

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Deutsche Bank Not. Trusts Deborah Komoroski

NO. 131-12 ED NO. 2051-09 JD

DATE/TIME OF SALE: Feb. 6, 13 0900

BID PRICE (INCLUDES COST) \$ 4273.44

POUNDAGE - 2% OF BID \$ 85.47

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4358.91

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John S. Burke

TOTAL DUE: \$ 4358.91

LESS DEPOSIT: \$ 1500.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2858.91

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR MORGAN
STANLEY AB

vs.

Defendant

DEBORAH KOMOROSKI

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, February 6, 2013

Writ of Execution No. : 2009CV2051

Advance Sheriff Costs: \$1,500.00

Location of the real estate: 520 MAIN STREET, ORANGEVILLE, PA 17859

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$3,431.94
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$180.00
Service Mileage	\$14.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$10.00
Surcharge	\$130.00
Tax Claim Search	\$5.00

Total Sheriff Costs \$4,214.44

Distribution Costs

Recording Fees	\$59.00
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Total Distribution Costs \$59.00

Grand Total: \$4,273.44

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

For County-Sheriff's Office: Tolsonsoft, Inc.

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, ESQUIRE
NJ MANAGING ATTORNEY

TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

February 7, 2013

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

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
Property: 520 Main Street
Orangeville, PA 17859
Columbia County C.C.P. No.: 2009-CV-2051
Sheriff's Sale Date: 02/06/2013


Dear Sir or Madam:

As attorney on the Writ, we are requesting the DEED be recorded in the name of Deutsche Bank National Trust Company, as Trustee for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2007-HE6 Mortgage Pass-Through Certificates, Series 2007-HE6, 2001 Australian Avenue Bay 1 Riviera Beach, FL 33404.

Enclosed please find our check in the amount of \$2773.44 payable to the Sheriff of Columbia County. This check represents payment of the sheriff settlement costs, less previous deposit of \$1500.00. Also enclosed please find two original Realty Transfer Tax Statement of Value forms.

Thank you in advance for your kind assistance in this matter and as always, if you have any questions please feel free to contact me.

Sincerely,



Helyn White
Legal Assistant

Enclosure

**pennsylvania**

DEPARTMENT OF REVENUE

Bureau of Individual Taxes
PO BOX 280603
Harrisburg PA 17128-0603**EALTY TRANSFER TAX
STATEMENT OF VALUE****See Reverse for Instructions****RECORDER'S USE ONLY**

Late 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

Telephone Number:

UDREN LAW OFFICES, PC

856-669-5700

Street Address

City

State

ZIP Code

111 WOODCREST RD., STE 200

CHERRY HILL

NJ

08003

B. TRANSFER DATA**Date of Acceptance of Document**

Grantor(s)/Lessor(s)

Grantee(s)/Lessee(s)

Sheriff of Columbia County

Deutsche Bank National Trust Company, as Trustee for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2007-HE6 Mortgage Pass-Through Certificates, Series 2007-HE6

Street Address

Street Address

35 West Main Street

2001 Australian Avenue Bay 1

City

State

ZIP Code

City

State

ZIP Code

Bloomsburg

PA

17815

Riviera Beach

FL

33404

C. REAL ESTATE LOCATION

Street Address

City, Township, Borough

520 Main Street

Borough of Orangeville/ Township of Orange

County

School District

Tax Parcel Number

Columbia

Central Columbia Area

28-03-018

D. VALUATION DATA

1. Actual Cash Consideration

2. Other Consideration

3. Total Consideration

\$4273.44

+0

=\$4273.44

4. County Assessed Value

5. Common Level Ratio Factor

6. Fair Market Value

\$53,825.00

X 3.60

\$193,770.00

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

1a. Amount of Exemption Claimed

1b. Percentage of Grantor's Interest in Real Estate

1c. Percentage of Grantor's Interest Conveyed

100%

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 From a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the 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.)
Transfer from the Sheriff to the mortgagee as a result of an action in mortgage foreclosure.

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

Date

2/7/13

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

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



3-7568/2360

NUMBER
43680

43680

Eighty-Five and 47/100*****

DATE
February 07, 2013

AMOUNT
*****85.47

PAY
TO THE
ORDER
OF

Columbia County Sheriff
Courthouse
P.O. Box 380
Bloomsburg, PA 17815

VOID AFTER 90 DAYS

[Signature]



Security Features Included. Details on back.

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

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

43660

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



3-7568/2360

NUMBER
43660

Two Thousand Seven Hundred Seventy-Three and 44/100*****

DATE
February 06, 2013

AMOUNT
*****2,773.44

PAY
TO THE
ORDER
OF

Columbia County Sheriff
Courthouse
P.O. Box 380
Bloomsburg, PA 17815

VOID AFTER 90 DAYS

[Signature]



Security Features Included. Details on back.

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

043660 236075689

9500077186

SHERIFF'S SALE COST SHEET

VS.
NO. 131-12 ED NO. 2051-09 JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>14.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>412.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>3436.94</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>3656.94</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>59.00</u>	
TOTAL *****		\$ <u>69.00</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>5.00</u>
TOTAL *****	\$ <u>5.00</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL *****	\$ <u>0</u>

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

TOTAL COSTS (OPENING BID) \$ 4273.44

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

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

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

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
2012-ED-131

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

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


1. 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.
2. 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".
3. 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: *December 3*, 2012

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff

Elana B. Flehinger, Esq
PA ID 209197

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

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

MORTGAGE FORECLOSURE

NO. 2009-CV-2051
2012-ED-131

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-HE6, Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., 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):

Name

Address

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:

Name

Address

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:

Name

Address

NONE

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

Name	Address
Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-HE6	4708 Mercantile Drive Ft. Worth, TX 76137
American General Financial Services, Inc.	132 W. Front Street Berwick, PA 18603-4702
First Columbia Bank & Trust Company	C/o P. Jeffrey Hill, Esq. 38 West 3 rd 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:

Name	Address
------	---------

Columbia County Tax Claim Bureau	PO Box 380 Bloomsburg, PA 17815
Domestic Relations Section	PO Box 380 Bloomsburg, PA 17815
Commonwealth of PA, Department of Revenue	Bureau of Compliance, PO Box 281230 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:

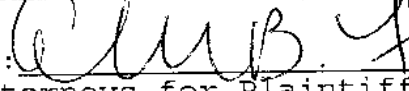
Name	Address
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Tenants/Occupants	520 Main Street Orangeville, PA 17859
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I verify that the statements made in this affidavit are true and correct to the best of my information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. sec. 4904 relating to unsworn falsification to authorities.

DATED: December 3, 2012

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

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

v.

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

NO. 2009-CV-2051
2012-ED-131

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 **Columbia** County Sheriff's Sale on **December 12, 2012**, at **9:00 am**, 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.

EXHIBIT A

Name and Address of Sender		Name of Addressee, Street, and Post Office Address		<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified		<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail		Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal Insurance		Affix stamp here if issued as certificate of mailing or for additional copies of this bill. Postmark and Date of Receipt		Rst. Del. Fee	
Line	Article Number			Postage	Fee	Handling Charge	Act Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Remarks
1		UDREN LAW OFFICES, P.C. 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003 ATTN: Audra Graglia											
2		COMMONWEALTH OF PA, DEPT. OF REVENUE, BUREAU OF COMPLIANCE PO Box 281230, Department of Revenue Harrisburg, PA 17128-1230											
3		TENANTS/OCCUPANTS 520 Main Street Orangeville, PA 17859											
4		Deutsche Bank National Trust Company 4708 Mercantile Drive Ft. Worth, TX 76137											
5		American General Financial Services, Inc. 132 W. Front Street Berwick, PA 18603-4702											
6		First Columbia Bank & Trust Company C/o P. Jeffrey Hill, Esq. 38 West 3rd Street Bloomsburg, PA 17815											
7		Columbia County Tax Claim Bureau PO Box 380 Bloomsburg, PA 17815											
8		Domestic Relations Section PO Box 380 Bloomsburg, PA 17815											
9													
10													
11													
12													
13													
14													
15													
Total number of Pieces Listed by Sender		7		Total Number of Pieces Received at Post Office		7		Postmaster, Per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and forth class parcels.			

03.080
 10/26/2012
 916426319210
 03.080
 10/26/2012
 916426319210
 US POSTAGE
 10/26/2012
 916426319210

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN
STANLEY AB
vs.
DEBORAH KOMOROSKI

Case Number
2009CV2051

SHERIFF'S RETURN OF SERVICE

10/01/2012 10:05 AM - DEPUTY JEFFREY PRICE, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: DEBORAH KOMOROSKI AT 520 MAIN STREET, ORANGEVILLE PA 17859.


JEFFREY PRICE, DEPUTY

SO ANSWERS,



TIMOTHY T. CHAMBERLAIN, SHERIFF

October 02, 2012

NOTARY

Affirmed and subscribed to before me this

2ND day of OCTOBER, 2012



Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

by CountyScribe Sheriff's Services, Inc.

EXHIBIT B

MARK J. UDREN, ESQUIRE
NJ MANAGING ATTORNEY

TINA MARIE RICH
OFFICE ADMINISTRATOR

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

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

December 3, 2012

Sent via telefax # 1-570-389-5625

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

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: December 12, 2012

Dear Tim:

Please **Postpone** the Sheriff's Sale scheduled for December 12,
2012 to **February 6, 2013**.

Sale is Postponed for the following reason:

Sale postponed to allow time for HAMP letters to be sent.

Thank you for your attention to this matter.

Sincerely yours,

Audra Gragilla
Foreclosure Processor

/adg

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN
STANLEY AB
vs.
DEBORAH KOMOROSKI

Case Number
2009CV2051

SHERIFF'S RETURN OF SERVICE

11/06/2012 03:32 PM - DEPUTY RAYMOND TONKINSON, BEING DULY SWORN ACCORDING TO LAW, STATES
SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON
THE REAL ESTATE LOCATED AT 520 MAIN STREET, ORANGEVILLE, PA 17859.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF


November 07, 2012

Affirmed and subscribed to before me this

NOTARY

7TH day of NOVEMBER, 2012

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sarah Jane Klingeman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016



Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN
STANLEY AB
vs.
DEBORAH KOMOROSKI

Case Number
2009CV2051

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 10/26/2012

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 520 MAIN STREET
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Posted

Relation:

Date: 11-06-12

Time: 1532

Deputy: 8

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

(POSTING)

2009CV2051

520 MAIN STREET, ORANGEVILLE, PA 17859

EXP: 10/26/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN
STANLEY AB
vs.
DEBORAH KOMOROSKI

Case Number
2009CV2051

SHERIFF'S RETURN OF SERVICE

10/01/2012 10:05 AM - DEPUTY JEFFREY PRICE, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: DEBORAH KOMOROSKI AT 520 MAIN STREET, ORANGEVILLE, PA 17859.


JEFFREY PRICE, DEPUTY

SO ANSWERS,

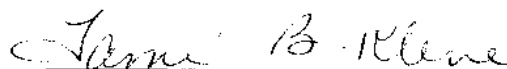

TIMOTHY T. CHAMBERLAIN, SHERIFF

October 02, 2012

NOTARY

Affirmed and subscribed to before me this

2ND day of OCTOBER, 2012



Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN
STANLEY AB
vs.
DEBORAH KOMOROSKI

Case Number
2009CV2051

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice Zone:
Manner: < Not Specified > Expires: 10/26/2012 Warrant:
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Central Columbia SD
Primary Address: 4777 Old Berwick Road
Bloomsburg, PA 17815
Phone: 570-784-2850 DOB:
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: GLENYSE WOLINSKY
Relation: ADMIN ASSY.
Date: 10/09/12 Time: 0905
Deputy: DANIELO Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC Phone:

Service Attempts:

Date:	10/03/12					
Time:	1615					
Mileage:						
Deputy:	DANIELO					

Service Attempt Notes:

1. OFF. CLOSED

2.

3.

4.

5.

6.

CENTRAL COLUMBIA SD

2009CV2051

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 10/26/2012

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

DATE:05-OCT-12

FEE:\$5.00

CERT. NO13031

KOMOROSKI DEBORAH
520 MAIN STREET
ORANGEVILLE PA 17859

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

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2008	PRIM	0.00	0.00		0.00	0.00
2011	PRIM	0.00	0.00		0.00	0.00
TOTAL DUE :						\$0.00

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: January ,2012

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF
DECEMBER 31, 2011

COLUMBIA COUNTY SHERIFF – TIM CHAMBERLAIN

REQUESTED BY:

*** PLEASE NOTE:**

CERTIFICATION ONLY INCLUDES TAX YEARS 2011 AND PRIOR

2012 TAX AMOUNTS TURNED DELINQUENT WILL BE ASSESSES A \$15.00 FEE FOR JANUARY

*** WHERE APPLICABLE THE FOLLOWING TAX YEAR(S) ARE COVERED UNDER BANKRUPTCY:

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

TAX CERTIFICATION

2012 - REAL ESTATE

As of Date: 10/05/2012 11:08:55 AM

Owner: KOMOROSKI DEBORAH

Municipality: ORANGEVILLE BORO

Parcel #: 28 -03 -018-00,000

520 MAIN STREET

Property Desc:

ORANGEVILLE PA 17859

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
027118	R	\$210.99	04/30/2012	\$215.30	06/30/2012	\$236.83	08/31/2012
		Discount Payment		04/30/2012		\$210.99	
027118	G	\$376.94	04/30/2012	\$384.63	06/30/2012	\$423.09	08/31/2012
		Discount Payment		04/30/2012		\$376.94	
027118	S	\$70.94	04/30/2012	\$72.39	06/30/2012	\$79.63	08/31/2012
		Discount Payment		04/30/2012		\$70.94	

Total Paid To Date:

\$658.87

Signature

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN
STANLEY AB
vs.
DEBORAH KOMOROSKI

Case Number
2009CV2051

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	10/26/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	AMERICAN GENERAL CONSUMER DISCO	
Primary Address:	132 W FRONT STREET BERWICK, PA 18603	
Phone:		DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	DEREK CRAYTON	
Relation:	ASST MGR	
Date:	10/01/12	Time:
Deputy:	EDNCELO	Mileage:

Attorney / Originator:

Name:	UDREN LAW OFFICES, PC	Phone:
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

AMERICAN GENERAL CON

2009CV2051

132 W FRONT STREET, BERWICK, PA 18603

EXP: 10/26/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN
STANLEY AB
vs.
DEBORAH KOMOROSKI

Case Number
2009CV2051

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	10/26/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS CAN DROP IN BOX			

Serve To:

Name:	ORANGEVILLE BOROUGH
Primary Address:	301 MILL STREET ORANGEVILLE, PA 17859
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	Dropped
Relation:	
Date:	10/2/12
Time:	1400
Deputy:	6
Mileage:	

Attorney / Originator:

Name:	UDREN LAW OFFICES, PC	Phone:	
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Service Attempts:

Date:	10/1/12					
Time:	0750					
Mileage:						
Deputy:	6					

Service Attempt Notes:

1. closed
- 2.
- 3.
- 4.
- 5.
- 6.

ORANGEVILLE BOROUGH

2009CV2051

301 MILL STREET, ORANGEVILLE, PA 17859

EXP: 10/26/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN
STANLEY AB
vs.
DEBORAH KOMOROSKI

Case Number
2009CV2051

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	10/26/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	DEBORAH KOMOROSKI	
Primary Address:	520 MAIN STREET ORANGEVILLE, PA 17859	
Phone:		DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally Adult In Charge Posted Other	
Adult In Charge:	Deb Komoroski	
Relation:	Def	
Date:	10/1/12	Time: 1005
Deputy:	6	Mileage:

Attorney / Originator:

Name:	UDREN LAW OFFICES, PC	Phone:
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Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

KOMOROSKI, DEBORAH

2009CV2051

520 MAIN STREET, ORANGEVILLE, PA 17859

EXP: 10/26/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN
STANLEY AB
vs.
DEBORAH KOMOROSKI

Case Number
2009CV2051

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	10/26/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	FIRST COLUMBIA BANK & TRUST COMPA
Primary Address:	C/O P. JEFFREY HILL, ESQ. 38 W 3RD ST BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Doyleen Snyder
Relation:	receptionist
Date:	10/6/12
Time:	15:40
Deputy:	#2
Mileage:	

Attorney / Originator:

Name:	UDREN LAW OFFICES, PC	Phone:	
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Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

FIRST COLUMBIA BANK & TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY AB vs. DEBORAH KOMOROSKI 2009CV2051 C/O P. JEFFREY HILL, ESQ., 38 W 3RD ST, BLOOMSBURG EXP: 10/26/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN
STANLEY AB
vs.
DEBORAH KOMOROSKI

Case Number
2009CV2051

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	10/26/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	Columbia County Tax Office		
Primary Address:	PO Box 380 Bloomsburg, PA 17815		
Phone:	570-389-5649	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally	Adult In Charge	Posted	Other
Adult In Charge:	Heather Hyatt			
Relation:	Clerk			
Date:	10/01/12	Time:	10:15	
Deputy:	#2	Mileage:		

Attorney / Originator:

Name:	UDREN LAW OFFICES, PC	Phone:	
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY TAX C

2009CV2051

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 10/26/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN
STANLEY AB
vs.
DEBORAH KOMOROSKI

Case Number
2009CV2051

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	10/26/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Domestic Relations Office of Columbia Col
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Maureen Cole
Relation:	clerk
Date:	10/11/12
Time:	10:20
Deputy:	#2
Mileage:	

Attorney / Originator:

Name: UDREN LAW OFFICES, PC	Phone:
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Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

DOMESTIC RELATIONS OF 2009CV2051 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 10/26/2012

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2009CV2051

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, DECEMBER 12, 2012
AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

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 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 or lands now or late of Calvin R. Weaver and Elmore 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 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 a point 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 line of the 24 foot alley aforesaid; THENCE North 63 degrees West, through said alley, 24 feet to a point being the northwesterly corner of dividing line between Lots 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

PROPERTY ADDRESS: 520 MAIN STREET, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 28-03-018

Seized and taken into execution to be sold as the property of DEBORAH KOMOROSKI in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY AB.

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 eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
UDREN LAW OFFICES, PC
CHERRY HILL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Document Receipt

Trans # 37680 Carrier / service: POST 2PM 9/28/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000017110

Doc Ref #: 131ED2012

PHILADELPHIA PA 19106

Document Receipt

Trans # 37679 Carrier / service: POST 2PM 9/28/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000017103

DEPARTMENT 281230

Doc Ref #: 131ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 37678 Carrier / service: POST 2PM 9/28/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000017097

Doc Ref #: 131ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 37677 Carrier / service: POST 2PM 9/28/2012

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

PARKVIEW TOWERS
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000017080

Doc Ref #: 131ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 37676 Carrier / service: POST 2PM 9/28/2012

Ship to: 37676

COMMONWEALTH OF PA

PO BOX 281230

Tracking #: 9171924291001000017073

Doc Ref #: 131ED2012

HARRISBURG PA 17128

REAL ESTATE OUTLINE

ED # 131-12

DATE RECEIVED 9-24-12
DOCKET AND INDEX 9-25-12

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$ 1,350.00 OR <u>1500.00</u>	<input checked="" type="checkbox"/>	CK# <u>36895</u>

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

SALE DATE	<u>Dec 12, 12</u>	TIME <u>0900</u>
POSTING DATE	<u>Nov 7, 12</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Nov 21</u>	
	2 ND WEEK <u>28</u>	
	3 RD WEEK <u>Dec 5, 12</u>	

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

IN RE:

Deborah J. Komoroski,

Debtor(s)

CHAPTER 13

CASE NO. 5:10-01282 RNO

Ocwen Loan Servicing, LLC as a servicer
for Deutsche Bank National Trust Company,
as Trustee for the registered holders of
Morgan Stanley Abs Capital I Inc. Trust
2007-HE6 mortgage pass-through
certificates, series 2007-HE6,

Movant,

vs.

Deborah J. Komoroski,

Debtor(s) / Respondent(s),

and

Charles J. DeHart, III,

Trustee / Respondent.

ORDER GRANTING MOTION FOR RELIEF FROM AUTOMATIC STAY

Upon consideration of the motion of Ocwen Loan Servicing, LLC as a servicer for Deutsche Bank National Trust Company, as Trustee for the registered holders of Morgan Stanley Abs Capital I Inc. Trust 2007-HE6 mortgage pass-through certificates, series 2007-HE6 for Relief from the Automatic Stay, it is hereby

ORDERED AND DECREED THAT: The Automatic Stay of all proceedings, as provided under 11 U.S.C. §362, is modified with respect to premises:

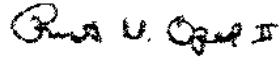
**520 Main Street
Orangeville, PA 17859**

as to allow the Movant to foreclose on its mortgage and allow the purchaser of said premises at Sheriff's Sale (or purchaser's assignee) to take any legal action for enforcement of its right to possession of said premises, effective in sixty (60) days; and it is further

ORDERED THAT: The relief granted by this order shall survive the conversion of this

bankruptcy case to a case under any other Chapter of the Bankruptcy Code.

By the Court,



Dated: July 19, 2012

Robert N. Opel, II, Bankruptcy Judge
(RM)

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

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

MORTGAGE FORECLOSURE

NO. 2009-CV-2051

2012-ED-131

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 12/15/2009

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)

\$ _____

By Tami B Kline KPB/
Prothonotary
Clerk

Prothonotary of Berks County
My Comm. Exp. 12/31/16

Date 9-27-12

MTA#09060236-2

UDREN LAW OFFICES, P.C.
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CHERRY HILL, NJ 08003-3620
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COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2009-CV-2051

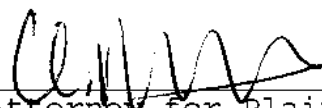
2012-ED-131

**AFFIDAVIT OF NON-MILITARY SERVICE
UNDER Pa.R.C.P 76**

THE UNDERSIGNED states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), Deborah Komoroski a/k/a Deborah J. Komoroski a/k/a Deborah J. McCann, who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto as **Exhibit "A"**.

The Affiant lacks sufficient information to be able to determine whether any other Defendants in this action are in active military service because Plaintiff cannot provide date(s) of birth and/or Social Security number(s) for said Defendant(s) to enable a search.

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



Attorney for Plaintiff
HARRY B. REESE, ESQUIRE
PA ID 310501



Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: KOMOROSKI

First Name: DEBORAH

Middle Name:

Active Duty Status As Of: Sep-26-2012

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavely-Dixon

Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenseink.mil" URL: <http://www.defenseink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: EEVHQ1NBBJ



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: MCCANNFirst Name: DEBORAH

Middle Name:

Active Duty Status As Of: Sep-26-2012

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
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The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

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WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: 7L9SFR8H08

DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE FOR
MORGAN STANLEY ABS CAPITAL II
TRUST 2007-HEG

In Court of Common Pleas of
Columbia County PA.

No. of ED
No. of JD

Vs.

Civil Action—Law
Mortgage Foreclosure
No. 2007-CV-2051

DEBORAH KOMOROSKI a/k/a
DEBORAH J. KOMOROSKI a/k/a
DEBORAH J. McCANN

Waiver of Watchman

2012-ED-131

I, Attorney **HARRY B. REESE, ESQUIRE**, do hereby state that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability of the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before the Sheriff's sale thereof.

Attorney for Plaintiff


HARRY B. REESE, ESQUIRE

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

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

Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

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

NO. 2009-CV-2051

2012-ED-131


C E R T I F I C A T E

I hereby state that as the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- () An FHA insured mortgage
- () Non-owner occupied
- () Vacant
- (x) Act 91 procedures have been fulfilled.
- () Over 24 months delinquent.

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

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff

HARRY B. REESE, ESQUIRE
PA ID 310501

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

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

MORTGAGE FORECLOSURE

NO. 2009-CV-2051

2012-ED-131


C E R T I F I C A T E

I hereby state that as the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- () An FHA insured mortgage
- () Non-owner occupied
- () Vacant
- (x) Act 91 procedures have been fulfilled.
- () Over 24 months delinquent.

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

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff

HARRY B. REESE, ESQUIRE
PA ID 310501

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
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ATTORNEY FOR PLAINTIFF

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

MORTGAGE FORECLOSURE

NO. 2009-CV-2051

2012-ED-131

AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-HE6, Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., 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):

Name

Address

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:

Name

Address

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:

Name

Address

NONE

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

Name	Address
Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-HE6	4708 Mercantile Drive Ft. Worth, TX 76137
American General Financial Services, Inc.	132 W. Front Street Berwick, PA 18603-4702
First Columbia Bank & Trust Company	Address to Follow C/o P. Jeffrey Hill, Esq. 38 West 3 rd 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:

Name	Address
Columbia County Tax Claim Bureau	PO Box 380 Bloomsburg, PA 17815
Domestic Relations Section	PO Box 380 Bloomsburg, PA 17815
Commonwealth of PA, Department of Revenue	Bureau of Compliance, PO Box 281230 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 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: September 26, 2012

UDREN LAW OFFICES, P.C.

BY


Attorneys for Plaintiff

HARRY B. REESE, ESQUIRE
PA ID 310501

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
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Plaintiff
v.

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

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2009-CV-2051

2012-ED-131

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

Your house (real estate) at 520 Main Street, Orangeville, PA 17859 is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$184,121.83, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

LAWYER REFERRAL SERVICE
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

ASSOCIATION DE LICENCIADOS
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

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ATTORNEY FOR PLAINTIFF

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

NO. 2009-CV-2051

2012-ED-131

CERTIFICATE OF LAST KNOWN ADDRESS

I hereby certify that the Defendant(s) last known address is as follows:

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

UDREN LAW OFFICES, P.C.

BY 

Attorney for Plaintiff

HARRY B. REESE, ESQUIRE
PA ID 310501

SHORT DESCRIPTION

ALL THOSE CERTAIN PIECES, PARCELS OR TRACT OF LAND, SITUATE PARTLY IN THE BOROUGH OF ORANGEVILLE AND PARTLY IN THE TOWNSHIP OF ORANGE, COUNTY OF COLUMBIA, AND COMMONWEALTH OF PENNSYLVANIA.

PARCEL NO.1, PARCEL NO.2, TRACT NO.2 OF PARCEL NO.3 AND PARCEL NO.4 ARE SITUATE IN THE BOROUGH OF ORANGEVILLE.

PARCEL NO.3, TRACT NO.1 IS ASSESSED IN ORANGE TOWNSHIP, 17 ACRES; ASSESSED VACANT LAND.

Tax Parcel No.: 28-03-018

Property Address: 520 Main Street
Orangeville, PA 17859

SHORT DESCRIPTION

ALL THOSE CERTAIN PIECES, PARCELS OR TRACT OF LAND, SITUATE PARTLY IN THE BOROUGH OF ORANGEVILLE AND PARTLY IN THE TOWNSHIP OF ORANGE, COUNTY OF COLUMBIA, AND COMMONWEALTH OF PENNSYLVANIA.

PARCEL NO.1, PARCEL NO.2, TRACT NO.2 OF PARCEL NO.3 AND PARCEL NO.4 ARE SITUATE IN THE BOROUGH OF ORANGEVILLE.

PARCEL NO.3, TRACT NO.1 IS ASSESSED IN ORANGE TOWNSHIP, 17 ACRES; ASSESSED VACANT LAND.

Tax Parcel No.: 28-03-018

Property Address: 520 Main Street
Orangeville, PA 17859

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. Connor, 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 East, 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 E. 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 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 Ruckie;

THENCE South 65 degrees, 45 minutes East, 191 feet along said Ruckie 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 line of the 24 foot alley aforesaid;

THENCE North 63 degrees West, through said alley, 24 feet to a point being the northwesterly corner of dividing line between Lots 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 line of said highway, being the PLACE OF BEGINNING.

EXCEPTING AND RESERVING to the Orangeville Mfg. Co., Inc., the spring, pipe line, 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 THEODORE RACE KOMOROSKI AND DEBORAH J. MCCANN, ALSO KNOWN AS DEBORAH KOMORASKI, AS JOINT TENANTS DATED 12/19/2006 RECORDED 12/28/2006 INSTRUMENT NO.: 200613941.

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, ESQUIRE
NJ MANAGING ATTORNEY

TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

September 26, 2012

Office of the Sheriff
Columbia County Courthouse
Courthouse
P.O. Box 17815
Bloomsburg, PA 17815

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

Dear Sir:

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

Please then, POST the property with the Handbill at 520 Main Street
Orangeville, PA 17859.

UDREN LAW OFFICES, P.C.


Attorneys for Plaintiff
HARRY B. REESE, ESQUIRE

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

36895

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

3-7568/2360



NUMBER
36895

One Thousand Five Hundred and 00/100*****

DATE
September 26, 2012

AMOUNT
*****1,500.00

VOID AFTER 90 DAYS

PAY TO THE ORDER OF
Columbia County Sheriff
Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Myra M. Allen

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

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