

LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

SUITE 2080
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 303
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 499
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914)-636-8900
FAX (914)-636-8901
Also servicing Connecticut

SUITE 100
8101 SANDY SPRING ROAD
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia
and Virginia

September 22, 2010

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY **
MARGARET GAIRO **
LISA L. WALLACE††
DIBORAH K. CURRAN±±
LAURA H.G. O'SULLIVAN±±
GAYL C. SPIVAK**=
FRANK DUBIN **
ANDREW L. MARKOWITZ **
HEIDI R. SPIVAK*
SCOTT TAGGART*
MARISA COHEN*
KATHERINE SANTANGINI^^
JASON BROOKS †
STEPHANIE H. HURLEY**
DIANN GREEN <
MATTHEW CONNOR*
FAITH MIROS †<
ERIN BRADY**
AARON D. NEAL**
KEVIN T. MCQUAIL **
RUHI MIRZA >

** Licensed in PA
< Licensed in PA & NJ
** Licensed in PA & NY
< Licensed in NY
** Licensed in NJ
> Licensed in PA & WA
*** Licensed in PA, NJ & NY
** Licensed in NY & CT
* Licensed in MD & DC
** Licensed in MD
† Managing Attorney for NY
< Managing Attorney for MD
** Managing Attorney for NJ
< Licensed in VA
†† Licensed in CT & NJ
^^ Licensed in MD & VA

Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2006-E, Home Equity Mortgage Loan Assct-Backed Certificates, Series INABS 2006-E under Pooling and Servicing agreement dated Dec 1, 2006
vs.
John J. Nagy and Sandra L. Nagy fka Sandra L. Bruno
Columbia County, Court of Common Pleas, No. 2009-cv-1182
Action in Mortgage Foreclosure
Premises: 74 Service Lane, Bloomsburg, Pennsylvania 17815
Date of Sheriff's Sale: March 24, 2010

Dear Sheriff:

Enclosed please find the items necessary to complete the corrective deed, the prior deed, as well as two completed Realty Transfer Tax Statement of Value forms. The closing is scheduled for October 8, 2010, and the corrective deed is needed prior to that date.

Please be advised that title to this property should be transferred to **Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2006-E, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2006-E under Pooling and Servicing agreement dated Dec 1, 2006, 888 East Walnut Street, Pasadena, California 91101** in the deed poll.

If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

Very truly yours,

Nanor Arabatlian
Legal Assistant

/nan
Enclosures

*This is a communication from a debt collector.
This letter may be an attempt to collect a debt and any information obtained will be used for that purpose.*

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September 24, 2010

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- ** Licensed in PA, NJ & NY
- ** Licensed in NY & CT
- ** Licensed in MD & DC
- ** Licensed in MD
- ** Managing Attorney for NY
- ** Managing Attorney for MD
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Columbia County, Court of Common Pleas, No. 2009-cv-1182
Action in Mortgage Foreclosure
Premises: 74 Service Lane, Bloomsburg, Pennsylvania 17815
Date of Sheriff's Sale: March 24, 2010

Dear Sheriff:

Enclosed please find a check in the amount of \$55.00 to cover the balance due.

If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

Very truly yours,


Nanor Araballian
Legal Assistant

/nan
Enclosures

163-09



pennsylvania

DEPARTMENT OF REVENUE

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

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name	Telephone Number:		
Terrence J. McCabe	(215) 790-1010		
Mailing Address	City	State	ZIP Code
123 South Broad Street, Suite 2080	Philadelphia	PA	19109

B. TRANSFER DATA

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

C. Date of Acceptance of Document

Grantee(s)/Lessee(s)	State	ZIP Code
Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS-2006-E; Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2006-E under the Pooling and Servicing agreement dated Dec 1, 2006	CA	91101
Mailing Address	City	
888 East Walnut Street	Pasadena	

D. REAL ESTATE LOCATION

Street Address	City, Township, Borough	
74 Service Lane	Township of Hemlock	
County	School District	Tax Parcel Number
Columbia		18-07-003-05

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? Y N

1. Actual Cash Consideration 86,950.00	2. Other Consideration + 0.00	3. Total Consideration = 86,950.00
4. County Assessed Value 54,998.00	5. Common Level Ratio Factor X 3.69	6. Fair Market Value = 202,942.62

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 100.00	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	---	---

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.) This property was sold as Sheriff's sale on March 24, 2010 to

Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2006-E, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2006-E under the Pooling and Servicing agreement dated Dec 1, 2006, a mortgage provider in default and is, therefore, tax exempt

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

9/22/10

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

McCABE, WEISBERG & CONWAY, P.C.
ATTORNEYS AT LAW
123 S. BROAD STREET SUITE 2080
PHILADELPHIA, PA 19109



125920

NUMBER

PAY: Fifty Five ***** 00/100

DATE Sep 24/2010 AMOUNT \$55.00

ATTORNEY'S ACCOUNT
VOID AFTER 90 DAYS

TO THE ORDER OF Sheriff of Columbia County

Marc A. Weisberg

Balance Due Sheriff Corrective Deed 293-0227 Nagy

⑈ 1 259 20 ⑈ ⑆ 031000503 ⑆ 2000012430048 ⑈

125708

MCCABE, WEISBERG & CONWAY, P.C.
ATTORNEYS AT LAW
123 S. BROAD STREET SUITE 2080
PHILADELPHIA, PA 19109



NUMBER

PAY: *** Seventy Five *****

DATE 00/100

AMOUNT

Sep 22, 2010 \$75.00

ATTORNEY'S ACCOUNT
VOID AFTER 90 DAYS

Sheriff of Columbia County

TO THE
ORDER
OF

Thomas J. McCabe

Recording of Deed Corrective 293-0227 Nagy

⑈ 125708 ⑈ ⑆031000503⑆ 2000012430048 ⑈

SHERIFF'S SALE COST SHEET

Care West Bank vs. John + Sandra Nagy
 NO. 153-09 ED NO. 1182-07 JD DATE/TIME OF SALE Mar 24 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>270.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>68.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>8.00</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>9.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>543.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>100.00</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>125.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>55.00</u>	
TOTAL *****		\$ <u>65.00</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>651.77</u>	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>528.52</u>	
TOTAL *****		\$ <u>654.39</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>0.00</u>

SURCHARGE FEE (DSTE)	\$ <u>190.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>190.00</u>

TOTAL COSTS (OPENING BID) \$ 8590.65

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
B. Received by (Printed Name) Agent Addressee
C. Date of Delivery
OCT 08 2009
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

107 0220 0000 1020 3938
102595-02-M-1540 Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
B. Received by (Printed Name) Agent Addressee
C. Date of Delivery
OCT 13 2009
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

2475 ADDO STR 280
OCT 13 2009

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

107 0220 0000 1020 3938
102595-02-M-1540 Return Receipt

SENDER: COMPLETE THIS SECTION

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
B. Received by (Printed Name) Agent Addressee
C. Date of Delivery
OCT 08 2009
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

108 1830 0002 2802 2526
102595-02-M-1540 Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
B. Received by (Printed Name) Agent Addressee
C. Date of Delivery
10/14/09
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

108 1830 0002 2802 2533

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

108 1830 0002 2802 2533
102595-02-M-1540 Return Receipt

COMPLETE THIS SECTION ON DELIVERY

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
B. Received by (Printed Name) Agent Addressee
C. Date of Delivery
OCT 13 2009
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

109 0000 1020 3884
102595-02-M-1540 Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
B. Received by (Printed Name) Agent Addressee
C. Date of Delivery
OCT 13 2009
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

109 0000 1020 3914

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

109 0000 1020 3914
102595-02-M-1540 Return Receipt

SENDER: COMPLETE THIS SECTION

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
B. Received by (Printed Name) Agent Addressee
C. Date of Delivery
OCT 13 2009
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

7007 0220 0000 1020 3914
102595-02-M-1540 Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
B. Received by (Printed Name) Agent Addressee
C. Date of Delivery
OCT 13 2009
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

7008 1830 0002 2802 254

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

7008 1830 0002 2802 254
102595-02-M-1540 Return Receipt

COMPLETE THIS SECTION ON DELIVERY

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

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

One west bank vs John + Sandra Wasy

NO. 163-09 ED NO. 1182-09 JD

DATE/TIME OF SALE: Mar 24 2:00

BID PRICE (INCLUDES COST) \$ 85,000.00

POUNDAGE - 2% OF BID \$ 1,700.00

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John Wasy

TOTAL DUE: \$ 105,400.63

LESS DEPOSIT: \$ 26,000.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 85,400.63

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April 26, 2010

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vs.

John J. Nagy and Sandra L. Nagy fka Sandra L. Bruno
Columbia County, Court of Common Pleas, No. 2009-cv-1182
Action in Mortgage Foreclosure
Premises: 74 Service Lane, Bloomsburg, Pennsylvania 17815
Date of Sheriff's Sale: March 24, 2010.

To whom it may concern:

Please be advised that enclosed are the two assignment of mortgages that are necessary for the Sheriff's deed to be recorded.

Very Truly Yours,


Nanor Arabatlian

/s/ nan
enclosures

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Columbia County, Court of Common Pleas, No. 2009-cv-1182
Action in Mortgage Foreclosure
Premises: 74 Service Lane, Bloomsburg, Pennsylvania 17815
Date of Sheriff's Sale: March 24, 2010

Dear Sheriff:

Enclosed please find the items necessary to complete settlement, as well as two completed Realty Transfer Tax Statement of Value forms.

Please be advised that title to this property should be transferred to **Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2006-E, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2006-E under Pooling and Servicing agreement dated Dec 1, 2006, 888 East Walnut Street, Pasadena, California 91101** in the deed poll.

If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

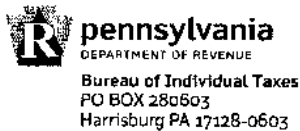
Very truly yours,

Nanor Arabatlian
Legal Assistant



/nan
Enclosures

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REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

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

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

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

Name Terrence J. McCabe, Esquire		Telephone Number: (215) 790-1010	
Street Address 123 South Broad Street, Ste. 2080		City Philadelphia	State ZIP Code PA 19109

B. TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s) Sheriff of Columbia County		Grantee(s)/Lessee(s) Deutsche Bank National Trust Company, as Trust of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2006-E, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2006-E under Pooling and Servicing agreement dated Dec 1, 2006	
Street Address 35 West Main Street		Street Address 888 East Walnut Street	
City Bloomsburg	State PA	ZIP Code 17518	City State ZIP Code Pasadena CA 91101

C. REAL ESTATE LOCATION

Street Address 74 Service Lane		City, Township, Borough Township of Hemlock	
County Columbia	School District	Tax Parcel Number 18-07-003-05	

D. VALUATION DATA

1. Actual Cash Consideration 86,950.00	2. Other Consideration + 0.00	3. Total Consideration = 86,950.00
4. County Assessed Value 54,998.00	5. Common Level Ratio Factor X 3.69	6. Fair Market Value = 202,942.62

E. EXEMPTION DATA

1a. Amount of Exemption Claimed 100.00	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	---	---

2. Check Appropriate Box Below for Exemption Claimed

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

This property was sold at Sheriff's sale on March 24, 2010 to Deutsche Bank National Trust Company, as Trust of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2006-E, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2006-E under Pooling and Servicing agreement dated Dec 1, 2006, a mortgage holder in default and is, therefore, tax exempt.

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 4/26/10
---	-----------------

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

LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

SUITE 2080
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 303
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 499
145 HUGUBNOT STREET
NEW ROCHELLE, NY 10801
(914)-636-8900
FAX (914)-636-8901
Also servicing Connecticut

SUITE 100
8101 SANDY SPRING ROAD
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia
and Virginia

March 22, 2010

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY **
MARGARET GAIRO **
LISA L. WALLACE+†
DEBORAH K. CURRAN**
LAURA H.G. O'SULLIVAN**
GAYL C. SPIVAK**
FRANK DUBIN **
ANDREW L. MARKOWITZ **
HEIDI R. SPIVAK*
SCOTT TAGGART*
MARISA COHEN*
KATHERINE SANTANGINI^^
JASON BROOKS †
STEPHANIE H. HURLEY**
DIANN GREEN <
MATTHEW CONNOR*
FAITH MIROS <†
ERIN BRADY**
AARON D. NEAL**
KEVIN T. MCQUAIL **
RUHI MIRZA **

** Licensed in PA
* Licensed in PA & NJ
** Licensed in PA & NY
< Licensed in NY
<< Licensed in NJ
+ Licensed in PA & WA
*** Licensed in PA, NJ & NY
† Licensed in NY & CT
- Licensed in MD & DC
** Licensed in MD
- Managing Attorney for NY
- Managing Attorney for MD
= Managing Attorney for NJ
< Licensed in VA
<< Licensed in CT & NJ
** Licensed in MD & VA

John Flick, Esquire
41 South Market Street
Bloomsburg, PA 17815

Re: Indymac Federal Bank FSB

vs.

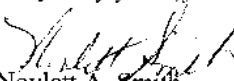
John J. Nagy and Sandra L. Nagy fka Sandra L. Bruno
Columbia County; Court of Common Pleas; No. 2009-cv-1182
Premises: 74 Service Lane, Bloomsburg, Pennsylvania 17815
Date of Sheriff's Sale: March 23, 2010

Dear Mr. Flick:

This will serve as confirmation that you will be protecting the interests of our client Indymac Federal Bank FSB, who is the executing creditor, at the Columbia County Sheriff's Sale scheduled for March 24, 2010 at 09:30 a.m. Please be advised that you are authorized to bid on behalf of Indymac Federal Bank FSB, a maximum bid of **\$191,300.00** at this sale.

Please advise our office of the outcome of the sale. If you have any questions or are in need of any further information, please contact me. Thank you for your courtesy and cooperation.

Very truly yours,


Novlett A. Smith
Legal Assistant

Kindly acknowledge receipt of this fax by signing and returning below. Thank you.

DATE

*This is a communication from a debt collector.
This letter may be an attempt to collect a debt and any information obtained will be used for that purpose.*

Columbia County

Foreclosure Sale Bidding Instructions

CLIENT OneWest Bank, FSB CLIENT LOAN NUMBER 1008585810
 BORROWER NAME SANDRA L NAGY SALE DATE 3/24/2010
 PROPERTY ADDRESS 74 SERVICE LN BLOOMSBURG, PA 17815
 LOAN TYPE Conventional Uninsured INSURER _____ % _____
 INVESTOR NAME DEUTSCHE BANK INVESTOR CODE 754
 MARKET VALUE \$255,000.00

3/24

NO
ALI

TOTAL DEBT BREAKDOWN

SYSTEM TOTALS		CREDITS (IF APPLICABLE)	
PRINCIPAL BALANCE	\$ 202,911.30	ESCROW BALANCE	\$ -
INTEREST TO 3/24/2010	\$ 17,708.42	SUSPENSE BALANCE	\$ -
ACTUAL S/S ADVANCES	\$ 4,598.14	REPL RESERVE BAL.	\$ -
OVS FEES AND COSTS	\$ -	RESTRICTED ESC BAL.	\$ -
LATE CHARGES	\$ 792.60		
NSF FEES	\$ -		
OTHER FEES	\$ -		
ESCROW ADVANCE	\$ 4,537.00	TOTAL DEBT	\$230,547.46
BPO CHARGES	\$ -		

82

IF TAXES NEED TO BE PAID PRIOR TO THE FORECLOSURE SALE, PLEASE NOTIFY OUR OFFICE IMMEDIATELY.

IF YOUR OFFICE IS AWARE OF A TRANSFER OF TAX LIEN OR AN IRS LIEN IS PRESENT, PLEASE NOTIFY OUR OFFICE IMMEDIATELY.

IF TRANSFER OF TAXES OR SHERIFF'S COST APPLY, PLEASE BEGIN BIDDING AT THE MINIMUM ALLOWABLE AMOUNT INCREASING INCREMENTALLY AS ALLOWED BY YOUR STATE, NOT TO EXCEED THE MAXIMUM BID AMOUNT PROVIDED BELOW.

NO MI. PLEASE BID SPECIFIED AMOUNT \$191,250.00. DO NOT ADD FEES AND COSTS.

SHOULD THE STATE ALLOWABLE BID AMOUNT BE LESS THAN THE MAXIMUM BID AMOUNT PROVIDED ABOVE, PLEASE CONTACT OUR OFFICE IMMEDIATELY FOR INSTRUCTIONS ON HOW TO PROCEED.

DF

PLEASE NOTE: SALES RESULTS MUST BE PROVIDED VIA PROCESS MANAGEMENT WITHIN 24 HOURS OF THE SALE SO AS TO AVOID ANY POTENTIAL LATE NOTIFICATION PENALTIES.

Fax Log for
Mar 22 2010 6:05p

Last Transaction

Date	Time	Type	Station ID	Duration	Pages	Result
Mar 22	06:04p	Fax Sent	915703871477	1:02	3	OK

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

One West Bank vs John + Sandra Wasy

NO. 163-09 ED NO. 1182-09 JD

DATE/TIME OF SALE: Mar 24 0900

BID PRICE (INCLUDES COST) \$ 85,000.00

POUNDAGE 2% OF BID \$ 1,700.00

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ 750.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John Wasy

TOTAL DUE: \$ 105,40.63

LESS DEPOSIT: \$ 26,00.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 85,40.63

SHERIFF'S SALE COST SHEET

One west Bank vs. John & Sandra Nasby
NO. 163-09 ED NO. 1182-09 JD DATE/TIME OF SALE Mar 24 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	<u>\$ 270.00</u>	
LEVY (PER PARCEL)	\$15.00	
MAILING COSTS	<u>\$ 68,50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	<u>\$ 8,00</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>\$ 9,00</u>	
NOTARY	<u>\$ 15,00</u>	
TOTAL *****		<u>\$ 543.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	<u>\$ 1026,24</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		<u>\$ 1251,24</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	<u>\$ 55,00</u>	
TOTAL *****		<u>\$ 65,00</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	<u>\$ 659,77</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	<u>\$ 581,62</u>	
TOTAL *****		<u>\$ 6541,39</u>

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)		<u>\$ 190,00</u>
MISC.	\$	
	\$	
TOTAL *****		<u>\$ -0-</u>

TOTAL COSTS (OPENING BID) \$ 8590,63

85,000

MCCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW
FIRST UNION BUILDING
123 S. BROAD STREET SUITE 2080
PHILADELPHIA, PA 19109



WACHOVIA
3-50/310

45889

NUMBER

PAY: Eight Thousand Five Hundred Forty *****

DATE Apr 20/2010 \$8,540.63

AMOUNT 63/100

TO THE ORDER OF Sheriff of Columbia County

ESCROW TRUST
VOID AFTER 90 DAYS

Balance Due Sheriff Nagy, Sandra 293-0227

Marcus J. Weisberg

⑆045889⑆ ⑆031000503⑆ 200001243002⑆

THE FRONT SPACING BETWEEN ANY TWO CHARACTERS MUST BE EQUAL TO THE SPACING BETWEEN THE CHARACTERS "1000" IN THIS STRING.



County 024

PARCEL ID 18-07-000-05-000

TAX YEAR 2010

ALTERNATE ID:

EFFECTIVE DATE:

Year Authority Fund

Year	Authority	Fund	Base	Interest	Penalty	Other	Posting	Total Amount
2008	PRIM		2,412.07	278.60	241.21	45.00		2,976.88
2009	PRIM		2,493.73	41.16	249.37	45.00		2,829.26
Total			4,905.80	319.76	490.58	90.00		5,806.14

2,976.88

40 * 43 * — interest

30 * * — Posting

5 * * — Tax Cert.

004

5,806.14
 April amount

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 2080
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

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WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 499
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914)-636-8900
FAX (914)-636-8901
Also servicing Connecticut

SUITE 100
8101 SANDY SPRING ROAD
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia
and Virginia

February 9, 2010

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY**
MARGARET GAIRO**
LISA L. WALLACE†
DEBORAH K. CURRAN±
LAURA H.G. O'SULLIVAN±
GAYL C. SPIVAK**
FRANK DUBIN**
ANDREW L. MARKOWITZ**
HEIDI R. SPIVAK*
SCOTT TAGGART*
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JASON BROOKS†
STEPHANIE H. HURLEY**
DIANN GREEN‡
MATTHEW CONNOR*
FAITH MIROS‡
THOMAS K. TESSMER‡
BRIN BRADY**
AARON D. NEAL**
KEVIN T. MCQUAIL**

** Licensed in PA
* Licensed in PA & NJ
** Licensed in PA & NY
^ Licensed in NY
** Licensed in NJ
* Licensed in PA & WA
*** Licensed in PA, NJ & NY
† Licensed in NY & CT
‡ Licensed in MD & DC
± Licensed in MD
* Managing Attorney for NY
± Managing Attorney for MD
‡ Managing Attorney for NJ
< Licensed in VA
< Licensed in CT & NJ

Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

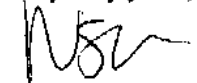
Re: Indymac Federal Bank FSB
vs.
John J. Nagy and Sandra L. Nagy fka Sandra L. Bruno
Columbia County, Court of Common Pleas, No. 2009-cv-1182
Premises: 74 Service Lane, Bloomsburg, Pennsylvania 17815

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **February 10, 2010** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **March 24, 2010** Sheriff's Sale.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,



Nordisha Coats
Legal Assistant

/nc
SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625
SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

*This is a communication from a debt collector.
This letter may be an attempt to collect a debt and any information obtained will be used for that purpose.*

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice January 20, 27 and February 3, 2010 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

[Handwritten signature]

Sworn and subscribed to before me this 5th day of February, 2010.

[Handwritten signature]

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

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

.....

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 21-JAN-10

FEE: \$5.00

CERT. NO: 6955

NAGY SANDRA L & JOHN J
74 SERVICE LANE
BLOOMSBURG PA 17815

DISTRICT: HEMLOCK TWP
DEED: 20061-1067
LOCATION: 74 SERVICE LN BLOOMSBURG
PARCEL: 18 -07 -003-05,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2008	PRIM	2,937.08	39.80		0.00	2,976.88
2009	PRIM	2,758.10	41.15		30.00	2,829.25
TOTAL DUE :						\$5,806.13

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: March , 2010

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2009

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
dm.

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/30/2009

SERVICE# 12 - OF - 19 SERVICES
DOCKET # 163ED2009

PLAINTIFF ONE WEST BANK FSB

DEFENDANT JOHN J. NAGY
SANDRA L. NAGY FKA SANDRA L. BRUNO
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED
DENISE OTTAVIANI-TAX COLLECTOR
116 FROSTY VALLEY ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Denise

RELATIONSHIP tax collector IDENTIFICATION _____

DATE 1-14-10 TIME 1017 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY J Allison DATE 1-14-10

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/30/2009

SERVICE# 13 - OF - 19 SERVICES
DOCKET # 163ED2009

PLAINTIFF ONE WEST BANK FSB

DEFENDANT JOHN J. NAGY
SANDRA L. NAGY FKA SANDRA L. BRUNO
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

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

PAPERS TO SERVED
MORTGAGE FORECT.OSURE

SERVED UPON MAUREEN Cole

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION _____

DATE 1-15-10 TIME 0900 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY J. [Signature] DATE 1-15-10

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/30/2009

SERVICE# 4 - OF - 19 SERVICES
DOCKET # 163ED2009

PLAINTIFF ONE WEST BANK FSB

DEFENDANT JOHN J. NAGY
SANDRA L. NAGY FKA SANDRA L. BRUNO
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED
HEMLOCK TOWNSHIP
26 FIREHALL ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Larina Kramer

RELATIONSHIP Twn. Secretary IDENTIFICATION _____

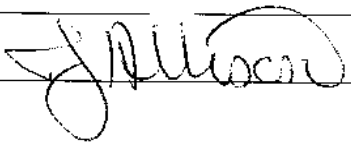
DATE 1-14-10 TIME 10:19 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY  DATE 1-14-10

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/30/2009

SERVICE# 16 - OF - 19 SERVICES
DOCKET # 163ED2009

PLAINTIFF ONE WEST BANK FSB

DEFENDANT JOHN J. NAGY
SANDRA L. NAGY FKA SANDRA L. BRUNO
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Deb

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 1-15 TIME 0910 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY TC DATE _____

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Tuesday, October 06, 2009

**DENISE OTTAVIANI-TAX COLLECTOR
116 FROSTY VALLEY ROAD
BLOOMSBURG, PA 17815-**

**ONE WEST BANK FSB
VS**

74 Service Lane

**JOHN J. NAGY
SANDRA L. NAGY FKA SANDRA L. BRUNO**

DOCKET # 163ED2009

JD # 1182JD2009

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain

Timothy T. Chamberlain
Sheriff of Columbia County

Tax Notice 2009 County & Municipality
HEMLOCK TWP

MAKE CHECKS PAYABLE TO:
Denise D Ottaviani
116 Frosty Valley Road
Bloomsburg PA 17815

HOURS: MARCH - APRIL: TUE & THUR 1PM TO 6PM
JUNE 23, 25, 30: 1 PM TO 6 PM
OR BY APPOINTMENT
PHONE: 570-784-9310

NAGY SANDRA L & JOHN J
74 SERVICE LANE
BLOOMSBURG PA 17815

**If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**

FOR: COLUMBIA County

DATE
03/01/2009

BILL NO.
19929

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	54,998	6.146	331.26	338.02	371.82
SINKING		1.345	72.49	73.97	81.37
FIRE		1	53.90	55.00	60.50
TWP RE		3.75	202.12	206.24	226.86
PAY THIS AMOUNT				659.77	740.55
The discount & penalty have been calculated for your convenience				April 30	June 30
				If paid on or before	If paid on or before
				673.23	740.55
				April 30	June 30
				If paid on or before	If paid after

DISCOUNT	PENALTY	PARCEL	ACRES	LAND	BUILDINGS	TOTAL ASSESSMENT
2%	10%	18-07-003-05,000	2	7,000	47,998	54,998
Total Assessment						

2009 SCHOOL REAL ESTATE DATE 07/01/2009 BILL# 004995 TAXCOLLECTOR COPY

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
Real Estate	54,998	36.200	1,784.09	1,820.50	2,002.55
INSTALLMENT PLAN					
First Installment	606.83				
Second Installment	606.83				
Third Installment	606.89				
ASSESSOR VALUE					
HOUSING REDUCTION	-4,708				
TAXABLE ASSESSMENT	50,290				

A NAGY SANDRA L & JOHN J
I 74 SERVICE LANE
L BLOOMSBURG PA 17815

PROPERTY DESCRIPTION	ACCT.	11183
PARCEL 18 07 00305000		
74 SERVICE LN		
2.00 ACRES		
7000.00		
47998.00		
THIS TAX RETURNED TO COURTHOUSE JANUARY 1, 2010		

NAME AND ADDRESS CORRECTION REQUESTED

TURNED OVER TO TAX COL. CNTY CLAIMS

2009 TAXES

Not Paid

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: FAX
DATE RECEIVED 9/30/2009

SERVICE# 11 - OF - 19 SERVICES
DOCKET # 163ED2009

PLAINTIFF ONE WEST BANK FSB

DEFENDANT JOHN J. NAGY
SANDRA L. NAGY FKA SANDRA L. BRUNO
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED
HEMLOCK SEWER C/O GAREY BITTENBENDER
82 BUCK HORN ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Fused

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-13-10 TIME _____ MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY KL DATE _____

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Tuesday, October 06, 2009

**HEMLOCK SEWER C/O GAREY BITTENBENDER
82 BUCK HORN ROAD
BLOOMSBURG, PA 17815-**

**ONE WEST BANK FSB
VS
JOHN J. NAGY
SANDRA L. NAGY FKA SANDRA L. BRUNO**

DOCKET # 163ED2009

JD # 1182JD2009

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

CIVIL ACTION LAW

One West Bank FSB

v.

John J. Nagy and Sandra L. Nagy fka Sandra L. Bruno

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2009-cv-1182

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: John J. Nagy
74 Service Lane
Bloomsburg, Pennsylvania 17815

Sandra L. Nagy fka Sandra L. Bruno
74 Service Lane
Bloomsburg, Pennsylvania 17815

Your house (real estate) at **74 Service Lane, Bloomsburg, Pennsylvania 17815** is scheduled to be sold at Sheriff's Sale on February 10, 2010 at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$216,288.36 obtained by One West Bank FSB 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 canceled if you pay to One West Bank FSB the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 the following notice 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 McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
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 a 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 real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of 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 schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**LAWYER REFERRAL SERVICE
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
(570) 784-8760**

**ASSOCIATION DE LICENCIADOS
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
(570) 784-8760**

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Hemlock, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin, corner of lands now or formerly of Glenn S. Seeley and the Northeast corner of lands now or formerly of Thomas X. Murphy and Geraldine Murphy, his wife; thence along said Seeley lands, South seventy-nine degrees five minutes East, three hundred four and sixty-four hundredths feet (S. 79 degrees 5' E. 304.64') to an iron pin in line of lands now or formerly of Wilbur Z. Berninger and Nellie M. Berninger, his wife; thence along said Berninger lands. South ten degrees twenty-five minutes West two hundred fifty-seven feet (S. 10 degrees 25' W. 257') to a point in the center line of Township Road #347; thence along the center line of said Township Road #347, North eighty-eight degrees forty minutes West three hundred seven, and seventy-five hundredths feet (N. 88 degrees 40' W. 307.75) to a point in line of land now or formerly of the said Thomas X. Murphy et ux; thence along said Murphy lands. North ten degrees twenty-five minutes East three hundred ten feet (N. 10 degrees 25' E. 310') to an iron pin in line of land now or formerly of the said Glenn S. Seeley, the place of beginning. CONTAINING 2 acres.

THIS description made in accordance with a survey and draft by Lawrence O. Labo, June 28, 1973.

BEING KNOWN AS: 74 SERVICE LANE, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 18-07-003-05

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH SANDRA L. BRUNO NBM SANDRA L. NAGY AND JOHN J. NAGY by deed dated October 13, 2006 and recorded October 23, 2006 in the office of the Recorder in and for Columbia County through Instrument # 200611067, granted and conveyed to John J. Nagy and Sandra L. Nagy, tenants by the entirety

REAL DEBT: \$216,288.36

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JOHN J. NAGY AND SANDRA L. NAGY FKA SANDRA L. BRUNO

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

ONE WEST BANK

VS.

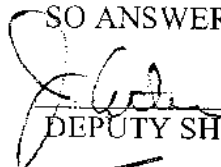
JOHN & SANDRA NAGY

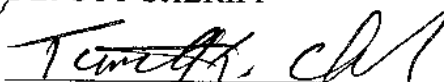
WRIT OF EXECUTION #163 OF 2009 ED

POSTING OF PROPERTY

JANUARY 6, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF JOHN & SANDRA NAGY AT 74 SERVICE LANE BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
CHIEF DEPUTY SHERIFF JAMES ARTER.


SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 7TH DAY OF JANUARY 2010



Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 2080
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 303
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 310
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914)-636-8900
FAX (914)-636-8901
Also servicing Connecticut

SUITE 100
8101 SANDY SPRING ROAD
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia
and Virginia

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY **
MARGARET GAIRO **
LISA L. WALLACE††
DEBORAH K. CURRAN†*
LAURA H.G. O'SULLIVAN†*
GAYL C. SPIVAK*
FRANK DUBIN *
ANDREW L. MARKOWITZ **
HEIDI R. SPIVAK*
SCOTT TAGGART*
MARISA COHEN*
KATHERINE SANTANGINI**
JASON BROOKS †
STEPHANIE H. HURLEY**
ERIN BRADY**
DIANN GREEN <
MATTHEW CONNOR*
FAITH MIROS ††
THOMAS K. TESSMER <
ERIN BRADY **

** Licensed in PA
* Licensed in PA & NJ
** Licensed in PA & NY
† Licensed in NY
†† Licensed in NJ
* Licensed in PA & WA
*** Licensed in PA, NJ & NY
† Licensed in NY & CT
* Licensed in MD & DC
** Licensed in MD
† Managing Attorney for NY
† Managing Attorney for MD
* Managing Attorney for NJ
< Licensed in VA
†† Licensed in CT & NJ

December 10, 2009

Prothonotary's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: One West Bank FSB
vs.
John J. Nagy and Sandra L. Nagy fka Sandra L. Bruno
Columbia County, No. 2009-cv-1182
Premises: 74 Service Lane, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service regarding the above matter. The Sheriff Sale is scheduled for **February 10, 2010 at 9:00 a.m.** Please return the copies to me in the stamped self-addressed envelope provided.

Please advise promptly if there are any problems in this regard.
Thank you for your assistance in this matter.

Sincerely,

McCabe, Weisberg and Conway, P.C.

TJM/mcp
cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

One West Bank FSB

Plaintiff

v.

John J. Nagy and Sandra L. Nagy fka Sandra L. Bruno

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2009-cv-1182

AFFIDAVIT OF SERVICE

I, the undersigned attorney for the Plaintiff in the within matter, hereby certify that on the 10th day of December, 2009, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in the Affidavit Pursuant to 3129 which is attached hereto as Exhibit "A."

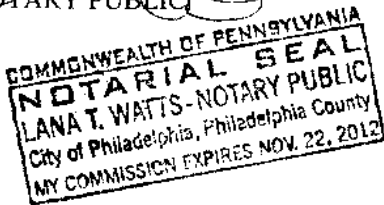
Copies of the letter and certificates of mailing are also attached hereto, made a part hereof and marked as Exhibit "B."

SWORN AND SUBSCRIBED
BEFORE ME THIS 10th DAY
OF DECEMBER, 2009


NOTARY PUBLIC



TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff



McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

One West Bank FSB

Plaintiff

v.

John J. Nagy and Sandra L. Nagy fka Sandra L. Bruno

Defendants

COLUMBIA COUNTY COURT OF COMMON
PLEAS

NO: 2009-cv-1182

AFFIDAVIT PURSUANT TO RULE 3129

The undersigned, attorney for 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: 74 Service Lane, Bloomsburg, Pennsylvania 17815, a copy of the description of said property being attached hereto and marked Exhibit "A."

1. Name and address of Owners or Reputed Owners

Name

Address

John J. Nagy

74 Service Lane
Bloomsburg, Pennsylvania 17815

Sandra L. Nagy fka Sandra L. Bruno

74 Service Lane
Bloomsburg, Pennsylvania 17815

2. Name and address of Defendants in the judgment:

Name

Address

John J. Nagy

74 Service Lane
Bloomsburg, Pennsylvania 17815

Sandra L. Nagy fka Sandra L. Bruno

74 Service Lane
Bloomsburg, Pennsylvania 17815

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

Name	Address
Midland Funding LLC	Assignee of Aspire 1315 Aero Drive, ST6XXX San Diego, California 92123

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

Name	Address
Plaintiff herein	

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 which may be affected by the sale:

Name	Address
Hemlock Township	26 Firehall Road Bloomsburg, Pennsylvania 17815

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	74 Service Lane Bloomsburg, Pennsylvania 17815
Commonwealth of Pennsylvania	Department of Public Welfare P.O. Box 2675 Harrisburg, PA 17105
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486

PA Department of Revenue

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

Commonwealth of Pennsylvania
Department of Revenue Bureau of
Compliance

Clearance Support Department 281230
Harrisburg, PA 17128-1230
ATTN: Sheriff's Sales

United States of America

Internal Revenue Service
Technical Support Group
William Green Federal Building
Room 3259
600 Arch Street
Philadelphia, PA 19106

Domestic Relations of Columbia
County

700 Sawmill Road
Bloomsburg, PA 17815

United States of America

c/o United States Attorney for the
Middle District of PA
235 North Washington Street
Scranton, PA 18503
and
Federal Building
228 Walnut Street
P.O. Box 11754
Harrisburg, PA 17108

8. Name and address of Attorney of record:

Name

Address


None

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S.

Section 4904 relating to unsworn falsification to authorities.

September 28, 2009

DATE


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

One West Bank FSB

Plaintiff

v.

John J. Nagy and Sandra L. Nagy fka Sandra L. Bruno

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2009-cv-1182

DATE: December 10, 2009

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: John J. Nagy and Sandra L. Nagy fka Sandra L. Bruno

PROPERTY: 74 Service Lane, Bloomsburg, Pennsylvania 17815

IMPROVEMENTS: Residential Dwelling

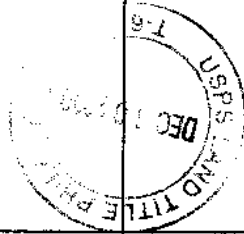
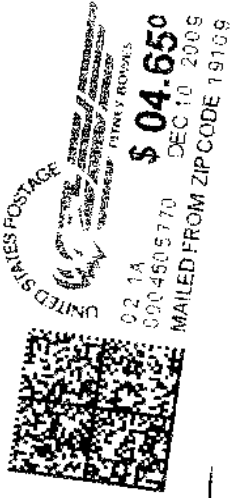
The above-captioned property is scheduled to be sold at the Sheriff's Sale on **February 10, 2010 at 9:00 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in 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 thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

Name and Address of Sender
 McCabe, Weisberg and Conway, P.C.
 123 S. Broad St., Suite 2080
 Philadelphia, PA 19109
 ATTN: M. Paolucci- 42300

- Check type of mail or service:
- Certified
 - Registered
 - COD
 - Delivery Confirmation
 - Express Mail
 - Insured
 - Recorded Delivery (International)
 - Return Receipt for Merchandise
 - Signature Confirmation

Affix Stamp Here
 (It issued as a certificate of mailing, or for additional postage.)



Due Sender if COD	DC Fax	SC Fax

1	One West Bank FSB, et al v. Nagy - 42300	Midland Funding LLC Assignee of Aspire 1315 Aero Drive, ST6XXX San Diego, California 92123
2		Hemlock Township 26 Firehall Road Bloomsburg, Pennsylvania 17815
3		Tenants/Occupants 74 Service Lane Bloomsburg, Pennsylvania 17815
4		Commonwealth of Pennsylvania Department of Public Welfare P.O. Box 2675 Harrisburg, PA 17105
5		Commonwealth of Pennsylvania Inheritance Tax Office 110 North 8 th Street Suite #204 Philadelphia, PA 19107
6		Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
7		Department of Public Welfare TPL Casualty Unit Estate Recovery Program Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
8		PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
9		Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 789-5625

PHONE
(570) 789-5622

24 HOUR PHONE
(570) 784-6300

ONE WEST BANK FSB

Docket # 163ED2009

VS

MORTGAGE FORECLOSURE

JOHN J. NAGY
SANDRA L. NAGY FKA SANDRA L. BRUNO

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, OCTOBER 15, 2009, AT 5:20 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JOHN NAGY AT 74 SERVICE LANE, BLOOMSBURG BY HANDING TO JOHN NAGY, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, OCTOBER 20, 2009


NOTARY PUBLIC



X _____
TIMOTHY T. CHAMBERLAIN
SHERIFF

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

X  _____
L. SURKIN
DEPUTY SHERIFF

McCabe, Weisberg and Conway, PC
123 South Broad Street
Suite 2080
Philadelphia, PA 19109

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6100

ONE WEST BANK FSB

Docket # 163ED2009

VS

MORTGAGE FORECLOSURE

JOHN J. NAGY
SANDRA L. NAGY FKA SANDRA L. BRUNO

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, OCTOBER 20, 2009, AT 3:43 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON SANDRA NAGY AT 15 PEPPERMILL ROAD, BLOOMSBURG BY HANDING TO RUBIN COKE, SON IN LAW, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

Timothy T. Chamberlain

SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, OCTOBER 21, 2009

Sarah Jane Klingaman
NOTARY PUBLIC

X *Jennifer Allison*
J. ALLISON
DEPUTY SHERIFF

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

~~100~~

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/30/2009

SERVICE# 2 - OF - 19 SERVICES
DOCKET # 163ED2009

PLAINTIFF ONE WEST BANK FSB

DEFENDANT JOHN J. NAGY
SANDRA L. NAGY FKA SANDRA L. BRUNO
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED
SANDRA NAGY
74 SERVICE LANE
BLOOMSBURG <u>15 Peppermill Rd.</u>

PAPERS TO SERVED
MORTGAGE FORECLOSURE

get off computer

SERVED UPON Rubin Coke

RELATIONSHIP son in law IDENTIFICATION _____

DATE 10-20-09 TIME 1543 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>10/08/09</u>	<u>1210</u>	<u>59</u>	<u>NA-LC</u>
<u>10/14/09</u>	<u>0834</u>	<u>54</u>	<u>- former husband informed does not live in house</u>

DEPUTY J. Allison DATE 10/20/09

[Handwritten initials]

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/30/2009

SERVICE# 1 - OF - 19 SERVICES
DOCKET # 163ED2009

PLAINTIFF ONE WEST BANK FSB

DEFENDANT JOHN J. NAGY
SANDRA L. NAGY FKA SANDRA L. BRUNO
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED
JOHN NAGY
74 SERVICE LANE
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON John Nagy

RELATIONSHIP Defendant IDENTIFICATION _____

DATE 10-15-09 TIME 1720 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>10/09/09</u>	<u>1210</u>	<u>S9</u>	<u>NA-LC</u>
<u>10/14/09</u>	<u>0834</u>	<u>S4</u>	<u>- def called - meeting today @ 5pm</u>

DEPUTY D/S L J A DATE 10-15-09

REAL ESTATE OUTLINE

ED# 163-09

DATE RECEIVED 9-30-09
DOCKET AND INDEX 10-6-09

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR <u>2,000.00</u>	<u>✓</u>	CK# <u>41582</u>

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

SALE DATE	<u>Feb. 10, 2010</u>	TIME <u>8910</u>
POSTING DATE	<u>Jan. 6, 2010</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Jan 20</u>	
	2 ND WEEK <u>27</u>	
	3 RD WEEK <u>Feb. 3, 10</u>	

SHERIFF'S SALE

WEDNESDAY FEBRUARY 10, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 163 OF 2009 ED AND CIVIL WRIT NO. 1182 OF 2009 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Hemlock, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin, corner of lands now or formerly of Glenn S. Seeley and the Northeast corner of lands now or formerly of Thomas X. Murphy and Geraldine Murphy, his wife; thence along said Seeley lands, South seventy-nine degrees five minutes East, three hundred four and sixty-four hundredths feet (S. 79 degrees 5' E. 304.64') to an iron pin in line of lands now or formerly of Wilbur Z. Berninger and Nellie M. Berninger, his wife; thence along said Berninger lands. South ten degrees twenty-five minutes West two hundred fifty-seven feet (S. 10 degrees 25' W. 257') to a point in the center line of Township Road #347; thence along the center line of said Township Road #347, North eighty-eight degrees forty minutes West three hundred seven, and seventy-five hundredths feet (N. 88 degrees 40' W. 307.75) to a point in line of land now or formerly of the said Thomas X. Murphy et ux; thence along said Murphy lands. North ten degrees twenty-five minutes East three hundred ten feet (N. 10 degrees 25' E. 310') to an iron pin in line of land now or formerly of the said Glenn S, Seeley, the place of beginning. CONTAINING 2 acres.

THIS description made in accordance with a survey and draft by Lawrence O. Labo, June 28, 1973.

BEING KNOWN AS: 74 SERVICE LANE, BLOOMSBURG, PENNSYLVANIA 17815

TAX ID. #: 18-07-003-05

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH SANDRA L. BRUNO NBM SANDRA L. NAGY AND JOHN J. NAGY by deed dated October 13, 2006 and recorded October 23, 2006 in the office of the Recorder in and for Columbia County through Instrument # 200611067, granted and conveyed to John J. Nagy and Sandra L. Nagy, tenants by the entirety

REAL DEBT: \$216,288.36

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOHN J. NAGY AND SANDRA L. NAGY FKA SANDRA L. BRUNO

TERMS OF SALE

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

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale 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 either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

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

Plaintiff's Attorney
Terrence McCabe
123 South Broad Street
Philadelphia, PA 19109

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

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

Plaintiff's Attorney
Terrence McCabe
123 South Broad Street
Philadelphia, PA 19109

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

Plaintiff's Attorney
Terrence McCabe
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Plaintiff's Attorney
Terrence McCabe
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WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 TO 3183 and Rule 3257

One West Bank FSB

Plaintiff

v.

John J. Nagy and Sandra L. Nagy fka Sandra L. Bruno

Defendants

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 163 Term 2009 E.D.

No. _____ Term _____ A.D.

No. 2009-cv-1182 Term _____ J.D.

WRIT OF EXECUTION
MORTGAGE FORECLOSURE

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Being Known As: 74 Service Lane, Bloomsburg, Pennsylvania 17815

Amount Due	\$216,288.36
Interest from 09/22/09 to DATE OF SALE plus \$35.55 per diem thereafter	\$
(Costs to be added)	
Total	\$

Dated: Sept. 30, 2009
(SEAL)

Jemi B. Kluei
Prothonotary, Common Pleas Court of
Columbia County Penna.

By: _____ Deputy

LEGAL DESCRIPTION

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JOHN J. NAGY AND SANDRA L. NAGY FKA SANDRA L. BRUNO

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

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

One West Bank FSB

Plaintiff

v.

John J. Nagy and Sandra L. Nagy fka Sandra L. Bruno

Defendants

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA**

No. 163 Term 2009 E.D.

No. _____ Term _____ A.D.

No. 2009-cv-1182 Term _____ J.D.

**WRIT OF EXECUTION
MORTGAGE FORECLOSURE**

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Being Known As: 74 Service Lane, Bloomsburg, Pennsylvania 17815

Amount Due	\$216,288.36
Interest from 09/22/09 to DATE OF SALE plus \$35.55 per diem thereafter	\$
(Costs to be added)	
Total	\$

Dated: Sept. 30, 2009
(SEAL)

Jami B. Klevi
Prothonotary, Common Pleas Court of
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McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

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

One West Bank FSB

Plaintiff

v.

John J. Nagy and Sandra L. Nagy fka Sandra L. Bruno

Defendants

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 163 Term 2009 E.D.

No. _____ Term _____ A.D.

No. 2009-cv-1182 Term _____ J.D.

WRIT OF EXECUTION
MORTGAGE FORECLOSURE

Commonwealth of Pennsylvania:

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TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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Total	\$

Dated: Sept. 30, 2009
(SEAL)

Lami B. Kline

Prothonotary, Common Pleas Court of
Columbia County Penna.

By: _____ Deputy

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Philadelphia, PA 19109

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

One West Bank FSB

Plaintiff

v.

John J. Nagy and Sandra L. Nagy fka Sandra L. Bruno

Defendants

COLUMBIA COUNTY COURT OF COMMON
PLEAS

NO: 2009-cv-1182

AFFIDAVIT PURSUANT TO RULE 3129

The undersigned, attorney for 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: 74 Service Lane, Bloomsburg, Pennsylvania 17815, a copy of the description of said property being attached hereto and marked Exhibit "A."

1. Name and address of Owners or Reputed Owners

Name

Address

John J. Nagy

74 Service Lane
Bloomsburg, Pennsylvania 17815

Sandra L. Nagy fka Sandra L. Bruno

74 Service Lane
Bloomsburg, Pennsylvania 17815

2. Name and address of Defendants in the judgment:

Name

Address

John J. Nagy

74 Service Lane
Bloomsburg, Pennsylvania 17815

Sandra L. Nagy fka Sandra L. Bruno

74 Service Lane
Bloomsburg, Pennsylvania 17815

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

Name	Address
Midland Funding LLC	Assignee of Aspire 1315 Aero Drive, ST6XXX San Diego, California 92123

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

Name	Address
Plaintiff herein	

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 which may be affected by the sale:

Name	Address
Hemlock Township	26 Firehall Road Bloomsburg, Pennsylvania 17815

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	74 Service Lane Bloomsburg, Pennsylvania 17815
Commonwealth of Pennsylvania	Department of Public Welfare P.O. Box 2675 Harrisburg, PA 17105
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486

PA Department of Revenue

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

Commonwealth of Pennsylvania
Department of Revenue Bureau of
Compliance

Clearance Support Department 281230
Harrisburg, PA 17128-1230
ATTN: Sheriff's Sales

United States of America

Internal Revenue Service
Technical Support Group
William Green Federal Building
Room 3259
600 Arch Street
Philadelphia, PA 19106

Domestic Relations of Columbia
County

700 Sawmill Road
Bloomsburg, PA 17815

United States of America

c/o United States Attorney for the
Middle District of PA
235 North Washington Street
Scranton, PA 18503
and
Federal Building
228 Walnut Street
P.O. Box 11754
Harrisburg, PA 17108

8. Name and address of Attorney of record:


Name

Address

None

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

September 28, 2009
DATE


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Hemlock, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

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THIS description made in accordance with a survey and draft by Lawrence O. Labo, June 28, 1973.

BEING KNOWN AS: 74 SERVICE LANE, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 18-07-003-05

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH SANDRA L. BRUNO NBM SANDRA L. NAGY AND JOHN J. NAGY by deed dated October 13, 2006 and recorded October 23, 2006 in the office of the Recorder in and for Columbia County through Instrument # 200611067, granted and conveyed to John J. Nagy and Sandra L. Nagy, tenants by the entirety

REAL DEBT: \$216,288.36

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JOHN J. NAGY AND SANDRA L. NAGY FKA SANDRA L. BRUNO

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

Exhibit A

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

One West Bank FSB

Plaintiff

v.

John J. Nagy and Sandra L. Nagy fka Sandra L. Bruno

Defendants

COLUMBIA COUNTY COURT OF COMMON
PLEAS

NO: 2009-cv-1182

AFFIDAVIT PURSUANT TO RULE 3129

The undersigned, attorney for 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: 74 Service Lane, Bloomsburg, Pennsylvania 17815, a copy of the description of said property being attached hereto and marked Exhibit "A."

1. Name and address of Owners or Reputed Owners

Name

Address

John J. Nagy

74 Service Lane
Bloomsburg, Pennsylvania 17815

Sandra L. Nagy fka Sandra L. Bruno

74 Service Lane
Bloomsburg, Pennsylvania 17815

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Bloomsburg, Pennsylvania 17815

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

Name	Address
Plaintiff herein	

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

Name	Address
None	

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Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486

PA Department of Revenue

Bureau of Compliance
P.O. Box 281230
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Commonwealth of Pennsylvania
Department of Revenue Bureau of
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Section 4904 relating to unsworn falsification to authorities.

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MARC S. WEISBERG, ESQUIRE
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Attorneys for Plaintiff

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TAX I.D. #: 18-07-003-05

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REAL DEBT: \$216,288.36

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JOHN J. NAGY AND SANDRA L. NAGY FKA SANDRA L. BRUNO

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

Exhibit A

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 2080
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 303
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 310
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914)-636-8900
FAX (914)-636-8901
Also servicing Connecticut

SUITE 100
8101 SANDY SPRING ROAD
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia
and Virginia

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY**
MARGARET GAIRO**
LISA L. WALLACE**
DEBORAH K. CURRAN**
LAURA H.G. O'SULLIVAN**
GAYL C. SPIVAK*~
FRANK DUBIN**
ANDREW L. MARKOWITZ**
HEIDI R. SPIVAK*
SCOTT TAGGART*
MARISA COHEN*
KATHERINE SANTANGINI**
JASON BROOKS*
STEPHANIE H. HURLEY**
ERIN BRADY**
DIANN GREEN<
MATTHEW CONNOR*
FAITH MIROS**
THOMAS K. TESSMER<
ERIN BRADY**

* Licensed in PA
* Licensed in PA & NJ
** Licensed in PA & NY
~ Licensed in NY
~ Licensed in NJ
* Licensed in PA & WA
*** Licensed in PA, NJ & NY
+ Licensed in NY & CT
+ Licensed in MD & DC
** Licensed in MD
+ Managing Attorney for NY
+ Managing Attorney for MD
+ Managing Attorney for NJ
< Licensed in VA
~ Licensed in CT & NJ

September 28, 2009

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

Re: One West Bank FSB
vs.
John J. Nagy and Sandra L. Nagy fka Sandra L. Bruno
Columbia County, No. 2009-cv-1182
Premises: 74 Service Lane, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

Enclosed please find the following documentation relative to the above-captioned matter:

1. Original and 4 copies of Praeceptum for Writ of Execution;
2. Original and two copies of Affidavit Pursuant to Rule 3129;
3. Original and two copies of Affidavit of Defendants' Whereabouts;
4. Original and two copies of Affidavit of Non-Military Service;
5. Original and two copies of Instructions to the Sheriff, with a Waiver of Watchman;
6. Original and four copies of Notice of Sheriff's Sale of Real Property, as well as letter addressed to the Sheriff's Office;

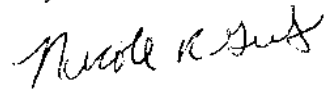
*This is a communication from a debt collector.
This letter may be an attempt to collect a debt and any information obtained will be used for that purpose.*

7. The original and five copies of the legal description;
8. One check in the amount of \$23.00 which represents payment for filing the Writ of Execution;
9. Check in the amount of \$2,000.00 representing payment of the fee for listing the property for Sheriff's Sale.

Please file the pertinent documentation of record with the Court, return a time-stamped copy of the same to my attention in the enclosed stamped, self-addressed envelope, and forward all appropriate documentation to the Sheriff's Office so that this property may be listed for Sheriff's Sale.

Thank you for your cooperation in this matter.

Very truly yours,



Nicole R. Gutierrez, Paralegal
McCabe, Weisberg and Conway, P.C.

/nrg

Enclosures

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

One West Bank FSB

Plaintiff

v.

John J. Nagy and Sandra L. Nagy fka Sandra L. Bruno

Defendants

COLUMBIA COUNTY COURT OF COMMON
PLEAS

NO: 2009-cv-1182

AFFIDAVIT PURSUANT TO RULE 3129

The undersigned, attorney for 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: 74 Service Lane, Bloomsburg, Pennsylvania 17815, a copy of the description of said property being attached hereto and marked Exhibit "A."

1. Name and address of Owners or Reputed Owners

Name

Address

John J. Nagy

74 Service Lane
Bloomsburg, Pennsylvania 17815

Sandra L. Nagy fka Sandra L. Bruno

74 Service Lane
Bloomsburg, Pennsylvania 17815

2. Name and address of Defendants in the judgment:

Name

Address

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Bloomsburg, Pennsylvania 17815

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Name	Address
None	

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Name	Address
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PA Department of Revenue

Bureau of Compliance
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Section 4904 relating to unsworn falsification to authorities.

September 28, 2009
DATE


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TAX I.D. #: 18-07-003-05

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JOHN J. NAGY AND SANDRA L. NAGY FKA SANDRA L. BRUNO

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

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BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

CIVIL ACTION LAW

One West Bank FSB

v.

John J. Nagy and Sandra L. Nagy fka Sandra L. Bruno

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2009-cv-1182

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: John J. Nagy
74 Service Lane
Bloomsburg, Pennsylvania 17815

Sandra L. Nagy fka Sandra L. Bruno
74 Service Lane
Bloomsburg, Pennsylvania 17815

Your house (real estate) at **74 Service Lane, Bloomsburg, Pennsylvania 17815** is scheduled to be sold at Sheriff's Sale on _____ at _____ a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$216,288.36 obtained by One West Bank FSB 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 canceled if you pay to One West Bank FSB the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 the following notice 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 McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
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 a 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 real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of 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 schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**LAWYER REFERRAL SERVICE
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
(570) 784-8760**

**ASSOCIATION DE LICENCIADOS
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
(570) 784-8760**

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McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

One West Bank FSB

Plaintiff

v.

John J. Nagy and Sandra L. Nagy fka Sandra L. Bruno

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2009-cv-1182

TO: Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:
74 Service Lane, Bloomsburg, Pennsylvania 17815

(more fully described as attached)

The parties to be served and their proper addresses are as follows:

John J. Nagy
74 Service Lane
Bloomsburg, Pennsylvania 17815

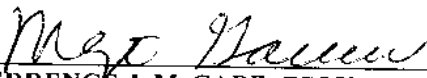
Sandra L. Nagy fka Sandra L. Bruno
74 Service Lane
Bloomsburg, Pennsylvania 17815

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying 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.

September 25, 2009

DATE


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

One West Bank FSB

Plaintiff

v.

John J. Nagy and Sandra L. Nagy fka Sandra L. Bruno

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2009-cv-1182

TO: Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:

74 Service Lane, Bloomsburg, Pennsylvania 17815

(more fully described as attached)

The parties to be served and their proper addresses are as follows:

John J. Nagy
74 Service Lane
Bloomsburg, Pennsylvania 17815

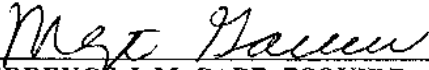
Sandra L. Nagy fka Sandra L. Bruno
74 Service Lane
Bloomsburg, Pennsylvania 17815

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying 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.

September 25, 2009

DATE


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

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One West Bank FSB

Plaintiff

v.

John J. Nagy and Sandra L. Nagy fka Sandra L. Bruno

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2009-cv-1182

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

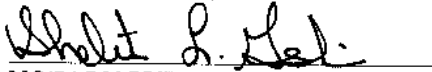
COUNTY OF COLUMBIA

The undersigned, being duly sworn according to law, deposes and says that the Defendants, John J. Nagy and Sandra L. Nagy fka Sandra L. Bruno, are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940 as amended; and that the Defendants, John J. Nagy and Sandra L. Nagy fka Sandra L. Bruno, are over eighteen (18) years of age, and reside as follows:

John J. Nagy
74 Service Lane
Bloomsburg, Pennsylvania 17815

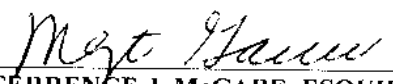
Sandra L. Nagy fka Sandra L. Bruno
74 Service Lane
Bloomsburg, Pennsylvania 17815

SWORN AND SUBSCRIBED
BEFORE ME THIS 28TH DAY
OF SEPTEMBER, 2009



NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Shelita Lynn Gaskins - Notary Public
City of Philadelphia, Philadelphia County
MY COMMISSION EXPIRES JUNE 12, 2013


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
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Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

One West Bank FSB

Plaintiff

v.

John J. Nagy and Sandra L. Nagy fka Sandra L. Bruno

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2009-cv-1182

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COMMONWEALTH OF PENNSYLVANIA:

SS.

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John J. Nagy
74 Service Lane
Bloomsburg, Pennsylvania 17815

Sandra L. Nagy fka Sandra L. Bruno
74 Service Lane
Bloomsburg, Pennsylvania 17815

SWORN AND SUBSCRIBED
BEFORE ME THIS 28TH DAY
OF SEPTEMBER, 2009

Sheila L. Gaskins

NOTARY PUBLIC
COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
Sheila Lynn Gaskins - Notary Public
City of Philadelphia, Philadelphia County
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Margaret Gairo
TERRENCE J. McCABE, ESQUIRE
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MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

One West Bank FSB

Plaintiff

v.

John J. Nagy and Sandra L. Nagy fka Sandra L. Bruno

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2009-cv-1182

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF COLUMBIA

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John J. Nagy
74 Service Lane
Bloomsburg, Pennsylvania 17815

Sandra L. Nagy fka Sandra L. Bruno
74 Service Lane
Bloomsburg, Pennsylvania 17815

SWORN AND SUBSCRIBED
BEFORE ME THIS 28TH DAY
OF SEPTEMBER, 2009

Shelita L. Gaskins

NOTARY PUBLIC

Mgt Gairo

TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
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McCABE, WEISBERG AND CONWAY, P.C.
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MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

One West Bank FSB

Plaintiff

v.

John J. Nagy and Sandra L. Nagy fka Sandra L. Bruno

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2009-cv-1182

AFFIDAVIT OF LAST-KNOWN MAILING ADDRESS OF DEFENDANTS

The undersigned, attorney for the Plaintiff in the within matter, being duly sworn according to law, hereby depose and say that the last-known mailing addresses of the Defendants are:

John J. Nagy
74 Service Lane
Bloomsburg, Pennsylvania 17815

Sandra L. Nagy fka Sandra L. Bruno
74 Service Lane
Bloomsburg, Pennsylvania 17815

SWORN AND SUBSCRIBED
BEFORE ME THIS 28TH DAY
OF SEPTEMBER, 2009

Shelita L. Gaskins

NOTARY PUBLIC
COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
Shelita Lynn Gaskins - Notary Public
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MY COMMISSION EXPIRES JUNE 12, 2013

Terrence J. McCabe
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EDWARD D. CONWAY, ESQUIRE
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EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

One West Bank FSB

Plaintiff

v.

John J. Nagy and Sandra L. Nagy fka Sandra L. Bruno

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2009-cv-1182

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John J. Nagy
74 Service Lane
Bloomsburg, Pennsylvania 17815

Sandra L. Nagy fka Sandra L. Bruno
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Attorneys for Plaintiff

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Philadelphia, Pennsylvania 19109
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One West Bank FSB

Plaintiff

v.

John J. Nagy and Sandra L. Nagy fka Sandra L. Bruno

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2009-cv-1182

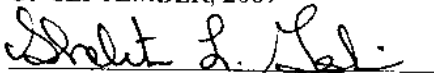
AFFIDAVIT OF LAST-KNOWN MAILING ADDRESS OF DEFENDANTS

The undersigned, attorney for the Plaintiff in the within matter, being duly sworn according to law, hereby
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John J. Nagy
74 Service Lane
Bloomsburg, Pennsylvania 17815


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TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Hemlock, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin, corner of lands now or formerly of Glenn S. Seeley and the Northeast corner of lands now or formerly of Thomas X. Murphy and Geraldine Murphy, his wife; thence along said Seeley lands, South seventy-nine degrees five minutes East, three hundred four and sixty-four hundredths feet (S. 79 degrees 5' E. 304.64') to an iron pin in line of lands now or formerly of Wilbur Z. Berninger and Nellie M. Berninger, his wife; thence along said Berninger lands. South ten degrees twenty-five minutes West two hundred fifty-seven feet (S. 10 degrees 25' W. 257') to a point in the center line of Township Road #347; thence along the center line of said Township Road #347, North eighty-eight degrees forty minutes West three hundred seven, and seventy-five hundredths feet (N. 88 degrees 40' W. 307.75) to a point in line of land now or formerly of the said Thomas X. Murphy et ux; thence along said Murphy lands. North ten degrees twenty-five minutes East three hundred ten feet (N. 10 degrees 25' E. 310') to an iron pin in line of land now or formerly of the said Glenn S. Seeley, the place of beginning. CONTAINING 2 acres.

THIS description made in accordance with a survey and draft by Lawrence O. Labo, June 28, 1973.

BEING KNOWN AS: 74 SERVICE LANE, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 18-07-003-05

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH SANDRA L. BRUNO NBM SANDRA L. NAGY AND JOHN J. NAGY by deed dated October 13, 2006 and recorded October 23, 2006 in the office of the Recorder in and for Columbia County through Instrument # 200611067, granted and conveyed to John J. Nagy and Sandra L. Nagy, tenants by the entirety

REAL DEBT: \$216,288.36

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JOHN J. NAGY AND SANDRA L. NAGY FKA SANDRA L. BRUNO

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

LEGAL DESCRIPTION

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123 South Broad Street, Suite 2080
Philadelphia, PA 19109

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 2080
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 303
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 310
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914)-636-8900
FAX (914)-636-8901
Also servicing Connecticut

SUITE 100
8101 SANDY SPRING ROAD
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia
and Virginia

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY **
MARGARET GAIRO **
LISA L. WALLACE †
DEBORAH K. CURRAN=Δ
LAURA H.G. O'SULLIVAN=Δ
GAYL C. SPIVAK* =
FRANK DUBIN **
ANDREW J. MARKOWITZ **
JEDI R. SPIVAK*
SCOTT TAGGART*
MARISA COHEN*
KATHERINE SANTANGINI**
JASON BROOKS †
STEPHANIE H. HURLEY**
ERIN BRADY**
DIANN GREEN †
MATTHEW CONNOR*
FAITH MIROS †
THOMAS K. TESSMER †
ERIN BRADY **

** Licensed in PA
* Licensed in PA & NJ
** Licensed in PA & NY
Δ Licensed in NY
** Licensed in NJ
† Licensed in PA & WA
*** Licensed in PA, NJ & NY
† Licensed in NY & CT
* Licensed in MD & DC
** Licensed in MD
† Managing Attorney for NY
† Managing Attorney for MD
† Managing Attorney for NJ
† Licensed in VA
** Licensed in CT & NJ

September 28, 2009

Sheriff's Office - Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: One West Bank FSB
vs.
John J. Nagy and Sandra L. Nagy fka Sandra L. Bruno
Columbia County, Number 2009-cv-1182
Premises: 74 Service Lane, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

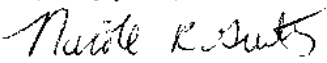
Enclosed please find three copies of Notice of Sheriff's Sale of Real Estate Pursuant to PA.R.C.P. 3129 relative to the above matter. I would appreciate your serving the Notice upon the Defendants as follows:

John J. Nagy
74 Service Lane
Bloomsburg, Pennsylvania 17815

Sandra L. Nagy fka Sandra L. Bruno
74 Service Lane
Bloomsburg, Pennsylvania 17815

Please be advised that our office will serve the above referenced defendants by regular and certified mail.

Very truly yours,


Nicole R. Gutierrez, Paralegal
McCabe, Weisberg and Conway, P.C.

/nrg
Enclosures

*This is a communication from a debt collector.
This letter may be an attempt to collect a debt and any information obtained will be used for that purpose.*