minutes 10 seconds West 90.87 feet to a point; THENCE along a curve to the right having a radius of 100 feet on a chord bearing North 35 degrees 34 minutes 40 seconds East 81.45 feet to a point; THENCE North 61 degrees 21 minutes 50 seconds East 58.54 feet to a point; THENCE North 69 degrees 01 minutes East 121.43 feet to an iron rod; THENCE 72 degrees 00 minutes East 34.10 feet to an iron rod, a corner of said parcel #3 and the end of said access.

THIS 20 foot access drive to Parcel #3 is limited to use by a single family residence. All users of this access drive shall share the reasonable costs of repair and maintenance of this access drive.

THIS CONVEYANCE IS MADE UNDER AND SUBJECT TO ALL MATTERS SET FORTH ON THE ABOVE MENTIONED SURVEY IN COLUMBIA COUNTY MAP BOOK 7 PAGE 1222.

THIS CONVEYANCE IS MADE SUBJECT TO the right and privilege of the adjoining Parcel #2, to use the combined septic system located on Parcel #3 in common with Parcel #3. Usage by each parcel shall be limited to one single family residence. This conveyance is further SUBJECT TO an easement in favor of Parcel #2, 8 feet in width extending from the eastern boundary of Parcel #2 through Parcel #3 to the combined septic system. The piping from Parcel #2 to the combined septic system is installed in the center of this 8 foot wide utility easement. This easement is reserved for the purpose of using, maintaining and repairing the piping to the combined septic system as shown on the subdivision survey prepared by James D. Creasy, P.L.S., revised June 18, 1997 and recorded in Columbia County Map Book 7 page 1222, This easement for the use maintenance of the pipeline for the combined septic system is conditioned upon the requirement that all property be returned to its

prior condition following repair and maintenance work. All expense in connection with the repair and maintenance of the combined septic system shall be borne equally by the owners of Parcel #2 and Parcel #3.

PARCEL NUMBER 13-08-36-02

BEING THE SAME PREMISES which William W. Wilt and Kim L. Wilt, his wife, by Deed dated September 20, 2002 and recorded in the Office of the Recorder of Deeds of Columbia County on October 9, 2002 at Instrument Number 200211977, granted and conveyed unto Kevin P. Markowski.

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

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

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney
Kristine Anthou
One Gateway Center
Pittsburgh, PA 15222

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

SHERIFF'S SALE

WEDNESDAY JUNE 24, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 65 OF 2009 ED AND CIVIL WRIT NO. 2138 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain piece, parcel and lot of land situate in Cleveland Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at an iron rod set in line of land of James E. Brophy and Charles R. Brophy and running thence along the line of land of same and through an iron rod set 249.85 feet herefrom, South 3 degrees 04 minutes 30 seconds East 283.12 feet to a point in the centerline of State Route 3008, a.k.a Bear Gap Road; Thence along the centerline of said road and line of Parcel #4 of said Hornberger, South 68 degrees 46 minutes 30 seconds West 243.07 feet to a point; Thence along the same South 68 degrees 39 minutes 10 seconds West 53.06 feet to a point in said centerline, a corner of Parcel #2 of land of said Hornberger; Thence along said Parcel #2 and along the centerline of said right-of-way North 72 degrees 00 minutes East 34.10 feet to an iron rod set at the end of said right-of-way; Thence along said Parcel #2 North 15 degrees 01 minutes West 163.03 feet to an iron rod set in line of Parcel #1 of land of said Hornberger; Thence along line of said Parcel #1, North 75 degrees 02 minutes 10 seconds East 332.25 feet to an iron rod and the place of beginning.

EXCEPTING from said parcel all land within the legal right-of-way of State Route 3008 (Bear Gap Road) which the Grantors hereby disclaim and abandon.

THIS Deed conveys 2.00 acres of land in all as more fully shown as parcel #3 on draft of survey made by Keystone Surveys, James D. Creasy, P.L.S., dated May 26, 1997 incorporated herein and recorded in Columbia County Map Book 7 page 1222.

TOGETHER with the non-exclusive use of an access drive and right-of-way 20 feetwide leading from State Route 3008 through said Parcel #2 to the above Parcel #3 being 10 feet left and right of the centerline which is described as follows:

BEGINNING at a point in the centerline of State Route 3008, a.k.a. Bear Gap Road, said beginning point being North 66 degrees 15 minutes 30 seconds East 19.47 feet from the southwest corner of said Parcel #2 of the parent tract herein and running thence through said Parcel #2, North 17 degrees 17 minutes 10 seconds West 90.87 feet to a point; THENCE along a curve to the right having a radius of 100 feet on a chord bearing North 35 degrees 34 minutes 40 seconds East 81.45 feet to a point; THENCE North 61 degrees 21 minutes 50 seconds East 58.54 feet to a point; THENCE North 69 degrees 01 minutes East 121.43 feet to an iron rod; THENCE 72 degrees 00 minutes East 34.10 feet to an iron rod, a corner of said parcel #3 and the end of said access.

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prior condition following repair and maintenance work. All expense in connection with the repair and maintenance of the combined septic system shall be borne equally by the owners of Parcel #2 and Parcel #3.

PARCEL NUMBER 13-08-36-02

BEING THE SAME PREMISES which William W. Wilt and Kim L. Wilt, his wife, by Deed dated September 20, 2002 and recorded in the Office of the Recorder of Deeds of Columbia County on October 9, 2002 at Instrument Number 200211977, granted and conveyed unto Kevin P. Markowski.

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

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

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney
Kristine Anthou
One Gateway Center
Pittsburgh, PA 15222

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

SHERIFF'S SALE

WEDNESDAY JUNE 24, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 65 OF 2009 ED AND CIVIL WRIT NO. 2138 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain piece, parcel and lot of land situate in Cleveland Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at an iron rod set in line of land of James E. Brophy and Charles R. Brophy and running thence along the line of land of same and through an iron rod set 249.85 feet herefrom, South 3 degrees 04 minutes 30 seconds East 283.12 feet to a point in the centerline of State Route 3008, a.k.a Bear Gap Road; Thence along the centerline of said road and line of Parcel #4 of said Hornberger, South 68 degrees 46 minutes 30 seconds West 243.07 feet to a point; Thence along the same South 68 degrees 39 minutes 10 seconds West 53.06 feet to a point in said centerline, a corner of Parcel #2 of land of said Hornberger; Thence along said Parcel #2 and along the centerline of said right-of-way North 72 degrees 00 minutes East 34.10 feet to an iron rod set at the end of said right-of-way; Thence along said Parcel #2 North 15 degrees 01 minutes West 163.03 feet to an iron rod set in line of Parcel #1 of land of said Hornberger; Thence along line of said Parcel #1, North 75 degrees 02 minutes 10 seconds East 332.25 feet to an iron rod and the place of beginning.

EXCEPTING from said parcel all land within the legal right-of-way of State Route 3008 (Bear Gap Road) which the Grantors hereby disclaim and abandon.

THIS Deed conveys 2.00 acres of land in all as more fully shown as parcel #3 on draft of survey made by Keystone Surveys, James D. Creasy, P.L.S., dated May 26, 1997 incorporated herein and recorded in Columbia County Map Book 7 page 1222.

TOGETHER with the non-exclusive use of an access drive and right-of-way 20 feetwide leading from State Route 3008 through said Parcel #2 to the above Parcel #3 being 10 feet left and right of the centerline which is described as follows:

BEGINNING at a point in the centerline of State Route 3008, a.k.a. Bear Gap Road, said beginning point being North 66 degrees 15 minutes 30 seconds East 19.47 feet from the southwest corner of said Parcel #2 of the parent tract herein and running thence through said Parcel #2, North 17 degrees 17 minutes 10 seconds West 90.87 feet to a point; THENCE along a curve to the right having a radius of 100 feet on a chord bearing North 35 degrees 34 minutes 40 seconds East 81.45 feet to a point; THENCE North 61 degrees 21 minutes 50 seconds East 58.54 feet to a point; THENCE North 69 degrees 01 minutes East 121.43 feet to an iron rod; THENCE 72 degrees 00 minutes East 34.10 feet to an iron rod, a corner of said parcel #3 and the end of said access.

THIS 20 foot access drive to Parcel #3 is limited to use by a single family residence. All users of this access drive shall share the reasonable costs of repair and maintenance of this access drive.

THIS CONVEYANCE IS MADE UNDER AND SUBJECT TO ALL MATTERS SET FORTH ON THE ABOVE MENTIONED SURVEY IN COLUMBIA COUNTY MAP BOOK 7 PAGE 1222.

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prior condition following repair and maintenance work. All expense in connection with the repair and maintenance of the combined septic system shall be borne equally by the owners of Parcel #2 and Parcel #3.

PARCEL NUMBER 13-08-36-02

BEING THE SAME PREMISES which William W. Wilt and Kim L. Wilt, his wife, by Deed dated September 20, 2002 and recorded in the Office of the Recorder of Deeds of Columbia County on October 9, 2002 at Instrument Number 200211977, granted and conveyed unto Kevin P. Markowski.

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

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

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney
Kristine Anthou
One Gateway Center
Pittsburgh, PA 15222

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

WRIT OF EXECUTION – (MONEY JUDGEMENTS) Rules P.R.C.P. 3101 to 3149

Chase Home Finance LLC,
s/b/m/t Chase Manhattan
Mortgage Corporation

vs

Kevin P. Markowski

No. 2138 Term 08 E.D.
No. 2009-ED-65 Term 19 J.D.
No. Term 19

WRIT OF EXECUTION
(MONEY JUDGEMENTS)

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF Columbia

TO THE SHERIFF OF Columbia COUNTY, PENNA.

To satisfy the judgement, interest and costs against

Kevin P. Markowski Defendant (s);

(1) You are directed to levy upon the property of the defendant (s) and to sell his, her (or their) interest therein; (Inquisition and Exemption Laws waived and Condemnation agreed to)

(2) You are also directed to attach the property of the defendant not levied upon in the possession of

as Garnishee (s)
(Specifically describe property)

see attached

and to notify the Garnishee (s) that

(a) an attachment has been issued;

(b) the garnishee (s) is enjoined from paying any debt to or for the account of the defendant (s) and from delivering any property of the defendant (s) or otherwise disposing thereof.

(3) If the property of the defendant not levied upon and subject to attachment is found in the possession of anyone other than the named garnishee (s), you are directed to notify him that he has been added as a garnishee and is enjoined as above stated.

Amount due $113,355.77

Interest from 2/17/09 to sale 2,131.42

Total 115,487.19

Plus costs as per endorsement hereon.

Dated 04.01.09

(SEAL)

Prothonotary, Court of Common Pleas of Columbia County, Penna.

By: Deputy

Prothonotary, Court of Common Pleas
My Commission Expires Monday, January 2, 2012

No. 2138 Term, 19 08 E.D.

No. ..... Term, 19.....A.D.

No. ..... Term, 19.....J.D.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Chase Home Finance LLC, s/b/m/t
Chase Manhattan Mortgage Corporation

vs

Kevin P. Markowski

Writ Of Execution

(Money Judgements)

Claim $ 113,355.77

Interest from 2/17/09 to sale $2,131.24

Inquisition & Exemption Laws waived
Condemnation agreed to.

Costs

Prothy Paid
Judgement Fee
Crier
Satisfaction

Kristine M. Anthou
Attorney for Plaintiff (s)

Address:
Where papers may be served.
622 West Spruce Street
Shamokin, PA 17872

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CHASE HOME FINANCE LLC, s/b/m/t
Chase Manhattan Mortgage Corporation,

Plaintiff,

vs.

KEVIN P. MARKOWSKI,

Defendant.

CIVIL DIVISION

NO.: 2008-CV-2138
2009-ED-105

LONG FORM DESCRIPTION

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Thence along said Parcel #2 and along the centerline of said right-of-way North 72 degrees 00 minutes East 34.10 feet to an iron rod set at the end of said right-of-way;

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PARCEL NUMBER 13-08-36-02

BEING THE SAME PREMISES which William W. Wilt and Kim L. Wilt, his wife, by Deed dated September 20, 2002 and recorded in the Office of the Recorder of Deeds of Columbia County on October 9, 2002 at Instrument Number 200211977, granted and conveyed unto Kevin P. Markowski.

GRENEN & BIRSIC, P.C.

By: _____

Kristine M. Anthou, Esquire
Attorney for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CHASE HOME FINANCE LLC, s/b/m/t
Chase Manhattan Mortgage Corporation,

Plaintiff,

vs.

KEVIN P. MARKOWSKI,

Defendant.

CIVIL DIVISION

NO.: 2008-CV-2138
2009-ED-05

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave the same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment, without liability on the part of such Deputy or the Sheriff of any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

GRENEN & BIRSIC, P.C.

BY: _____
Kristine M. Anthou, Esquire
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CHASE HOME FINANCE LLC, s/b/m/t
Chase Manhattan Mortgage Corporation,

Plaintiff,

vs.

KEVIN P. MARKOWSKI,

Defendant.

CIVIL DIVISION

NO.: 2008-CV-2138
2009-ED-65

AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA)
)SS:
COUNTY OF ALLEGHENY)

Before me, the undersigned authority, a Notary Public in and for the said County and Commonwealth, personally appeared Kristine M. Anthou, attorney for the Plaintiff, who being duly sworn according to law deposes and says that the owner of the property located at 672 Bear Gap Road, Elysburg, PA 17824 is Defendant, Kevin P. Markowksi, who resides at 622 West Spruce Street, Shamokin, PA 17872 to the best of her information, knowledge and belief.

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 26th DAY OF March 2009.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Elizabeth M. Paiano, Notary Public
City Of Pittsburgh, Allegheny County
My Commission Expires Jan. 6, 2012
Member, Pennsylvania Association of Notaries

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CHASE HOME FINANCE LLC, s/b/m/t
Chase Manhattan Mortgage Corporation,

Plaintiff,

vs.

KEVIN P. MARKOWSKI,

Defendant.

CIVIL DIVISION

NO.: 2008-CV-2138
2009-ED-05

AFFIDAVIT OF COMPLIANCE WITH ACT 6 OF 1974, 41 P.S.101, ET. SEQ.
AND ACT 91 OF 1983

COMMONWEALTH OF PENNSYLVANIA)
)SS:
COUNTY OF ALLEGHENY)

Before me, the undersigned authority, a Notary Public in and for the said County and Commonwealth, personally appeared Kristine M. Anthou, attorney for the Plaintiff, who being duly sworn according to law deposes and says that on or about September 4, 2006, Defendant was mailed a combined Act 91 and Act 6 Notice, via certified mail, return receipt requested, and by first class mail, in compliance with the Homeowner's Emergency Mortgage Assistance Act, Act 91 of 1983 and Act 6 of 1974, 41 P.S. §101, et seq.

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 26th DAY OF March 2009.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Elizabeth M. Paiano, Notary Public
City Of Pittsburgh, Allegheny County
My Commission Expires Jan. 6, 2012
Member, Pennsylvania Association of Notaries

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF KEVIN P. MARKOWSKI OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF CLEVELAND, COUNTY OF COLUMBIA, AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 672 BEAR GAP RD., ELYSBURG, PA 17824. INSTRUMENT NUMBER 2002-11977, AND PARCEL NUMBER 13-08-036-02-000.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CHASE HOME FINANCE LLC, s/b/m/t
Chase Manhattan Mortgage Corporation,

Plaintiff,

vs.

KEVIN P. MARKOWSKI,

Defendant.

CIVIL DIVISION

NO.: 2008-CV-2138

2009-ED-105

LONG FORM DESCRIPTION

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Thence along the centerline of said road and line of Parcel #4 of said Hornberger, South 68 degrees 46 minutes 30 seconds West 243.07 feet to a point; Thence along the same South 68 degrees 39 minutes 10 seconds West 53.06 feet to a point in said centerline, a corner of Parcel #2 of land of said Hornberger;

Thence along said Parcel #2 and along the centerline of said right-of-way North 72 degrees 00 minutes East 34.10 feet to an iron rod set at the end of said right-of-way;

Thence along said Parcel #2 North 15 degrees 01 minutes West 163.03 feet to an iron rod set in line of Parcel #1 of land of said Hornberger;

Thence along line of said Parcel #1, North 75 degrees 02 minutes 10 seconds East 332.25 feet to an iron rod and the place of beginning.

EXCEPTING from said parcel all land within the legal right-of-way of State Route 3008 (Bear Gap Road) which the Grantors hereby disclaim and abandon.

THIS Deed conveys 2.00 acres of land in all as more fully shown as parcel #3 on draft of survey made by Keystone Surveys, James D. Creasy, P.L.S., dated May 26, 1997 incorporated herein and recorded in Columbia County Map Book 7 page 1222.

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GRENEN & BIRSIC, P.C.

By: _____

Kristine M. Anthou, Esquire
Attorney for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CHASE HOME FINANCE LLC, s/b/m/t
Chase Manhattan Mortgage Corporation,

Plaintiff,

vs.

KEVIN P. MARKOWSKI,

Defendant.

CIVIL DIVISION

NO.: 2008-CV-2138

2009-ED-05

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By: _____

Kristine M. Anthou, Esquire
Attorney for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CHASE HOME FINANCE LLC, s/b/m/t
Chase Manhattan Mortgage Corporation,

Plaintiff,

vs.

KEVIN P. MARKOWSKI,

Defendant.

CIVIL DIVISION

NO.: 2008-CV-2138

2009-ED-605

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THIS 20 foot access drive to Parcel #3 is limited to use by a single family residence. All users of this access drive shall share the reasonable costs of repair and maintenance of this access drive.

THIS CONVEYANCE IS MADE UNDER AND SUBJECT TO ALL MATTERS SET FORTH ON THE ABOVE MENTIONED SURVEY IN COLUMBIA COUNTY MAP BOOK 7 PAGE 1222.

THIS CONVEYANCE IS MADE SUBJECT TO the right and privilege of the adjoining Parcel #2, to use the combined septic system located on Parcel #3 in common with Parcel #3. Usage by each parcel shall be limited to one single family residence. This conveyance is further SUBJECT TO an easement in favor of Parcel #2, 8 feet in width extending from the eastern boundary of Parcel #2 through Parcel #3 to the combined septic system. The piping from Parcel #2 to the combined septic system is installed in the center of this 8 foot wide utility easement. This easement is reserved for the purpose of using, maintaining and repairing the piping to the combined septic system as shown on the subdivision survey prepared by James D. Creasy, P.L.S., revised June 18, 1997 and recorded in Columbia County Map Book 7 page 1222. This easement for the use maintenance of the pipeline for the combined septic system is conditioned upon the requirement that all property be returned to its prior condition following repair and maintenance work. All expense in connection with the repair and maintenance of the combined septic system shall be borne equally by the owners of Parcel #2 and Parcel #3.

PARCEL NUMBER 13-08-36-02

BEING THE SAME PREMISES which William W. Wilt and Kim L. Wilt, his wife, by Deed dated September 20, 2002 and recorded in the Office of the Recorder of Deeds of Columbia County on October 9, 2002 at Instrument Number 200211977, granted and conveyed unto Kevin P. Markowski.

GRENEN & BIRSIC, P.C.

By: _____

Kristine M. Anthou, Esquire
Attorney for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CHASE HOME FINANCE LLC, s/b/m/t
Chase Manhattan Mortgage Corporation,

Plaintiff,

vs.

KEVIN P. MARKOWSKI,

Defendant.

CIVIL DIVISION

NO.: 2008-CV-2138

2009-ED-05

LONG FORM DESCRIPTION

ALL that certain piece, parcel and lot of land situate in Cleveland Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at an iron rod set in line of land of James E. Brophy and Charles R. Brophy and running thence along the line of land of same and through an iron rod set 249.85 feet herefrom, South 3 degrees 04 minutes 30 seconds East 283.12 feet to a point in the centerline of State Route 3008, a.k.a Bear Gap Road;

Thence along the centerline of said road and line of Parcel #4 of said Hornberger, South 68 degrees 46 minutes 30 seconds West 243.07 feet to a point; Thence along the same South 68 degrees 39 minutes 10 seconds West 53.06 feet to a point in said centerline, a corner of Parcel #2 of land of said Hornberger;

Thence along said Parcel #2 and along the centerline of said right-of-way North 72 degrees 00 minutes East 34.10 feet to an iron rod set at the end of said right-of-way;

Thence along said Parcel #2 North 15 degrees 01 minutes West 163.03 feet to an iron rod set in line of Parcel #1 of land of said Hornberger;

Thence along line of said Parcel #1, North 75 degrees 02 minutes 10 seconds East 332.25 feet to an iron rod and the place of beginning.

EXCEPTING from said parcel all land within the legal right-of-way of State Route 3008 (Bear Gap Road) which the Grantors hereby disclaim and abandon.

THIS Deed conveys 2.00 acres of land in all as more fully shown as parcel #3 on draft of survey made by Keystone Surveys, James D. Creasy, P.L.S., dated May 26, 1997 incorporated herein and recorded in Columbia County Map Book 7 page 1222.

TOGETHER with the non-exclusive use of an access drive and right-of-way 20 feetwide leading from State Route 3008 through said Parcel #2 to the above Parcel #3 being 10 feet left and right of the centerline which is described as follows:

BEGINNING at a point in the centerline of State Route 3008, a.k.a. Bear Gap Road, said beginning point being North 66 degrees 15 minutes 30 seconds East 19.47 feet from the southwest corner of said Parcel #2 of the parent tract herein and running thence through said Parcel #2, North 17 degrees 17 minutes 10 seconds West 90.87 feet to a point;

THENCE along a curve to the right having a radius of 100 feet on a chord bearing North 35 degrees 34 minutes 40 seconds East 81.45 feet to a point;

THENCE North 61 degrees 21 minutes 50 seconds East 58.54 feet to a point;

THENCE North 69 degrees 01 minutes East 121.43 feet to an iron rod;

THENCE 72 degrees 00 minutes East 34.10 feet to an iron rod, a corner of said parcel #3 and the end of said access.

THIS 20 foot access drive to Parcel #3 is limited to use by a single family residence. All users of this access drive shall share the reasonable costs of repair and maintenance of this access drive.

THIS CONVEYANCE IS MADE UNDER AND SUBJECT TO ALL MATTERS SET FORTH ON THE ABOVE MENTIONED SURVEY IN COLUMBIA COUNTY MAP BOOK 7 PAGE 1222.

THIS CONVEYANCE IS MADE SUBJECT TO the right and privilege of the adjoining Parcel #2, to use the combined septic system located on Parcel #3 in common with Parcel #3. Usage by each parcel shall be limited to one single family residence. This conveyance is further SUBJECT TO an easement in favor of Parcel #2, 8 feet in width extending from the eastern boundary of Parcel #2 through Parcel #3 to the combined septic system. The piping from Parcel #2 to the combined septic system is installed in the center of this 8 foot wide utility easement. This easement is reserved for the purpose of using, maintaining and repairing the piping to the combined septic system as shown on the subdivision survey prepared by James D. Creasy, P.L.S., revised June 18, 1997 and recorded in Columbia County Map Book 7 page 1222. This easement for the use maintenance of the pipeline for the combined septic system is conditioned upon the requirement that all property be returned to its prior condition following repair and maintenance work. All expense in connection with the repair and maintenance of the combined septic system shall be borne equally by the owners of Parcel #2 and Parcel #3.

PARCEL NUMBER 13-08-36-02

BEING THE SAME PREMISES which William W. Wilt and Kim L. Wilt, his wife, by Deed dated September 20, 2002 and recorded in the Office of the Recorder of Deeds of Columbia County on October 9, 2002 at Instrument Number 200211977, granted and conveyed unto Kevin P. Markowski.

GRENEN & BIRSIC, P.C.

By: _____

Kristine M. Anthou, Esquire
Attorney for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CHASE HOME FINANCE LLC, s/b/m/t
Chase Manhattan Mortgage Corporation,

Plaintiff,

vs.

KEVIN P. MARKOWSKI,

Defendant.

CIVIL DIVISION

NO.: 2008-CV-2138

2009-ED-05

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Kevin P. Markowski
622 West Spruce Street
Shamokin, PA 17872

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

Columbia County Courthouse
Sheriff's Office
Bloomsburg, Pennsylvania 17815

on _____, at _____, the following described real estate, of which Kevin P. Markowski is the owner or reputed owner:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF KEVIN P. MARKOWSKI OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF CLEVELAND, COUNTY OF COLUMBIA, AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 672 BEAR GAP RD., ELYSBURG, PA 17824. INSTRUMENT NUMBER 2002-11977. AND PARCEL NUMBER 13-08-036-02-000.

The said Writ of Execution has been issued on a judgment in the mortgage foreclosure action of

Chase Home Finance LLC, s/b/m/t Chase
Manhattan Mortgage Corporation,

Plaintiff,

vs.

Kevin P. Markowski,

Defendant,

at Execution Number 2008-CV-2138 in the amount of $115,487.19.

A Schedule of Distribution will be filed by the Office of the Sheriff no later than thirty (30) days from the sale date.

Distribution will be made in accordance with the Schedule of Distribution unless exceptions thereto are filed with the Office of the Sheriff within ten (10) days from the date when the Schedule of Distribution is filed by the Office of the Sheriff.

GRENEN & BIRSIC, P.C.

By: _____
Kristine M. Anthou, Esquire
Attorney for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

GRENEN & BIRSIC, P.C.
ATTORNEYS AT LAW
ONE GATEWAY CENTER, NINTH FLOOR
PITTSBURGH, PENNSYLVANIA 15222
TEL (412) 281-7650 FAX (412) 281-7657

COLUMBIA COUNTY SHERIFF
ORDER FOR SERVICE

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL DIVISION

CHASE HOME FINANCE LLC, s/b/m/t Chase Manhattan Mortgage Corporation,	)	
Plaintiff,	)	NO.: 2008-CV-2138 2009-ED-65
vs.	)	
KEVIN P. MARKOWSKI,	)	
Defendant .	)	

Please choose one:

( ) **Personal**
( ) **Person in Charge**

( ) **Posting Per Order of Court**
(XX) **Deputize Northumberland County**
( ) **Notice & Complaint**

Please Deputizing the Northumberland County Sheriff's Office, and serve the Defendant, **Kevin P. Markowski**, Personally, at **622 West Spruce Street, Shamokin, PA 17872** with a copy of the Notice of Sheriff's sale.

Kristine M. Anthou, Esquire
Attorney for Plaintiff
GRENEN & BIRSIC, P.C.
One Gateway Center, 9th Floor
Pittsburgh, PA 15222

GRENEN & BIRSIC, P.C.
ATTORNEYS AT LAW
ONE GATEWAY CENTER, NINTH FLOOR
PITTSBURGH, PENNSYLVANIA 15222
TEL (412) 281-7650 FAX (412) 281-7657

NORTHUMBERLAND COUNTY SHERIFF
ORDER FOR SERVICE

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL DIVISION

CHASE HOME FINANCE LLC, s/b/m/t Chase Manhattan Mortgage Corporation,	)	
	)	NO.: 2008-CV-2138
Plaintiff,	)	2009 - ED - 65
vs.	)	
KEVIN P. MARKOWSKI,	)	
Defendant .	)	

Please choose one:

(XX) Personal
( ) Person in Charge

( ) Posting Per Order of Court
( ) Deputize _____ County
( ) Notice & Complaint

Please serve the Defendant, **Kevin P. Markowski**, PERSONALLY at **622 West Spruce Street, Shamokin, PA 17872** with a copy of the Notice of Sheriff's Sale.

Kristine M. Anthou, Esquire
Attorney for Plaintiff
GRENEN & BIRSIC, P.C.
One Gateway Center, 9th Floor
Pittsburgh, PA 15222

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CHASE HOME FINANCE LLC, s/b/m/t Chase Manhattan Mortgage Corporation,

Plaintiff,

vs.

KEVIN P. MARKOWSKI,

Defendant.

CIVIL DIVISION

NO.: 2008-CV-2138

2009-ED-65

AFFIDAVIT PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA)
)SS:
COUNTY OF ALLEGHENY)

Chase Home Finance LLC, s/b/m/t Chase Manhattan Mortgage Corporation, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property of Kevin P. Markowski located at 672 Bear Gap Road, Elysburg, PA 17824 and is more fully described as follows:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF KEVIN P. MARKOWSKI OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF CLEVELAND, COUNTY OF COLUMBIA, AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 672 BEAR GAP RD., ELYSBURG, PA 17824. INSTRUMENT NUMBER 2002-11977, AND PARCEL NUMBER 13-08-036-02-000.

1. The name and address of the owners or reputed owners:

Kevin P. Markowski — 622 West Spruce Street
Shamokin, PA 17872

2. The name and address of the defendants in the judgment:

Kevin P. Markowski	622 West Spruce Street Shamokin, PA 17872

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

Chase Home Finance LLC, s/b/m/t Chase Manhattan Mortgage Corporation	[PLAINTIFF]

4. The name and address of the last record holder of every mortgage of record:

Chase Home Finance LLC, s/b/m/t Chase Manhattan Mortgage Corporation	[PLAINTIFF]
Beneficial CDC, D/B/A Beneficial Mortgage CO of PA	25 West Independence Street Shamokin, PA 17872

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

Columbia County Domestic Relations	P.O. Box 380 Bloomsburg, PA 17815
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
Commonwealth of Pennsylvania	Department of Welfare P.O. Box 2675 Harrisburg, PA 17105

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

NONE

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

Tenant(s)	672 Bear Gap Road Elysburg, PA 17824

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

Kristine M. Anthou, Esquire
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 26th DAY OF March 2009.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Elizabeth M. Paiano, Notary Public
City Of Pittsburgh, Allegheny County
My Commission Expires Jan. 6, 2012
Member, Pennsylvania Association of Notaries

107788

107788

GRENEN & BIRSIC, P.C.
ONE GATEWAY CENTER, 9TH FLOOR
PITTSBURGH, PA 15222-1416
PH. (412) 281-7650

CITIZENS BANK
PENNSYLVANIA
3-7615-360

Security features. Details on back.

DATE	AMOUNT
03/27/2009	$1,350.00

One Thousand Three hundred Fifty dollars and Zero cents

PAY TO THE ORDER OF Columbia County Sheriff

AUTHORIZED SIGNATURE

For Service of Complaint

⑈0107788⑈ ⑆036076150⑆ 6201579404⑈