

**COLUMBIA COUNTY SHERIFF'S OFFICE**  
SHERIFF'S REAL ESTATE FINAL COST SHEET

Green Tree Sourcing vs Andrew & Tara Koslosky

NO. 114-15 ED NO. 1162-2014 JD

DATE/TIME OF SALE: December 16, 2015 @9:00 AM

BID PRICE (INCLUDES COST) \$ 2038.80

POUNDAGE - 2% OF BID \$ 40.78

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

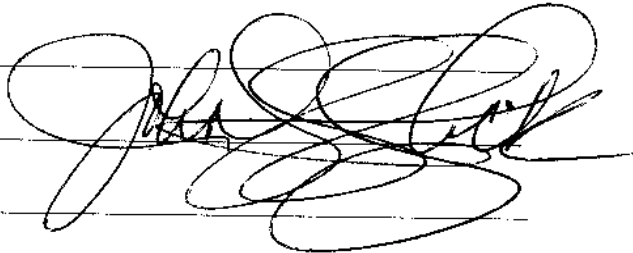
TOTAL AMOUNT NEEDED TO PURCHASE \$ 2079.58

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S):



TOTAL DUE: \$ 2079.58

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 729.58

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
GREEN TREE SERVICING LLC

vs.

**Defendant**  
ANDREW KOSLOSKY  
TARA KOSLOSKY  
TARA KOSLOSKY

**Attorney for the Plaintiff:**

THE LAW OFFICES OF GREGORY JAVARDIAN  
1310 INDUSTRIAL BLVD  
SUITE 101  
SOUTHAMPTON, PA 18966

**Sheriff's Sale Date:** Wednesday, December 16, 2014

**Writ of Execution No. :** 2014CV1162

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 3005 CIRCLE DRIVE, BLOOMSBURG, PA 17815

## 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	\$66.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,150.80
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$165.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$120.00

**Total Sheriff Costs** **\$1,971.80**

## Distribution Costs

Recording Fees	\$67.00
----------------	---------

**Total Distribution Costs** **\$67.00**

**Grand Total:** **\$2,038.80**

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

THE LAW  
*Office of*

1310 Industrial Boulevard  
1<sup>st</sup> Floor, Suite 101  
Southampton, PA 18966

---

GREGORY JAVARDIAN, LLC

Phone: (215) 942-9690  
Fax: (215) 942-9695

December 23, 2015

Sheriff's Office of Columbia County  
610 Monroe Street, Ste.224  
Stroudsburg, PA 18360  
**ATTN: Real Estate Division**

RE: GREEN TREE SERVICING LLC vs. KOSLOSKY, ANDREW J. AND TARA M.  
Premises: 3005 Circle Drive, Bloomsburg, PA 17815  
Sale: 12/16/2015  
Docket No.: 2014-CV-1162 now 2015-ED-114

Dear Sir/Madam:

Kindly have the deed prepared in the name of **FEDERAL NATIONAL MORTGAGE ASSOCIATION** whose address is 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254.

I have enclosed for your use two transfer tax affidavits along with a copy of the mortgage and any and all assignments with regards to the above matter. Also please find a self-addressed stamped envelope for the return of the recorded sheriff's deed.

Thank you in advance for your cooperation with regards to this matter, should you have any questions or need additional information, feel free to contact me.

Very truly yours,

*Katie Przybyszewski*

Katie Przybyszewski for  
Law Office of Gregory Javardian, LLC  
Katiep@javardianlaw.com

GJ/kp  
Enclosures



**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. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

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

Name The Law Office of Gregory Javardian, LLC		Telephone Number: (215) 942-9690	
Mailing Address 1310 Industrial Boulevard, Suite 101	City Southampton	State PA	ZIP Code 18966

### B. TRANSFER DATA

Date of Acceptance of Document 12 / 16 / 2015			
Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s) Federal National Mortgage Association	Telephone Number: (888) 326-6435
Mailing Address 35 W. Main Street		Mailing Address 14221 Dallas Parkway, Suite 1000	
City Bloomsburg	State PA	ZIP Code 17815	City Dallas
			State TX
			ZIP Code 75254

### C. REAL ESTATE LOCATION

Street Address 3005 Circle Drive		City, Township, Borough Orange Township
County COLUMBIA	School District CENTRAL COLUMBIA	Tax Parcel Number 27-04A-031

### D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration 2,038.00	2. Other Consideration + 0.00	3. Total Consideration = 2,038.00
4. County Assessed Value 63,657.00	5. Common Level Ratio Factor x 1.01	6. Computed Value = 64,293.57

### E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 64,293.57	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
---	---	---

### 2. Check Appropriate Box Below for Exemption Claimed.

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

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

12/23/15

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

**LAW OFFICE OF GREGORY JAVARDIAN, LLC**

OPERATING CLIENT COST  
1310 INDUSTRIAL BOULEVARD, 1ST FLOOR  
SOUTHAMPTON, PA 18966  
215-942-9690

**FIRST TRUST**

800.220.BANK / firsttrust.com

3-7380/2360

2710

12/23/2015

PAY TO THE  
ORDER OF Sheriff of Columbia County

\$\*\*729.58

Seven Hundred Twenty-Nine and 58/100\*\*\*\*\*

DOLLARS

Sheriff of Columbia County



*[Signature]*  
AUTHORIZED SIGNATURE

MEMO

Green Tree v. KOSLOSKY, Andrew

⑈002710⑈ ⑆236073801⑆ 80 00089618⑈

Security features. Details on back.

AFFIDAVIT OF SERVICE

PLAINTIFF:  
GREEN TREE SERVICING LLC

DEFENDANT(S):  
ANDREW KOSLOSKY, ET AL.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
COURT# 2015-ED-114

SERVE UPON:  
TARA M. KOSLOSKY  
128 MATAPEX PLANTATION LANE  
STEVENSVILLE, MD 21666

TYPE OF ACTION  
XX CIVIL ACTION - NOTICE OF SHERIFF'S SALE

Served and made known to TARA M. KOSLOSKY on the 1 <sup>SERVED</sup> day of NOV 2015 at 7<sup>48</sup> PM at 128 MATAPEX PLANTATION LANE, STEVENSVILLE, MD 21666 in the manner described below:

<input checked="" type="checkbox"/> Defendant personally served. <input type="checkbox"/> Adult family member with whom Defendant resides. Relationship is _____ <input type="checkbox"/> Adult in charge of Defendant's residence who refused to give name/relationship.	<input type="checkbox"/> Manager/Clerk of place of lodging in which Defendant resides. <input type="checkbox"/> Agent or person in charge of Defendant's office or usual place of business. <input type="checkbox"/> Other _____
--	--

Description: Age: 43 Height: 5'5 Weight: 185 Race: W Sex: F Other: \_\_\_\_\_

Maria Lintz a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff Sale in the captioned case on the date and at the address indicated above.

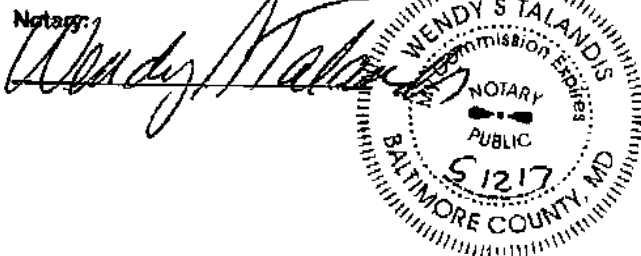
NOT SERVED

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., Defendant NOT FOUND because:  
☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant ☐ Refused

Date of Attempt:	Time of Attempt:	Result:

Sworn to and subscribed  
before me this 2 day  
of November, 2015

Notary:



By: \_\_\_\_\_

ATTORNEY FOR PLAINTIFF  
LAW OFFICES OF GREGORY JAVARDIAN  
1310 INDUSTRIAL BOULEVARD, 1<sup>ST</sup> FLOOR, STE 101  
SOUTHAMPTON, PA 18966  
13-00100

**AFFIDAVIT OF SERVICE**

**PLAINTIFF:**  
GREEN TREE SERVICING LLC

**DEFENDANT(S):**  
ANDREW KOSLOSKY, ET AL.

**COURT OF COMMON PLEAS**  
**COLUMBIA COUNTY**  
**COURT# 2015-ED-114**

**SERVE UPON:**  
ANDREW KOSLOSKY  
128 MATAPEX PLANTATION LANE  
STEVENSVILLE, MD 21666

**TYPE OF ACTION**  
**XX CIVIL ACTION - NOTICE OF SHERIFF'S SALE**

Served and made known to ANDREW KOSLOSKY on the 1 **SERVED** day of NOV 2015 at 7<sup>18</sup> AM PM at 128 MATAPEX PLANTATION LANE, STEVENSVILLE, MD 21666 in the manner described below:

<input checked="" type="checkbox"/> Defendant personally served. <input type="checkbox"/> Adult family member with whom Defendant resides. Relationship is _____ <input type="checkbox"/> Adult in charge of Defendant's residence who refused to give name/relationship.	<input type="checkbox"/> Manager/Clerk of place of lodging in which Defendant resides. <input type="checkbox"/> Agent or person in charge of Defendant's office or usual place of business. <input type="checkbox"/> Other _____
--	--

Description: Age: 45 Height: 5'11 Weight: 200 Race: W Sex: M Other: \_\_\_\_\_

I, Maria Lintz, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff Sale in the captioned case on the date and at the address indicated above.

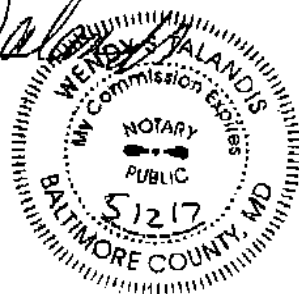
**NOT SERVED**

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., Defendant NOT FOUND because:  
     \_\_\_\_\_ Moved      \_\_\_\_\_ Unknown      \_\_\_\_\_ No Answer      \_\_\_\_\_ Vacant      \_\_\_\_\_ Refused

Date of Attempt:	Time of Attempt:	Result:

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of November, 2015

Notary: Wendy Malandis



By: [Signature]

**ATTORNEY FOR PLAINTIFF**  
LAW OFFICES OF GREGORY JAVARDIAN  
1310 INDUSTRIAL BOULEVARD, 1<sup>ST</sup> FLOOR, STE 101  
SOUTHAMPTON, PA 18966  
12-00860

LAW OFFICES OF GREGORY JAVARDIAN  
GREGORY JAVARDIAN, ESQUIRE Id. No. 55669  
MARY F. KENNEDY, ESQUIRE Id. No. 77149  
MEGHAN K. BOYLE, ESQUIRE Id. No. 201661  
SEAN P. MAYS, ESQUIRE Id. No. 307518  
1310 INDUSTRIAL BOULEVARD  
1st Floor, SUITE 101  
SOUTHAMPTON, PA 18966  
(215) 942-9690

GREEN TREE SERVICING LLC

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

Andrew J. Koslosky  
Tara M. Koslosky

No.: 2015-ED-114

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1**

I hereby certify that I have sent copies of the Notice of Sheriff Sale to the Defendants' certified and regular United States mail and all lien holders or judgment creditors of record as required by Pa R.C.P. by first class United States mail, postage prepaid, on the date set forth below.  
(See attached Exhibit "A").

Columbia County Domestic Relations  
11 West Main Street  
P.O. Box 380  
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau  
11 West Main Street  
Main Street County Annex  
P.O. Box 380  
Bloomsburg, PA 17815

Tenants/Occupants  
3005 Circle Drive  
Bloomsburg, PA 17815

Andrew J. Koslosky  
128 Matapex Plantation Lane  
Stevensville, MD 21666

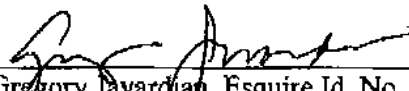
Tara M. Koslosky  
128 Matapex Plantation Lane  
Stevensville, MD 21666



PA Department of Public Welfare  
Bureau of Child Support Enforcement  
Health and Welfare Building – Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

Beneficial CDC d/b/a Beneficial Mortgage Co. of PA  
417 Central Road, Ste. 2  
Bloomsburg, PA 17815

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

  
☒ Gregory Javardian, Esquire Id. No. 55669  
☐ Mary F. Kennedy, Esquire Id. No. 77149  
☐ Meghan K. Boyle, Esquire Id. No. 201661  
☐ Sean P. Mays, Esquire Id. No. 307518  
☐ Richard J. Nalbandian, III, Esquire Id. No. 312653  
Attorneys for Plaintiff

Dated: 10-7-15



**TO:** Tara M. Koslosky  
128 Matapex Plantation Lane  
Stevensville, MD 21666

**SENDER:** PAW

**REFERENCE:** Koslosky, A

9314 7699 0430 0017 1721 62

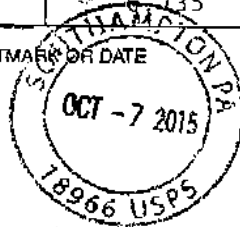
PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.485
	Certified Fee	3.45
	Return Receipt Fee	2.80
	Restricted Delivery	0.00
	Total Postage & Fees	6.735

**USPS®**  
**Receipt for**  
**Certified Mail®**

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE



**TO:** Andrew J. Koslosky  
128 Matapex Plantation Lane  
Stevensville, MD 21666

**SENDER:** PAW

**REFERENCE:** Koslosky, A

9314 7699 0430 0017 1721 31

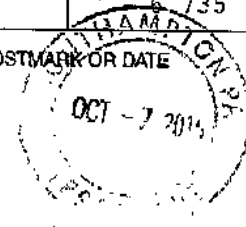
PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.485
	Certified Fee	3.45
	Return Receipt Fee	2.80
	Restricted Delivery	0.00
	Total Postage & Fees	6.735

**USPS®**  
**Receipt for**  
**Certified Mail®**

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE



THE LAW  
*Office of*

1310 Industrial Boulevard  
1<sup>st</sup> Floor, Suite 101  
Southampton, PA 18966

---

GREGORY JAVARDIAN, LLC

Phone: (215) 942-9690  
Fax: (215) 942-9695

November 3, 2015

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

Attention: Tim

Re: GREEN TREE SERVICING LLC  
v. Andrew J. Koslosky and Tara M. Koslosky  
No. 2015-ED-114  
Premises: 3005 Circle Drive, Bloomsburg, PA 17815

Dear Tim:

Please **POSTPONE** the Sheriff's Sale of the above referenced property, which is scheduled for NOVEMBER 4, 2015.

The Defendant(s) & lienholders served untimely. Please re-schedule the sale for DECEMBER 16, 2015.

Very truly yours,



Greg Wilkins for  
Law Office of Gregory Javardian, LLC

/gw

VIA TELECOPY (570) 389-5625

LAW OFFICE OF GREGORY JAVARDIAN, LLC  
GREGORY JAVARDIAN, ESQUIRE Id. No. 55669  
MARY F. KENNEDY, ESQUIRE Id. No. 77149  
MEGHAN K. BOYLE, ESQUIRE Id. No. 201661  
SEAN P. MAYS, ESQUIRE Id. No. 307518  
1310 INDUSTRIAL BOULEVARD  
1<sup>ST</sup> FLOOR, SUITE 101  
SOUTHAMPTON, PA 18966  
(215) 942-9690

GREEN TREE SERVICING LLC

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

Andrew J. Koslosky  
Tara M. Koslosky

No.: 2015-ED-114

**Notice of the Date of Continued Sheriff's Sale**

The Sheriff's Sale scheduled for NOVEMBER 4, 2015 in the above-captioned matter has been continued until DECEMBER 16, 2015.

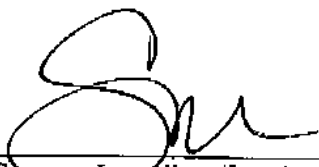
**Certificate of Filing**

On this date, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing with the Prothonotary of Columbia County.

**Certificate of Service**

On this date, a Notice of the Date of Continued Sheriff's Sale was served on the following persons by first class mail, postage prepaid:

Andrew J. Koslosky  
Tara M. Koslosky  
128 Matapex Plantation Lane  
Stevensville, MD 21666

Date: 11-3-15

Gregory Javardian, Esquire Id. No. 55669  
Mary F. Kennedy, Esquire Id. No. 77149  
Meghan K. Boyle, Esquire Id. No. 201661  
Sean P. Mays, Esquire Id. No. 307518  
Attorneys for Plaintiff

# SHERIFF'S SALE COST SHEET

NO. \_\_\_\_\_ VS. Kolosky  
 ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>66.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>121.00</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>5.50</u>	
NOTARY	\$ <u>151.00</u>	
TOTAL *****		\$ <u>436.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1150.80</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1375.80</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>67.00</u>	
TOTAL *****		\$ <u>77.00</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>120.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2013.80

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815

Date: 10/16/2015

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 22867

KOSLOSKY ANDREW J & TARA M  
233 MATAPEX PLANTATION LN  
STEVENSVILLE MD 21666 3200

District: ORANGE TWP  
Deed: 20021 -2610  
Location: #52 3005 CIRCLE DRIV  
Parcel Id:27 -04A-031-00,000

Assessment: 63,657

Balances as of 10/16/2015

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By Columbia County Sheriff

# 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

2015 - REAL ESTATE

As of Date: 10/16/2015 01:50:35 PM

Owner: KOSLOSKY ANDREW J & TARA M

233 MATAPEX PLANTATION LN

STEVENSVILLE MD 21666

Municipality: ORANGE TWP

Parcel #: 27 -04A-031-00,000

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
027149	G	\$592.09	04/30/2015	\$604.17	06/30/2015	\$664.59	08/31/2015
		Discount Payment		05/04/2015		\$592.09	
027149	S	\$62.39	04/30/2015	\$63.66	06/30/2015	\$70.03	08/31/2015
		Discount Payment		05/04/2015		\$62.39	
027149	R	\$93.58	04/30/2015	\$95.49	06/30/2015	\$105.04	08/31/2015
		Discount Payment		05/04/2015		\$93.58	

Total Paid To Date:

\$748.06

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.



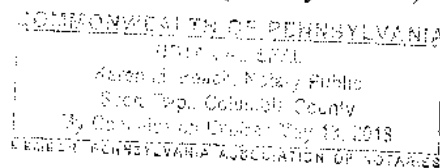
STATE OF PENNSYLVANIA  
COUNTY OF COLE

Paula J. Ream 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 October 14, 21, 28, 2015 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 29<sup>th</sup> day of October, 2015.

.....  
*Karen M. Beach*  
(Notary Public)



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.

.....

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



GREEN TREE SERVICING LLC  
vs.  
ANDREW KOSLOSKY (et al.)

Case Number  
2014CV1162

## SHERIFF'S RETURN OF SERVICE

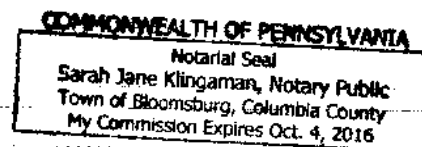
09/22/2015 09:17 AM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 3005 CIRCLE DRIVE, WOODS EDGE DEVELOPMENT, BLOOMSBURG, PA 17815.

*Michael Beyer*  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

*Timothy T. Chamberlain*  
TIMOTHY T. CHAMBERLAIN, SHERIFF

September 22, 2015



NOTARY

Affirmed and subscribed to before me this

22ND day of SEPTEMBER, 2015

*Sarah Jane Klingaman*

Attorney: THE LAW OFFICES OF GREGORY JAVARDIAN, 1310 INDUSTRIAL BLVD, SUITE 101, SOUTHAMPTON, PA

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



GREEN TREE SERVICING LLC  
vs.  
KOSLOSKY, ANDREW (et al.)

Case Number  
2014CV1162

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/04/2015 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 3005 CIRCLE DRIVE  
WOODS EDGE DEVELOPMENT  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted Other

Adult In Charge:

Relation:

Date:

9-22-15

Time:

09:17

Deputy:

4

Mileage:

### Attorney / Originator:

Name: THE LAW OFFICES OF GREGORY JAVARD

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2014CV1162

1005 CIRCLE DRIVE, WOODS EDGE DEVELOPMENT, BLC NO EXPIRATION

Columbia County  
Columbia County Sheriff  
35 West Main Street  
PO Box 380  
Bloomsburg PA 17815



71901140006000061657

Beneficial Consumer  
109 MONROE STREET#30

SELINGROVE PA 17870

---

LAW OFFICES OF GREGORY JAVARDIAN  
GREGORY JAVARDIAN, ESQUIRE Id. No. 55669  
MARY F. KENNEDY, ESQUIRE Id. No. 77149  
MEGHAN K. BOYLE, ESQUIRE Id. No. 201661  
SEAN P. MAYS, ESQUIRE Id. No. 307518  
1310 INDUSTRIAL BOULEVARD  
1st Floor, SUITE 101  
SOUTHAMPTON, PA 18966  
(215) 942-9690

GREEN TREE SERVICING LLC

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

Andrew J. Koslosky  
Tara M. Koslosky

No.: 2014-CV-1162

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Andrew J. Koslosky  
Tara M. Koslosky  
128 Matapex Plantation Lane  
Stevensville, MD 21666

Your house (real estate) at 3005 Circle Drive, Bloomsburg, PA 17815, is scheduled to be sold at Sheriff's Sale on Nov. 14 2015 at 9:00, in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$313,173.71, obtained by **GREEN TREE SERVICING LLC**, against you.

**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 payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **(215) 942-9690**.
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.)

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815

Date: 09/15/2015

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 22713

KOSLOSKY ANDREW J & TARA M  
233 MATAPEX PLANTATION LN  
STEVENSVILLE MD 21666 3200

District: ORANGE TWP  
Deed: 20021 -2610  
Location: #52 3005 CIRCLE DRIV  
Parcel Id:27 -04A-031-00,000

Assessment: 63,657

Balances as of 09/15/2015

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

	NO TAX CLAIM TAXES DUE					
--	------------------------	--	--	--	--	--

COLUMBIA COUNTY SHERIFF

By: \_\_\_\_\_

Per: \_\_\_\_\_



# 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

2015 - REAL ESTATE

As of Date: 09/15/2015 12:08:42 PM

Owner: KOSLOSKY ANDREW J & TARA M

233 MATAPEX PLANTATION LN

STEVENSVILLE MD 21666

Municipality: ORANGE TWP

Parcel #: 27 -04A-031-00,000

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
027149	G	\$592.09	04/30/2015	\$604.17	06/30/2015	\$664.59	08/31/2015
		Discount Payment		05/04/2015		\$592.09	
027149	S	\$62.39	04/30/2015	\$63.66	06/30/2015	\$70.03	08/31/2015
		Discount Payment		05/04/2015		\$62.39	
027149	R	\$93.58	04/30/2015	\$95.49	06/30/2015	\$105.04	08/31/2015
		Discount Payment		05/04/2015		\$93.58	

Total Paid To Date:

\$748.06

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.

Columbia County  
Columbia County Sheriff  
35 West Main Street  
PO Box 380  
Bloomsburg PA 17815



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

---



LAW OFFICES OF GREGORY JAVARDIAN  
GREGORY JAVARDIAN, ESQUIRE Id. No. 55669  
MARY F. KENNEDY, ESQUIRE Id. No. 77149  
MEGHAN K. BOYLE, ESQUIRE Id. No. 201661  
SEAN P. MAYS, ESQUIRE Id. No. 307518  
1310 INDUSTRIAL BOULEVARD  
1st Floor, SUITE 101  
SOUTHAMPTON, PA 18966  
(215) 942-9690

GREEN TREE SERVICING LLC

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

Andrew J. Koslosky  
Tara M. Koslosky

No.: 2014-CV-1162

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO: Andrew J. Koslosky  
Tara M. Koslosky  
128 Matapex Plantation Lane  
Stevensville, MD 21666**

Your house (real estate) at 3005 Circle Drive, Bloomsburg, PA 17815, is scheduled to be sold at Sheriff's Sale on Nov. 14 2015 at 9:00, in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$313,173.71, obtained by **GREEN TREE SERVICING LLC**, against you.

**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 payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **(215) 942-9690**.
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.)

# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

Classifieds: (570) 784-6151  
Toll Free: 888-231-9767 ext 1299  
Fax: (570) 784-6152

Proof of Ad 08/26/15

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**

Address: **PO BOX 380  
BLOOMSBURG, PA 17815**

Ad ID:	1048547
Description:	Andrew & Tina Koslosky
sale	
Run Dates:	10/14/15 to 10/28/15
Class:	2
Agate Lines:	210
Blind Box:	

**Total Ad Cost \$1,150.80**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	10/14/15	10/28/15	3	\$1,150.80

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2014CV1162

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, NOVEMBER 04, 2015  
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 THAT CERTAIN piece, parcel or tract of land situate in the Schumacher Subdivision of Woods Edge Estates, Section 2, in the Township of Orange, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southerly right-of-way line of Circle Drive, said point being the Northwesterly corner of Lot No. 51; thence running along Lot No. 51 South 2° 36' 21" West, 161.75 feet to a point in line of Lot No. 57; thence running along Lot No. 57 South 88° 10' 13" West, 139.37 feet to a point being the Northeasterly corner of Lot No. 56; said point being the Southeasterly corner of Lot No. 53; thence running along Lot No. 53 North 5° 25' West, 156.69 feet to a point on the Southerly right-of-way line of Circle Drive; thence running along Circle Drive North 84° 35' East, 86.92 feet to a point; thence running along the following curve to the right, said curve having a delta angle of 8° 1' 21" a radius of 535.64 feet, a curve length of 75 feet and a long chord bearing of North 88° 35' 41" East, 74.94 feet to a point to the place of BEGINNING.

CONTAINING 0.556 acres of land and being known and designated as Lot No. 52.

BEING THE SAME PREMISES which Michael C. Blue and Becky L. Blue, husband and wife, by Deed dated October 25, 2002 and recorded October 25, 2002 in the Office of the Recorder of Deeds in and for Columbia County in Instrument No. 200212610, granted and conveyed unto Andrew J. Koslosky and Tara M. Koslosky, husband and wife.

IMPROVEMENTS: RESIDENTIAL DWELLING.  
TAX PARCEL: 27-04A-031

PROPERTY ADDRESS: 3005 CIRCLE DRIVE, WOODS EDGE DEVELOPMENT,  
BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 27-04A-031

Seized and taken into execution to be sold as the property of ANDREW KOSLOSKY, TARA KOSLOSKY, TARA KOSLOSKY in suit of GREEN TREE SERVICING LLC.

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.

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:  
THE LAW OFFICES OF GREGORY JAVARDIAN  
SOUTHAMPTON, PA

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

GREEN TREE SERVICING LLC  
vs.  
KOSLOSKY, ANDREW (et al.)

Case Number  
2014CV1162

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 114

Warrant:

Notes: SALE DATE & TIME: 11/04/2015 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

*Vacant Property*

### Serve To:

Name: OCCUPANT

Primary Address: 3005 CIRCLE DRIVE  
WOODS EDGE DEVELOPMENT  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: *Posted*

Relation:

Date: 8-27-15

Time: 12:52

Deputy: 4

Mileage:

### Attorney / Originator:

Name: THE LAW OFFICES OF GREGORY JAVARD

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

OCCUPANT

2014CV1162

1005 CIRCLE DRIVE, WOODS EDGE DEVELOPMENT, BLC NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

*Carl Mord*  
*8/26/15*

GREEN TREE SERVICING LLC  
vs.  
KOSLOSKY, ANDREW (et al.)

Case Number  
2014CV1162

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 119

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/04/2015 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BENEFICIAL CONSUMER DISCOUNT COMI

Primary Address: 417 CENTRAL ROAD, SUITE 2  
BLOOMSBURG, PA 17815 *Exact Address*

Phone: DOB:

Alternate Address: 109 MONROE ST #30  
SELING ADUE, PA 17870

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 8/27/15

Time: 1045

Deputy: 5

Mileage:

### Attorney / Originator:

Name: THE LAW OFFICES OF GREGORY JAVARD

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

BENEFICIAL CONSUMER C

2014CV1162

417 CENTRAL ROAD, SUITE 2, BLOOMSBURG, PA 17815 NO EXPIRATION

## Document Receipt

---

Trans #	6173	Carrier / service:	USPS Server	First-Class Mail®	8/27/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

---

Ship to:

Beneficial Consumer

109 MONROE STREET#30

Tracking #: 71901140006000061657

Doc Ref #: 2015ED114

Postage 5.1300

SELINGROVE PA 17870

## Document Receipt

---

Trans #	6173	Carrier / service:	USPS Server	First-Class Mail®	8/27/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

---

Ship to:

Beneficial Consumer

109 MONROE STREET#30

Tracking #: 71901140006000061657

Doc Ref #: 2015ED114

Postage 5.1300

SELINGROVE PA 17870

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



GREEN TREE SERVICING LLC  
vs.  
KOSLOSKY, ANDREW (et al.)

Case Number  
2014CV1162

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 114

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/04/2015 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### 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: Sherrey Evans

Relation: Clerk

Date: 8-27-15 Time: 10:30

Deputy: 4 Mileage:

### Attorney / Originator:

Name: THE LAW OFFICES OF GREGORY JAVARD

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX C

2014CV1162

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

GREEN TREE SERVICING LLC  
vs.  
KOSLOSKY, ANDREW (et al.)

Case Number  
2014CV1162

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

114

Warrant:

Notes:

SALE DATE & TIME: 11/04/2015 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia Co.

Primary Address: 11 WEST MAIN STREET  
2ND FLOOR  
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Martha Mathon

Relation: Clerk

Date: 8-27-15

Time: 10:34

Deputy: 4

Mileage:

### Attorney / Originator:

Name: THE LAW OFFICES OF GREGORY JAVARD

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2014CV1162

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

GREEN TREE SERVICING LLC  
vs.  
KOSLOSKY, ANDREW (et al.)

Case Number  
2014CV1162

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

114

Warrant:

Notes: SALE DATE & TIME: 11/04/2015 AT 9:00 AM  
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:

Connie Schwab

Relation:

Receptionist

Date:

8-27-15

Time:

12:00

Deputy:

4

Mileage:

### Attorney / Originator:

Name: THE LAW OFFICES OF GREGORY JAVARD

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

CENTRAL COLUMBIA SD

2014CV1162

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2014CV1162

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, NOVEMBER 04, 2015**  
**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 THAT CERTAIN piece, parcel or tract of land situate in the Schumacher Subdivision of Woods-Edge Estates, Section 2, in the Township of Orange, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:  
BEGINNING at a point on the Southerly right-of-way line of Circle Drive, said point being the  
Northwesterly corner of Lot No. 51; thence running along Lot No. 51 South 2° 36' 21" West, 161.75 feet to a point in line of Lot No. 57; thence running along Lot No. 57 South 88° 10' 13" West, 139.37 feet to a point being the Northeasterly corner of Lot No. 56, said point being the Southeasterly corner of Lot No. 53; thence running along Lot No. 53 North 5° 25' West, 156.69 feet to a point on the Southerly right-of-way line of Circle Drive; thence running along Circle Drive North 84° 35' East, 86.92 feet to a point; thence running along the following curve to the right, said curve having a delta angle of 8° 1' 21" a radius of 535.64 feet, a curve length of 75 feet and a long chord bearing of North 88° 35' 41" East, 74.94 feet to a point to the place of BEGINNING.  
CONTAINING 0.556 acres of land and being know and designated as Lot No. 52.  
BEING THE SAME PREMISES which Michael C. Blue and Becky L. Blue, husband and wife, by Deed dated October 25, 2002 and recorded October 25, 2002 in the Office of the Recorder of Deeds in and for Columbia County in Instrument No. 200212610, granted and conveyed unto Andrew J. Koslosky and Tara M. Koslosky, husband and wife.  
IMPROVEMENTS: RESIDENTIAL DWELLING.  
TAX PARCEL: 27-04A-031

PROPERTY ADDRESS: 3005 CIRCLE DRIVE, WOODS EDGE DEVELOPMENT, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 27,04A-031

Seized and taken into execution to be sold as the property of ANDREW KOSLOSKY, TARA KOSLOSKY, TARA KOSLOSKY in suit of GREEN TREE SERVICING LLC.

**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:  
THE LAW OFFICES OF GREGORY JAVARDIAN  
SOUTHAMPTON, PA

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

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

GREEN TREE SERVICING LLC

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

vs.

Andrew J. Koslosky  
Tara M. Koslosky

NO.: 2014-CV-1162

2015 - ED-114

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

Premises: 3005 Circle Drive, Bloomsburg, PA 17815

(See legal description attached.)

Amount Due

\$313,173.71

Interest from 4/14/15 to  
Date of Sale (\$51.48 per diem)

\$ \_\_\_\_\_

Total

\$ \_\_\_\_\_ Plus Cost \$ \_\_\_\_\_

as endorsed.

Barbara D. Silvestri (KPB)  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Dated 8/26/2015  
(Seal)

Prothonotary, Clerk of Sen. Courts

GREEN TREE SERVICING LLC

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

Andrew J. Koslosky  
Tara M. Koslosky

No.: 2014-CV-1162

2015-ED-114

AFFIDAVIT PURSUANT TO RULE 3129.1

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 located at 3005 Circle Drive, Bloomsburg, PA 17815:

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

Name

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

Andrew J. Koslosky

ATTORNEY FILE COPY 128 Matapex Plantation Lane  
Stevensville, MD 21666

Tara M. Koslosky

128 Matapex Plantation Lane  
Stevensville, MD 21666

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

Andrew J. Koslosky

128 Matapex Plantation Lane  
Stevensville, MD 21666

Tara M. Koslosky

128 Matapex Plantation Lane  
Stevensville, MD 21666

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

Name

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

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

Name

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

Plaintiff.

Beneficial CDC d/b/a Beneficial Mortgage Co.  
of PA

417 Central Road, Ste. 2  
Bloomsburg, PA 17815

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

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

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	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Columbia County Domestic Relations	11 West Main Street P.O. Box 380 Bloomsburg, PA 17815
------------------------------------	---

Columbia County Tax Claim Bureau	11 West Main Street Main Street County Annex P.O. Box 380 Bloomsburg, PA 17815
----------------------------------	---

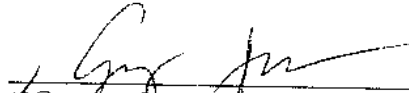
PA Department of Public Welfare Bureau of Child Support Enforcement	Health and Welfare Building – Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675
--	--

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	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Tenants/Occupants	3005 Circle Drive Bloomsburg, PA 17815
-------------------	---

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

  
\_\_\_\_\_  
☒ Gregory Javardian, Esquire Id. No. 55669  
☐ Mary F. Kennedy, Esquire Id. No. 77149  
☐ Meghan K. Boyle, Esquire Id. No. 201661  
☐ Sean P. Mays, Esquire Id. No. 307518  
Attorneys for Plaintiff

May 14, 2015

# REAL ESTATE OUTLINE

ED # 2015 ED 114

DATE RECEIVED 8-26-2015  
DOCKET AND INDEX 2014 CV 1162

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>1090</u>

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

SALE DATE Nov 14<sup>th</sup> TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

THE LAW  
*Offices of*

1310 Industrial Boulevard  
1st Floor, Suite 101  
Southampton, PA 18966

---

GREGORY JAVARDIAN

Phone: (215) 942-9690  
Fax: (215) 942-9695

May 14, 2015

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

Re: GREEN TREE SERVICING LLC  
v. Andrew J. Koslosky and Tara M. Koslosky  
No. 2014-CV-1162  
Premises: 3005 Circle Drive, Bloomsburg, PA 17815

Dear Sir/Madam:

I would appreciate your issuing a Writ of Execution on the captioned property and transmitting the appropriate documents to the Sheriff so that it can be placed on the next available Sheriff's Sale.

Enclosed are the necessary documents, together with a check to your order in the amount of \$25.00 and a check to the order of the Sheriff in the amount of \$1,350.00 in payment of costs and fees. Kindly return a time-stamped copy of the Praeceptum for Writ in the enclosed self-addressed stamped envelope.

Should you have any questions or need additional information, do not hesitate to contact me.

Very truly yours,



Pat Wilkins for  
Law Offices of Gregory Javardian

/pw  
enclosures

GREEN TREE SERVICING LLC

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

Andrew J. Koslosky  
Tara M. Koslosky

No.: 2014-CV-1162

2015-ED-114

**AFFIDAVIT PURSUANT TO RULE 3129.1**

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 located at 3005 Circle Drive, Bloomsburg, PA 17815:

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
Andrew J. Koslosky	128 Matapex Plantation Lane Stevensville, MD 21666
Tara M. Koslosky	128 Matapex Plantation Lane Stevensville, MD 21666

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

Andrew J. Koslosky	128 Matapex Plantation Lane Stevensville, MD 21666
Tara M. Koslosky	128 Matapex Plantation Lane Stevensville, MD 21666

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

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

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

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

Plaintiff.

Beneficial CDC d/b/a Beneficial Mortgage Co.  
of PA

417 Central Road, Ste. 2  
Bloomsburg, PA 17815



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

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

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	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Columbia County Domestic Relations	11 West Main Street P.O. Box 380 Bloomsburg, PA 17815
------------------------------------	---

Columbia County Tax Claim Bureau	11 West Main Street Main Street County Annex P.O. Box 380 Bloomsburg, PA 17815
----------------------------------	---

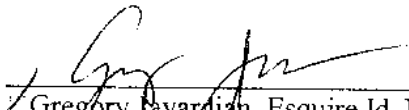
PA Department of Public Welfare Bureau of Child Support Enforcement	Health and Welfare Building – Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675
--	--

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	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Tenants/Occupants	3005 Circle Drive Bloomsburg, PA 17815
-------------------	---

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

  
\_\_\_\_\_  
☒ Gregory Javardian, Esquire Id. No. 55669  
☐ Mary F. Kennedy, Esquire Id. No. 77149  
☐ Meghan K. Boyle, Esquire Id. No. 201661  
☐ Sean P. Mays, Esquire Id. No. 307518  
Attorneys for Plaintiff

May 14, 2015

LAW OFFICES OF GREGORY JAVARDIAN  
GREGORY JAVARDIAN, ESQUIRE Id. No. 55669  
MARY F. KENNEDY, ESQUIRE Id. No. 77149  
MEGHAN K. BOYLE, ESQUIRE Id. No. 201661  
SEAN P. MAYS, ESQUIRE Id. No. 307518  
1310 INDUSTRIAL BOULEVARD  
1st Floor, SUITE 101  
SOUTHAMPTON, PA 18966  
(215) 942-9690

GREEN TREE SERVICING LLC

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

Andrew J. Koslosky  
Tara M. Koslosky

No.: 2014-CV-1162

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO: Andrew J. Koslosky  
Tara M. Koslosky  
128 Matapex Plantation Lane  
Stevensville, MD 21666**

Your house (real estate) at 3005 Circle Drive, Bloomsburg, PA 17815, is scheduled to be sold at Sheriff's Sale on Nov. 14 2015 at 9:00, in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$313,173.71, obtained by **GREEN TREE SERVICING LLC**, against you.

**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 payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **(215) 942-9690**.
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 (215) 942-9690.
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 Law Offices of Gregory Javardian at (215) 942-9690.
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. 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.
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.**

**NORTH PENN LEGAL SERVICES  
168 EAST 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
TELEPHONE: (570) 784-8760**

ALL THAT CERTAIN piece, parcel or tract of land situate in the Schumacher Subdivision of Woods-Edge Estates, Section 2, in the Township of Orange, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southerly right-of-way line of Circle Drive, said point being the Northwestern corner of Lot No. 51; thence running along Lot No. 51 South  $2^{\circ} 36' 21''$  West, 161.75 feet to a point in line of Lot No. 57; thence running along Lot No. 57 South  $88^{\circ} 10' 13''$  West, 139.37 feet to a point being the Northeasterly corner of Lot No. 56, said point being the Southeasterly corner of Lot No. 53; thence running along Lot No. 53 North  $5^{\circ} 25'$  West, 156.69 feet to a point on the Southerly right-of-way line of Circle Drive; thence running along Circle Drive North  $84^{\circ} 35'$  East, 86.92 feet to a point; thence running along the following curve to the right, said curve having a delta angle of  $8^{\circ} 1' 21''$  a radius of 535.64 feet, a curve length of 75 feet and a long chord bearing of North  $88^{\circ} 35' 41''$  East, 74.94 feet to a point to the place of BEGINNING.

CONTAINING 0.556 acres of land and being know and designated as Lot No. 52.

BEING THE SAME PREMISES which Michael C. Blue and Becky L. Blue, husband and wife, by Deed dated October 25, 2002 and recorded October 25, 2002 in the Office of the Recorder of Deeds in and for Columbia County in Instrument No. 200212610, granted and conveyed unto Andrew J. Koslosky and Tara M. Koslosky, husband and wife.

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 27-04A-031

LAW OFFICES OF GREGORY JAVARDIAN  
GREGORY JAVARDIAN, ESQUIRE Id. No. 55669  
MARY F. KENNEDY, ESQUIRE Id. No. 77149  
MEGHAN K. BOYLE, ESQUIRE Id. No. 201661  
SEAN P. MAYS, ESQUIRE Id. No. 307518  
1310 INDUSTRIAL BOULEVARD  
1st Floor, SUITE 101  
SOUTHAMPTON, PA 18966  
(215) 942-9690

GREEN TREE SERVICING LLC

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

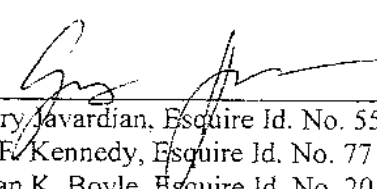
Andrew J. Koslosky  
Tara M. Koslosky

No.: 2014-CV-1162

**CERTIFICATION TO SHERIFF OF COLUMBIA COUNTY  
AS TO THE SALE OF REAL ESTATE**

I hereby certify that I am the attorney for the Plaintiff in this Mortgage Foreclosure Action and further certify this Property is:

- ☐ FHA
- ☐ Tenant Occupied
- ☐ Vacant
- ☐ Commercial
- ☐ As a result of Complaint in Assumpsit
- ☒ Act 6 and/or Act 91 complied with

  
\_\_\_\_\_  
☒ Gregory Javardian, Esquire Id. No. 55669  
☐ Mary F. Kennedy, Esquire Id. No. 77149  
☐ Meghan K. Boyle, Esquire Id. No. 201661  
☐ Sean P. Mays, Esquire Id. No. 307518  
Attorneys for Plaintiff

GREEN TREE SERVICING LLC

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

Plaintiff

vs.

CIVIL ACTION – LAW

Andrew J. Koslosky  
Tara M. Koslosky

IN MORTGAGE FORECLOSURE

No.: 2014-CV-1162

Defendant(s)

AFFIDAVIT OF NON-MILITARY SERVICE AND  
CERTIFICATION OF LAST KNOWN ADDRESS  
OF DEFENDANTS AND PLAINTIFF

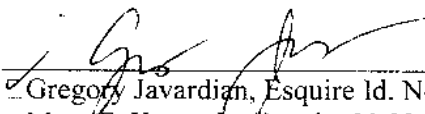
The undersigned, being duly sworn according to law, deposes and says this affidavit is made on behalf of the above plaintiff, being authorized to do so, and it is averred that:

(a) Andrew J. Koslosky is over 21 years of age, resides at 128 Matapex Plantation Lane, Stevensville, MD 21666;

(b) Tara M. Koslosky is over 21 years of age, resides at 128 Matapex Plantation Lane, Stevensville, MD 21666;

(c) Plaintiff, GREEN TREE SERVICING LLC, is an institution conducting business under the Laws of the Commonwealth of Pennsylvania with an address of 345 ST. PETER STREET, 1100 LANDMARK TOWERS, ST. PAUL, MN 55102

Deponent further avers that none of the above is within the protection of the Soldiers' and Sailors' Civil Relief Act of 1940, together with the amendments thereto.

  
\_\_\_\_\_  
Gregory Javardian, Esquire Id. No. 55669  
Mary F. Kennedy, Esquire Id. No. 77149  
Meghan K. Boyle, Esquire Id. No. 201661  
Sean P. Mays, Esquire Id. No. 307518  
Attorneys for Plaintiff

ALL THAT CERTAIN piece, parcel or tract of land situate in the Schumacher Subdivision of Woods-Edge Estates, Section 2, in the Township of Orange, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southerly right-of-way line of Circle Drive, said point being the Northwestern corner of Lot No. 51; thence running along Lot No. 51 South  $2^{\circ} 36' 21''$  West, 161.75 feet to a point in line of Lot No. 57; thence running along Lot No. 57 South  $88^{\circ} 10' 13''$  West, 139.37 feet to a point being the Northeasterly corner of Lot No. 56, said point being the Southeasterly corner of Lot No. 53; thence running along Lot No. 53 North  $5^{\circ} 25'$  West, 156.69 feet to a point on the Southerly right-of-way line of Circle Drive; thence running along Circle Drive North  $84^{\circ} 35'$  East, 86.92 feet to a point; thence running along the following curve to the right, said curve having a delta angle of  $8^{\circ} 1' 21''$  a radius of 535.64 feet, a curve length of 75 feet and a long chord bearing of North  $88^{\circ} 35' 41''$  East, 74.94 feet to a point to the place of BEGINNING.

CONTAINING 0.556 acres of land and being know and designated as Lot No. 52.

BEING THE SAME PREMISES which Michael C. Blue and Becky L. Blue, husband and wife, by Deed dated October 25, 2002 and recorded October 25, 2002 in the Office of the Recorder of Deeds in and for Columbia County in Instrument No. 200212610, granted and conveyed unto Andrew J. Koslosky and Tara M. Koslosky, husband and wife.

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 27-04A-031

**SHORT DESCRIPTION**

**DOCKET NO:** 2014-CV-1162

ALL THAT CERTAIN lot or piece of ground situate in Orange Township, County of Columbia and Commonwealth of Pennsylvania.

**TAX PARCEL NO:** 27-04A-031

**PROPERTY ADDRESS** 3005 Circle Drive  
Bloomsburg, PA 17815

**IMPROVEMENTS:** a Residential Dwelling

**SOLD AS THE PROPERTY OF:** Andrew J. Koslosky  
Tara M. Koslosky

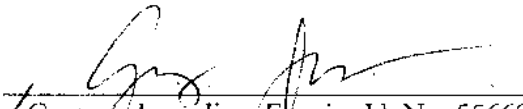
**ATTORNEY'S NAME:** Law Offices of Gregory Javardian

**SHERIFF'S NAME:** Timothy T. Chamberlain



WAIVER OF WATCHMAN

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

  
\_\_\_\_\_  
Gregory Javardian, Esquire Id. No. 55669  
Mary F. Kennedy, Esquire Id. No. 77149  
Meghan K. Boyle, Esquire Id. No. 201661  
Sean P. Mays, Esquire Id. No. 307518  
Attorneys for Plaintiff

**SHERIFF'S RETURN OF SERVICE  
COLUMBIA COUNTY**

**PLAINTIFF**  
**GREEN TREE SERVICING LLC**

**COURT NO.:** 2014-CV-1162

**DEFENDANT**  
**Andrew J. Koslosky**  
**Tara M. Koslosky**

**TYPE OF ACTION**  
  
**XX Notice of Sheriff's Sale**

**SERVE AT:**  
**3005 Circle Drive**  
**Bloomsburg, PA 17815**

**SALE DATE:**

PLEASE POST SHERIFF'S HAND BILL.

**SERVED**

Served and made known to \_\_\_\_\_, Defendant, on the \_\_\_\_ day of \_\_\_\_\_, 2012, at \_\_\_\_\_, o'clock \_\_. M., at \_\_\_\_\_, Commonwealth of Pennsylvania, in the manner described below:

- ☐ Defendant personally served.  
☐ Adult family member with whom Defendant(s) reside(s).  
    Relationship is \_\_\_\_\_.  
☐ Adult in charge of Defendant's residence who refused to give name or relationship.  
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).  
☐ Agent or person in charge of Defendant's office or usual place of business.  
☐ \_\_\_\_\_ an officer of said Defendant's company.  
☐ Other: \_\_\_\_\_.

Description: Age \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_ Other \_\_\_\_\_

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

On the \_\_\_\_ day of \_\_\_\_\_, 2012, at \_\_\_\_ o'clock \_\_. M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: \_\_\_\_\_

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

**ATTORNEY FOR PLAINTIFF**  
**LAW OFFICES OF GREGORY JAVARDIAN**  
1310 Industrial Boulevard, Suite 101  
Southampton, PA 18966  
(215) 942-9690

## Document Receipt

---

Trans #	6169	Carrier / service:	USPS Server	First-Class Mail®	8/26/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

---

Ship to:

TARA KOSLOSKY

128 MATAPEX PLANTATION LANE

Tracking #: 71901140006000061619

Doc Ref #: 2015ED114

Postage 5.1300

STEVENSVILLE MD 21666

## Document Receipt

---

Trans #	6168	Carrier / service:	USPS Server	First-Class Mail®	8/26/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

---

Ship to:

ANDREW KOSLOSKY

128 MATAPEX PLANTION LANE

Tracking #: 71901140006000061802

Doc Ref #: 2015ED114

Postage 5.1300

STEVENSVILLE MD 21666

## Document Receipt

---

Trans #	6168	Carrier / service:	USPS Server	First-Class Mail®	8/26/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

---

Ship to:

ANDREW KOSLOSKY

128 MATAPEX PLANTION LANE

Tracking #: 71901140006000061602

Doc Ref #: 2015ED114

Postage 5.1300

STEVENSVILLE MD 21666

## Document Receipt

---

Trans #	6167	Carrier / service:	USPS Server	First-Class Mail®	8/26/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

---

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000061596

Doc Ref #: 2015ED114

Postage 5.1300

PHILADELPHIA PA 19106

## Document Receipt

---

Trans #	6166	Carrier / service:	USPS Server	First-Class Mail®	8/26/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION900 MARKET STREET 5TH FLOOR  
ROBERT N.C NIX FEDERAL BUILDING

Tracking #: 71901140006000061589

Doc Ref #: 2015ED114

Postage 5.1300

PHILADELPHIA PA 19107

## Document Receipt

---

Trans #	6165	Carrier / service:	USPS Server	First-Class Mail®	8/26/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

---

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000061572

Doc Ref #: 2015ED114

Postage 5.1300

HARRISBURG PA 17105

114



## Document Receipt

---

Trans #	6163	Carrier / service:	USPS Server	First-Class Mail®	8/26/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000061558

Doc Ref #: 2015ED114

Postage 5.1300

HARRISBURG PA 17128

## Document Receipt

---

Trans #	6169	Carrier / service:	USPS Server	First-Class Mail®	8/26/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

---

Ship to:

TARA KOSLOSKY

128 MATAPEX PLANTATION LANE

STEVENSVILLE MD 21666

Tracking #:	71901140006000061819
Doc Ref #:	2015ED114
Postage	5.1300

LAW OFFICES OF GREGORY JAVARDIAN  
GREGORY JAVARDIAN, ESQUIRE Id. No. 55669  
MARY F. KENNEDY, ESQUIRE Id. No. 77149  
MEGHAN K. BOYLE, ESQUIRE Id. No. 201661  
SEAN P. MAYS, ESQUIRE Id. No. 307518  
1310 INDUSTRIAL BOULEVARD  
1st Floor, SUITE 101  
SOUTHAMPTON, PA 18966  
(215) 942-9690

GREEN TREE SERVICING LLC

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

Andrew J. Koslosky  
Tara M. Koslosky

No.: 2014-CV-1162

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO: Andrew J. Koslosky  
Tara M. Koslosky  
128 Matapex Plantation Lane  
Stevensville, MD 21666**

Your house (real estate) at 3005 Circle Drive, Bloomsburg, PA 17815, is scheduled to be sold at Sheriff's Sale on Nov. 14, 2015 at 9:00, in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$313,173.71, obtained by **GREEN TREE SERVICING LLC**, against you.

**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 payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **(215) 942-9690**.
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 (215) 942-9690.
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 Law Offices of Gregory Javardian at (215) 942-9690.
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. 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.
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.**

**NORTH PENN LEGAL SERVICES  
168 EAST 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
TELEPHONE: (570) 784-8760**

ALL THAT CERTAIN piece, parcel or tract of land situate in the Schumacher Subdivision of Woods-Edge Estates, Section 2, in the Township of Orange, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southerly right-of-way line of Circle Drive, said point being the Northwesterly corner of Lot No. 51; thence running along Lot No. 51 South  $2^{\circ} 36' 21''$  West, 161.75 feet to a point in line of Lot No. 57; thence running along Lot No. 57 South  $88^{\circ} 10' 13''$  West, 139.37 feet to a point being the Northeasterly corner of Lot No. 56, said point being the Southeasterly corner of Lot No. 53; thence running along Lot No. 53 North  $5^{\circ} 25'$  West, 156.69 feet to a point on the Southerly right-of-way line of Circle Drive; thence running along Circle Drive North  $84^{\circ} 35'$  East, 86.92 feet to a point; thence running along the following curve to the right, said curve having a delta angle of  $8^{\circ} 1' 21''$  a radius of 535.64 feet, a curve length of 75 feet and a long chord bearing of North  $88^{\circ} 35' 41''$  East, 74.94 feet to a point to the place of BEGINNING.

CONTAINING 0.556 acres of land and being know and designated as Lot No. 52.

BEING THE SAME PREMISES which Michael C. Blue and Becky L. Blue, husband and wife, by Deed dated October 25, 2002 and recorded October 25, 2002 in the Office of the Recorder of Deeds in and for Columbia County in Instrument No. 200212610, granted and conveyed unto Andrew J. Koslosky and Tara M. Koslosky, husband and wife.

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 27-04A-031

THE LAW OFFICE OF GREGORY JAVARDIAN LLC

PA IOLTA BOARD  
ESCROW ACCOUNT  
1310 INDUSTRIAL BLVD., STE. 101  
SOUTH HAMPTON, PA 18966  
(215) 942-9690

**FIRSTTRUST**

800.220.BANK / firsttrust.com

3-7380-2360

1090

8/21/2015

PAY TO THE ORDER OF Sheriff of Columbia County

\$ \*\*1,350.00

One Thousand Three Hundred Fifty and 00/100\*\*\*\*\*

DOLLARS

Sheriff of Columbia County

MEMO

GT v. KOSLOSKY, Andrew



*[Handwritten Signature]*  
AUTHORIZED SIGNATURE

⑈001090⑈ ⑆236073801⑆ 80 00089628⑈