

LAW OFFICES
LINTON, DISTASIO & EDWARDS, P.C.

1720 MINERAL SPRING ROAD
P.O. BOX 461
READING, PA 19603-0461

PHONE (610) 374-7320
FAX (610) 374-2542

August 8, 2012

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

**Re: Wells Fargo Bank, N.A. v. Thomas Lawler
No. 2012-CV-351-MF**

Dear Sir or Madam:

Enclosed please find a check for the remaining owed from the August 8, 2012 sale, along with an executed Statement of Value.

If you need anything additional, please call me.

Sincerely,



Suzanne D. LaPearl
Paralegal

/sdl
Enclosures

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Financial vs Thomas Lawler

NO. 62-12 ED NO. 351-12 JD

DATE/TIME OF SALE: Aug. 8, 2012 0900

BID PRICE (INCLUDES COST) \$ 6275.19

POUNDAGE - 2% OF BID \$ 125.90

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 6421.09

PURCHASER(S): Wells Fargo Bank, N.A.

ADDRESS: PO Box 2248, Jacksonville, FL 32203

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 6421.09

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 5071.09

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
WELLS FARGO FINANCIAL PENN INC

vs.

Defendant
THOMAS LAWLER
THOMAS J LAWLER

Attorney for the Plaintiff:
LINTON, DISTASIO & EDWARDS P.C.
1720 MINERAL SPRINGS ROAD
READING, PA 19603

Sheriff's Sale Date: Wednesday, August 8, 2012
Writ of Execution No. : 2012CV351
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1413-1415 PINE STREET, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,507.38
Prothonotary Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$225.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$10.00
Surcharge	\$160.00

Total Sheriff Costs \$2,377.38

Municipal Costs

Delinquent Taxes \$3,862.81

Total Municipal Costs \$3,862.81

Distribution Costs

Recording Fees \$55.00

Total Distribution Costs \$55.00

Grand Total: \$6,295.19

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

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

3862

LINTON, DISTASIO & EDWARDS, P.C.

ESCROW ACCOUNT
1720 MINERAL SPRING RD.
P.O. BOX 461
READING, PA 19603



WACHOVIA

Wachovia Bank, a division of Wells Fargo Bank, N.A.

3-50-310

***** Five Thousand Seventy One & 09/100 Dollars

DATE
08/13/12

AMOUNT
*****5,071.09

PAY
TO THE
ORDER
OF

Columbia Co Sheriff
P O Box 380
Bloomsburg, PA 17815

AUTHORIZED SIGNATURE

⑈00003862⑈ ⑆031000503⑆2000012309975⑈



Security features. Details on back.

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Financial VS Thomas Lauter

NO. 62-12 ED NO. 351-12 JD

DATE/TIME OF SALE: Aug. 5, 2012 10:00

BID PRICE (INCLUDES COST) \$ 6295.19

POUNDAGE - 2% OF BID \$ 125.90

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 6421.09

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

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

TOTAL DUE: \$ 6421.09

LESS DEPOSIT: \$ 1356.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 5065.09

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
WELLS FARGO FINANCIAL PENN INC

vs.

Defendant
THOMAS LAWLER
THOMAS J LAWLER

Attorney for the Plaintiff:
LINTON, DISTASIO & EDWARDS P.C.
1720 MINERAL SPRINGS ROAD
READING, PA 19603

Sheriff's Sale Date: Wednesday, August 8, 2012

Writ of Execution No. : 2012CV351

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1413-1415 PINE STREET, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,507.38
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$225.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$10.00
Surcharge	\$160.00

Total Sheriff Costs \$2,377.38

Municipal Costs

Delinquent Taxes	\$3,862.81
------------------	------------

Total Municipal Costs \$3,862.81

Distribution Costs

Recording Fees	\$55.00
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Total Distribution Costs \$55.00

Grand Total: \$6,295.19

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

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

© Columbia County Sheriff, Bloomsburg, PA

SHERIFF'S SALE COST SHEET

VS.
NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>725.00</u>	
LEVY (PER PARCEL)	\$15.00	
MAILING COSTS	\$ <u>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</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>7.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>475.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1507.38</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1732.38</u>

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>382.81</u>	
TOTAL *****		\$ <u>382.81</u>

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 6295.19

County 1024

PARCEL ID:

644-02-00-0000

TAX YEAR 2012

ALTERNATE.ID:

EFFECTIVE DATE:

<i>Year</i>	<i>Authority</i>	<i>Fund</i>
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Delq Year	Bill Roll	Tax	Interest	Penalty	Other	Pending	Total Amount
2010	PRIM	1,191.33	186.77	119.13	185.00		1,682.23
2011	PRIM	1,762.93	100.80	157.62	45.00		2,066.35
	Total:	2,954.26	287.57	276.75	230.00		3,748.58

5. 7/41 - 23 v

$$24 \cdot 25 + \text{Interest}$$

20. * First Class mail

65. + Tax Sale Cost

5. + Tax cert.

005

$$S \cap \{1, 2, \dots, n\} = \{1, 2, \dots, n\}$$

Sept amount
due is
\$ 3,862.81

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV351

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

WEDNESDAY, JUNE 20, 2012

AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING SITUATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEASTERLY CORNER OF LOT NUMBER TWENTY-FOUR (24) ON THE WESTERLY SIDE OF PINE STREET NORTH OF FOURTEENTH (14TH) STREET; THENCE ALONG PINE STREET IN A NORTHERLY DIRECTION FORTY-SIX (46) FEET TO LINE OF LOT NUMBER TWENTY-SIX (26); THENCE ALONG LINE OF LOT NUMBER TWENTY-SIX (26) IN A WESTERLY DIRECTION PARALLEL WITH FOURTEENTH (14TH) STREET, ONE HUNDRED AND SIXTY-FIVE FEET TO AN ALLEY; THENCE ALONG SAID ALLEY IN A SOUTHERLY DIRECTION PARALLEL WITH PINE STREET FORTY-SIX FEET TO A LINE OF LOT NUMBER TWENTY-FOUR (24); THENCE ALONG LINE OF LOT NUMBER TWENTY-FOUR (24) IN AN EASTERLY DIRECTION ONE HUNDRED AND SIXTY-FIVE (165) FEET TO PINE STREET, THE PLACE OF BEGINNING. PARCEL NO. 04A-02-008-00

BEING THE SAME PREMISES WHICH FRANCIS GOLOMB AND JOYCE E. GOLOMB, HIS WIFE, BY DEED DATED 02-08-05 AND RECORDED 02-15-05 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF COLUMBIA AS INSTRUMENT NO. 200501576, GRANTED AND CONVEYED UNTO THOMAS LAWLER.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (THIS NOTICE IS SET FORTH IN THE MANNER PROVIDED IN SECTION 1 OF THE ACT OF JULY 17, 1957 P.L. 984 AS AMENDED, AND IS NOT INTENDED AS NOTICE OF UNRECORDED INSTRUMENTS, IF ANY). TO BE SOLD AS THE PROPERTY OF: THOMAS J. LAWLER A/K/A THOMAS LAWLER

PROPERTY ADDRESS: 1413-1415 PINE STREET, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04A-02-008

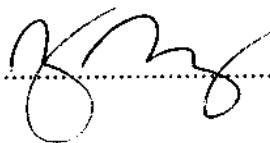
Seized and taken into execution to be sold as the property of THOMAS LAWLER, THOMAS J. LAWLER in suit of WELLS FARGO FINANCIAL PENN INC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
LINTON, DISTASIO & EDWARDS P.C.
READING, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY,
Pennsylvania
www.sheriffcolumbiacounty.com

law deposes and says that Press Enterprise is
ipal office and place of business at 3185
olumbia and State of Pennsylvania, and was
as been published daily, continuously in said
ie attached notice May 30 and June 6, 13, 2012
of the officers or publisher or designated agent of
ch legal advertisement was published; that
ed in the subject matter of said notice and
e foregoing statement as to time, place, and



4th day of June 2012

Donna L. Kishbaugh
(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Donna L. Kishbaugh, Notary Public
Scott Twp., Columbia County
My Commission Expires Oct. 11, 2013
Member, Pennsylvania Association of Notaries

....., I hereby certify that the advertising and
for publishing the foregoing notice, and the

LAW OFFICES

LINTON, DISTASIO & EDWARDS P.C.

1720 MINERAL SPRING ROAD
P. O. BOX 461
READING, PA 19603-0461

JACK A. LINTON*
ANTHONY R. DISTASIO
PHILIP J. EDWARDS*

PHONE (610) 374-7320
FAX (610) 374-2542

FLEETWOOD OFFICE
RD 2, BOX 2022-3
HOCH INSURANCE BLDG
FLEETWOOD/BLANDON RD
FLEETWOOD, PA 19522
(610) 944-5991

*LLM TAXATION

June 13, 2012

VIA FACSIMILE 570-389-5625
Columbia County Sheriff Office
Attn. Real Estate Division


Re: Wells Fargo Bank, N.A. v. Thomas Lawler - No. 2012-CV-351-MF

Dear Sir or Madam:

Please postpone sheriff sale from June 20, 2012 until August 8, 2012.

Should you have any questions, please feel free to call me.

Sincerely,


Suzanne D. LaPearl
Paralegal

SDL

FAX COVER SHEET

LINTON, DISTASIO & EDWARDS, P.C.
1720 Mineral Spring Road
P. O. Box 461
Reading, PA 19601-0461
Phone (610) 374-7320
Fax (610) 374-2542

PLEASE DELIVER IMMEDIATELY

DATE: 6/13/12
TO: Real Estate Division
FROM: Suzanne LaPore, Paralegal
FAX NUMBER: 570-389-5625

NO. OF PAGES: 2
CLIENT/MATTER: Wells Fargo v. Thomas Lawler 2012-CV-351-MF

COMMENTS:
Please postpone sheriff sale from 6/20 to 8/8. Please call me to confirm you have done the same and whether this counts as one postponement or two since we are skipping July (7/11) sale.

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION WHICH IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE INTENDED RECIPIENT, BE ADVISED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF THIS COMMUNICATION HAS BEEN RECEIVED IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE, AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA U.S. POSTAL SERVICE. THANK YOU.

Thanks!
by

IF YOU HAVE ANY PROBLEMS RECEIVING THIS MESSAGE OR DO NOT RECEIVE ALL OF THE PAGES INDICATED ABOVE, PLEASE CALL SUZANNE AT THE ABOVE NUMBER.

LAW OFFICES

LINTON, DISTASIO & EDWARDS P.C.

1720 MINERAL SPRING ROAD
P. O. BOX 461
READING, PA 19603-0461

JACK A. LINTON*
ANTHONY R. DISTASIO
PHILIP J. EDWARDS*

*LLM TAXATION

PHONE (610) 374-7320
FAX (610) 374-2542

FLEETWOOD OFFICE
RD 2, BOX 2022-3
HOCH INSURANCE BLDG
FLEETWOOD/BLANDON RD
FLEETWOOD, PA 19522
(610) 944-5991

May 10, 2012

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

Re: Wells Fargo Bank, N.A. et al. v. Thomas Lawler et al.

Dear Sir or Madam:

Enclosed please find a courtesy copy of the Affidavit to Service of Notice of Sale as sent to the Prothonotary for filing.

If you have any questions, please feel free to contact me.

Sincerely,

Suzanne D. LaPearl
Paralegal

SDL
Enclosures

LINTON, DISTASIO & EDWARDS, P.C.
By: Anthony R. Distasio, Esquire
Attorney L.D. No. 46890
1720 Mineral Spring Road, P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

WELLS FARGO BANK, N.A.,
SUCCESSOR BY MERGER TO
WACHOVIA BANK, N.A.
101 North Phillips Avenue
Sioux Falls, SD 57104
Plaintiff

v.


THOMAS J. LAWLER
A/K/A THOMAS LAWLER
Mortgagor & Real Owner
1413 1413A 1415 1415A Pine Street
Berwick, PA 18603
Defendant

: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA
:
: CIVIL ACTION - LAW
:
: TERM
:
: NO. 2012-CV-351-MF
:
:
: ACTION OF MORTGAGE FORECLOSURE

AFFIDAVIT TO SERVICE OF NOTICE OF SALE
PURSUANT TO RULE 3129.2

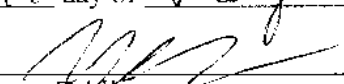
COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF BERKS :

ANTHONY R. DISTASIO, ESQUIRE, being duly sworn according to law, deposes and says that he served the NOTICES OF SALE OF REAL PROPERTY in the above-captioned action upon those individuals set forth in the Affidavit Pursuant to Rule 3129, via First Class Mail, postage prepaid, with a Certificate of Mailing, from the Post Office, Reading, Pennsylvania on the 14th day of May, 2012. A true and correct copy of the Notice of Sale with Certificates of Mailing are attached hereto as Exhibit "A".

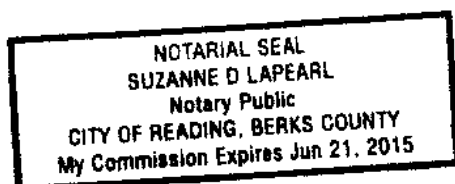


Anthony R. Distasio, Esquire
Attorney for Plaintiff

Sworn to and subscribed before me this
14th day of May, 2012.



Notary Public



LINTON, DISTASIO & EDWARDS, P.C.
By: Anthony R. Distasio, Esquire
Attorney I.D. No. 46890
1720 Mineral Spring Road, P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

WELLS FARGO BANK, N.A.,	:	IN THE COURT OF COMMON PLEAS OF
SUCCESSOR BY MERGER TO	:	COLUMBIA COUNTY, PENNSYLVANIA
WACHOVIA BANK, N.A.	:	
101 North Phillips Avenue	:	CIVIL ACTION - LAW
Sioux Falls, SD 57104	:	
Plaintiff	:	
	:	TERM
v.	:	
	:	NO. <u>2012-CV-351-MF</u>
THOMAS J. LAWLER	:	
A/K/A THOMAS LAWLER	:	
Mortgagor & Real Owner	:	
1413 1413A 1415 1415A Pine Street	:	
Berwick, PA 18603	:	
Defendant	:	ACTION OF MORTGAGE FORECLOSURE

NOTICE PURSUANT TO PENNSYLVANIA R.C.P. 3129

NOTICE IS HEREBY GIVEN to the following parties who hold one or more mortgage,
judgment, tax liens or have any other interest in or against the real estate located at 1413 1413A 1415
1415A Pine Street, Berwick, Columbia County, Pennsylvania:

SEE ATTACHED EXHIBIT "A"


You are hereby notified that on **June 20, 2012 at 9 a.m.**, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County, Bloomsburg, Pennsylvania on the Judgment of Wells Fargo Bank, N.A., Successor by Merger to Wachovia Bank, N.A. v. Thomas J. Lawler a/k/a Thomas Lawler, No. 2012-CV-351-MF, the Sheriff of Columbia County, Pennsylvania will expose at Public Sale at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania, real estate located at 1413 1413A 1415 1415A Pine Street, Berwick, Columbia County, Pennsylvania.

You are further notified that a Schedule of Distribution directed to all parties in interest and claimants will be filed by the Sheriff of Columbia County on a date specified by the Sheriff, not later than thirty (30) days after the date of sale. Said distribution will be made in accordance with the Schedule of

Distribution unless exceptions are filed thereto within ten (10) days after the filing of the schedule. No further notice of the filing of the Schedule of Distribution will be given.

You are further notified that the lien you hold against said real estate may be divested by sale and that you have an opportunity to protect your interest, if any, by being notified of the Sheriff Sale.

Date:



By: Anthony R. Distasio, Esquire
Attorney for Plaintiff

COLUMBIA COUNTY DOMESTIC RELATIONS
15 PERRY AVENUE
BLOOMSBURG, PA 17815

TENANT(S)
1413 PINE STREET
BERWICK, PA 18603

TENANT(S)
1413A PINE STREET
BERWICK, PA 18603

TENANT(S)
1415 PINE STREET
BERWICK, PA 18603

TENANT(S)
1415A PINE STREET
BERWICK, PA 18603

WELLS FARGO BANK, N.A.
P.O. BOX 2248
JACKSONVILLE, FL 32203-2248

WACHOVIA BANK, N.A.
301 SOUTH COLLEGE STREET
CHARLOTTE, NC 28288-0343

WELLS FARGO BANK, N.A.
P.O. BOX 2248
JACKSONVILLE, FL 32203-2248

WACHOVIA BANK, N.A.
301 SOUTH COLLEGE STREET
CHARLOTTE, NC 28288-0343

COLUMBIA COUNTY TAX CLAIM BUREAU
11 WEST MAIN STREET
MAIN STREET COUNTY ANNEX
BLOOMSBURG, PA 17815

Anthony R. Distasio, Esquire
No. 2012-CV-351-MF
Judgment: \$101,855.93

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING SITUATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT NUMBER TWENTY-FOUR (24) ON THE WESTERLY SIDE OF PINE STREET NORTH OF FOURTEENTH (14TH) STREET; THENCE ALONG PINE STREET IN A NORTHERLY DIRECTION FORTY-SIX (46) FEET TO LINE OF LOT NUMBER TWENTY-SIX (26); THENCE ALONG LINE OF LOT NUMBER TWENTY-SIX (26) IN A WESTERLY DIRECTION PARALLEL WITH FOURTEENTH (14TH) STREET, ONE HUNDRED AND SIXTY-FIVE FEET TO AN ALLEY; THENCE ALONG SAID ALLEY IN A SOUTHERLY DIRECTION PARALLEL WITH PINE STREET FORTY-SIX FEET TO A LINE OF LOT NUMBER TWENTY-FOUR (24); THENCE ALONG LINE OF LOT NUMBER TWENTY-FOUR (24) IN AN EASTERLY DIRECTION ONE HUNDRED AND SIXTY-FIVE (165) FEET TO PINE STREET, THE PLACE OF BEGINNING.

PARCEL NO. 04A-02-008-00

BEING THE SAME PREMISES WHICH FRANCIS GOLOMB AND JOYCE E. GOLOMB, HIS WIFE, BY DEED DATED 02-08-05 AND RECORDED 02-15-05 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF COLUMBIA AS INSTRUMENT NO. 200501576, GRANTED AND CONVEYED UNTO THOMAS LAWLER.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (THIS NOTICE IS SET FORTH IN THE MANNER PROVIDED IN SECTION 1 OF THE ACT OF JULY 17, 1957 P.L., 984 AS AMENDED, AND IS NOT INTENDED AS NOTICE OF UNRECORDED INSTRUMENTS, IF ANY).

TO BE SOLD AS THE PROPERTY OF: THOMAS J. LAWLER A/K/A THOMAS LAWLER



UNITED STATES
POSTAL SERVICE

Certificate Of
Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing.
This form may be used for domestic and international mail.

From:

Union, Dislasic, Edwards

& Miller, P.O.

1720 Mineral Spring Road

P.O. Box 461

Reading, PA 19603-0461

To:

COLUMBIA COUNTY DOMESTIC RELATIONS

15 PERRY AVENUE

BLOOMSBURG, PA 17815

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065

To pay fee, affix stamps or
meter postage here



05/14/2012

Postmeter

\$01.15
ZIP 19602
011510609825



UNITED STATES
POSTAL SERVICE

Certificate of
Mailing

This Certificate of Mailing provides evidence if it ever has been produced to USFSA or mailing
This form may be used for domestic and international mail.

To pay fee, affix stamps or
other postage here.

Union, Distasio, Edwards

& Miller, P.C.

1720 Mineral Spring Road

P.O. Box 461

Reading, PA 19603-0461

To:

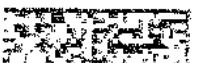
TENANT(S)

1413 PINE STREET

BERWICK, PA 18603

Postmark here

PS Form 3817, April 2007 PSN 7530-02-000-9065



USPS

05/14/2012

Hasler

ZIP 13602
011D-060826

\$01.152



UNITED STATES
POSTAL SERVICE

Certificate Of
Mailing

To: Certificate of Mailing provides evidence that mail has been deposited to USPS for mailing.
This form may be used for domestic and international mail.

To pay fee, affix stamps or
meter postage here.

From:

Linton, Distasio, Edwards
& Miller, P.C.
1720 Mineral Spring Road
P.O. Box 461
Reading, PA 19603-0461

To:

TENANT(S)
1413A PINE STREET
BERWICK, PA 18603

Postmark -here

PS Form 3811, April 2007 PSN 7530-02-000-9065



05/14/2012

Hasler

ZIP 19602
011010608825

\$01.159



UNITED STATES
POSTAL SERVICE

Certificate Of
Mailing

To pay fee, affix stamps or
meter postage here.

This Certificate of Mailing provides an electronic receipt and has been recorded to USPS® for mailing.
This form may be used for domestic and international mail.

From:

Union, Dislasio, Edwards

8 Miller, P. C.

1720 Mineral Spring Road

P. O. Box 461

Reading, PA 19603-0461

To:

TENANT(S)

1415A PINE STREET
BERWICK, PA 18603

Postmark here

PS Form 3817, April 2007 PSN 7530-02-000-9065



USPS

05/14/2012

Hasler

ZIP 19602
011D10609826

\$01.15



UNITED STATES
POSTAL SERVICE

Certificate Of
Mailing

This Certificate of Mailing provides evidence that the first item presented to USPS® for mailing
has been placed in a domestic or international mail.

To pay fee, affix stamps or
metal postage meter

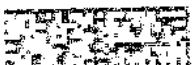
Limion, Distasio, Edwards
& Miller, P. C.
1720 Mineral Spring Road
P. O. Box 481
Reading, PA 19603-0481

to: TENANT(S)
1415 PINE STREET
BERWICK, PA 18603

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065

4/11/12



05/14/2012

Hasler

ZIP 19602
011010608826

\$01.159



UNITED STATES
POSTAL SERVICE

Certificate of
Mailing

To pay fee, affix stamp or
meter postage rate

This Certificate of Mailing provides evidence that mail has been provided to USPS for mailing.
This form may be used for domestic and international mail.

From

Linton, Distasio, Edwards

& Miller, P.C.

1720 Mineral Spring Road

P.O. Box 461

Reading, PA 19603-0461

To:

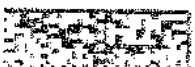
WELLS FARGO BANK, N.A.

P.O. BOX 2248

JACKSONVILLE, FL 32203-2248

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9035



05/14/2012

Hasler

4-2012

ZIP 10602
011010008826

\$01.152



UNITED STATES
POSTAL SERVICE

Certificate of
Mailing

This Certificate of Mailing provides evidence that the item described below has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

To pay fee, affix stamps or
meter postage here.

From:

Limón, Distasio, Edwards
& Miller, P.C.
1720 Mineral Spring Road
P.O. Box 481
Reading, PA 19603-0481

To:

WACHOVIA BANK, N.A.
301 SOUTH COLLEGE STREET
CHARLOTTE, NC 28228-0343

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9005



05/14/2012

Hester

ZIP 10602
010106088226

\$01.15



UNITED STATES
POSTAL SERVICE

Certificate of
Mailing

This Certificate of Mailing may also be used as evidence that this has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

From:

Union, Dislasio, Edwards

& Miller, P.C.

1720 Mineral Spring Road

P.O. Box 461

Reading, PA 19603-0461

To:

WELLS FARGO BANK, N.A.

P.O. BOX 2248

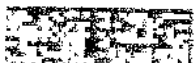
JACKSONVILLE, FL 32203-2248

Postmark Here

MAY 14 2012

PS Form 3817, April 2007 PSN 7530-02-000-9065

To pay fee, affix stamps or
meter postage here



USPS

05/14/2012

Hasler

ZIP 19602

011010600003

\$01.152



UNITED STATES
POSTAL SERVICE

Certificate of
Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

From:

Union, Dislasio, Edwards
& Miller, P.C.
1720 Mineral Spring Road
P.O. Box 461
Reading, PA 19603-0461

To:

WACHOVIA BANK, N.A.
301 SOUTH COLLEGE STREET
CHARLOTTE, NC 28288-0343

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065

To pay fee, affix stamps or
meter postage here

MAY 14 2012



05/14/2012

Hasler

ZIP 19602
011010608826

\$01.152



**UNITED STATES
POSTAL SERVICE**

**Certificate of
Mailing**

The Certificate of Mailing provides evidence that mail has been presented to USPS for mailing.
This form may be used for domestic and international mail.

To pay fee, affix stamps or
meter postage here.

MAY 14 2012

Union, Distasio, Edwards
& Miller, P.C.
1720 Mineral Spring Road
P.O. Box 461
Reading, PA 19603-0461

To:

COLUMBIA COUNTY TAX CLAIM BUREAU
11 WEST MAIN STREET
MAIN STREET COUNTY ANNEX
BLOOMSBURG, PA 17815

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065



USPS 3817/1617

05/14/2012

Hasler

014D15608326
Z:P 19602

\$01.152

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO FINANCIAL PENN INC
vs.
THOMAS LAWLER (et al.)

Case Number
2012CV351

SHERIFF'S RETURN OF SERVICE

05/15/2012 09:50 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1413-1415 PINE STREET, BERWICK, PA 18603.

PAUL D'ANGELO, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

May 16, 2012

NOTARY

Affirmed and subscribed to before me this

16TH day of MAY, 2012

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

Plaintiff Attorney: LINTON, DISTASIO & EDWARDS P.C., 1720 MINERAL SPRINGS ROAD, READING, PA 19603

(c) NotaryState Sheriff Teleprint, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO FINANCIAL PENN INC
vs.
THOMAS LAWLER (et al.)

Case Number
2012CV351

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	05/25/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS 1415A <div style="text-align: center; margin-top: 10px;"> <u>2 FL</u> <u>THOMAS LAWLER LANDLORD</u> <u>(POST ON DOOR)</u> </div>		
Warrant:			

Serve To:

Name:	OCCUPANT
Primary Address:	1413-1415 PINE STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	DEF WORKS IN TEXAS - 16 YR OLD DAUGHTER LIVING AT RESIDENCE - GOES TO SCHOOL
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	<u>POSTED</u>		
Relation:			
Date:	05.15.12	Time:	0950
Deputy:	DANGELO	Mileage:	

Attorney / Originator:

Name:	LINTON, DISTASIO & EDWARDS P.C.
Phone:	

Service Attempts:

Date:	4/30/12	5/01/12	5/02/12	5/09/12	05.10.12	05.11.12
Time:	1150	1135	1400	1340	0920	1015
Mileage:						
Deputy:	59	59	59	59 & 3	DANGELO	DANGELO

Service Attempt Notes:

1. NA - LC
2. NA - LC
3. NA - LC
4. NA - LC
5. NA - LC
6. NA - LC
7. NA

UNABLE TO SERVE (PD) 05.14.12

OCCUPANT

2012CV351

1413-1415 PINE STREET, BERWICK, PA 18603

EXP: 05/25/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO FINANCIAL PENN INC
vs.
THOMAS LAWLER (et al.)

Case Number
2012CV351

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill		Zone:	
Manner:	< Not Specified >	Expires:	05/25/2012	Warrant:
Notes:	SHERIFF'S SALE BILL			

Serve To:

Name:	(POSTING)
Primary Address:	1413-1415 PINE STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	POSTED		
Relation:			
Date:	05-15-12	Time:	0950
Deputy:	DANCELO	Mileage:	

Attorney / Originator:

Name:	LINTON, DISTASIO & EDWARDS P.C.	Phone:	
-------	---------------------------------	--------	--

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2012CV351

1413-1415 PINE STREET, BERWICK, PA 18603

EXP: 05/25/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO FINANCIAL PENN INC
vs.
THOMAS LAWLER (et al.)

Case Number
2012CV351

SHERIFF'S RETURN OF SERVICE

04/30/2012 10:55 AM - DEPUTY CHARLES CARROLL, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: THOMAS LAWLER AT 625 WEST FRONT ST, 2ND FLOOR, BERWICK, PA 18603.


CHARLES CARROLL, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

May 01, 2012

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

NOTARY

Affirmed and subscribed to before me this

1ST day of MAY, 2012



Plaintiff Attorney: LINTON, DISTASIO & EDWARDS P.C., 1720 MINERAL SPRINGS ROAD, READING, PA 19603

Notary Public/State of Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO FINANCIAL PENN INC
vs.
THOMAS LAWLER (et al.)

Case Number
2012CV351

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	05/25/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS 1413		

Serve To:

Name:	OCCUPANT
Primary Address:	1413-1415 PINE STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally Adult In Charge Posted Other		
Adult In Charge:	KATIE LYNN		
Relation:	OCCUPANT		
Date:	5/01/12	Time:	1520
Deputy:	59	Mileage:	

Attorney / Originator:

Name: LINTON, DISTASIO & EDWARDS P.C.	Phone:
--	---------------

Service Attempts:

Date:	4/30/12	5/01/12				
Time:	1154	1135				
Mileage:						
Deputy:	59	59				

Service Attempt Notes:

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

OCCUPANT

2012CV351

1413-1415 PINE STREET, BERWICK, PA 18603

EXP: 06/25/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO FINANCIAL PENN INC
vs.
THOMAS LAWLER (et al.)

Case Number
2012CV351

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	05/25/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	THOMAS LAWLER	
Primary Address:	625 WEST FRONT ST 2ND FLOOR BERWICK, PA 18603	
Phone:		DOB:
Alternate Address:	1413-1415 PINE STREET BERWICK, PA 18603	
Phone:		

Final Service:

Served:	<u>Personally</u> · Adult In Charge · Posted · Other	
Adult In Charge:	THOMAS LAWLER	
Relation:	DEF.	
Date:	4/30/12	Time:
Deputy:	59	Mileage:

Attorney / Originator:

Name:	LINTON, DISTASIO & EDWARDS P.C.	Phone:
-------	---------------------------------	--------

Service Attempts:

Date:	4/30/12					
Time:	0955					
Mileage:						
Deputy:	59					

Service Attempt Notes:

- NA - LC (WOODEN STEPS APT)
-
-
-
-
-

LAWLER, THOMAS

2012CV351

625 WEST FRONT ST, 2ND FLOOR, BERWICK, PA 18603 EXP: 05/25/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO FINANCIAL PENN INC
vs.
THOMAS LAWLER (et al.)

Case Number
2012CV351

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	05/25/2012
Warrant:			
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS 1413A		

Serve To:

Name:	OCCUPANT
Primary Address:	1413-1415 PINE STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally Adult In Charge Posted Other
Adult In Charge:	RALPH WILPONER
Relation:	OCCUPANT
Date:	4/30/12
Time:	1145
Deputy:	59
Mileage:	

Attorney / Originator:

Name: LINTON, DISTASIO & EDWARDS P.C.	Phone:
--	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

OCCUPANT

2012CV351

1413-1415 PINE STREET, BERWICK, PA 18603

EXP: 05/25/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO FINANCIAL PENN INC
vs.
THOMAS LAWLER (et al.)

Case Number
2012CV351

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	05/25/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	BERWICK SEWER AUTHORITY	
Primary Address:	1108 FREAS AVE BERWICK, PA 18603	
Phone:		DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · Adult In Charge · Posted · <u>Other</u>	
Adult In Charge:	KELLY JOHNSON	
Relation:	SEICER AUTH CLERK	
Date:	4/30/12	Time:
Deputy:	59	Mileage:

Attorney / Originator:

Name:	LINTON, DISTASIO & EDWARDS P.C.	Phone:
-------	---------------------------------	--------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BERWICK SEWER

2012CV351

1108 FREAS AVE, BERWICK, PA 18603

EXP: 05/25/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO FINANCIAL PENN INC
vs.
THOMAS LAWLER (et al.)

Case Number
2012CV351

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	05/25/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Connie C. Gingher		
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603		
Phone:	570-752-7442	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted Other		
Adult In Charge:	MAGGY HOZE		
Relation:	TAX OFF. CLERK		
Date:	4/30/12	Time:	1400
Deputy:	59	Mileage:	

Attorney / Originator:

Name: LINTON, DISTASIO & EDWARDS P.C.	Phone:
--	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

GINGHER, CONNIE C.

2012CV351

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 05/25/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO FINANCIAL PENN INC
vs.
THOMAS LAWLER (et al.)

Case Number
2012CV351

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	05/25/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS 1415		

Serve To:

Name:	OCCUPANT
Primary Address:	1413-1415 PINE STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <input checked="" type="checkbox"/> Adult In Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other <input type="checkbox"/>
Adult In Charge:	DWANE NOFS
Relation:	OCCUPANT
Date:	4/30/12
Time:	11:52
Deputy:	59
Mileage:	

Attorney / Originator:

Name: LINTON, DISTASIO & EDWARDS P.C.	Phone:
--	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

OCCUPANT

2012CV351

1413-1415 PINE STREET, BERWICK, PA 18603

EXP: 05/25/2012

Tax Notice 2012 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603**HOURS:** MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS
CLOSED HOLIDAYS**PHONE:** 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2012BILL NO.
4607

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	26,474	7.146	185.40	189.18	208.10
SINKING		1.345	34.90	35.61	39.17
FIRE		1.25	32.43	33.09	34.74
LIGHT		1.75	45.40	46.33	48.65
BORO RE		11.1	287.98	293.86	308.55
The discount & penalty have been calculated for your convenience			586.11 April 30 If paid on or before	598.07 June 30 If paid on or before	639.21 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTEDLAWLER THOMAS
293 PENN STATE
EAST STROUDSBURG PA 18301

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 04A-02 -008-00,000		
1413 1415 PINE ST		
.1742 Acres	Land	3,036
	Buildings	23,438
Total Assessment		26,474

This tax returned to
courthouse on:
January 1, 2013**FILE COPY****If you desire a receipt, send a self-addressed stamped envelope with your payment****THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**

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

DATE: 27-APR-12

FEE: \$5.00

CERT. NO: 12134

LAWLER THOMAS
625 W FRONT ST APT D
BERWICK PA 18603

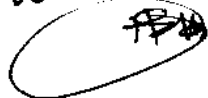
DISTRICT: BERWICK BORO
DEED: 20050-1576
LOCATION: LOT 25
PARCEL: 04A-02 -008-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2010	PRIM	1,502.91	29.49	115.00	1,647.40
2011	PRIM	2,008.75	43.22	30.00	2,081.97
TOTAL DUE :					\$3,729.37

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

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

REQUESTED BY:

Columbia County Sheriff; Tim Chamberlain


SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO FINANCIAL PENN INC
vs.
THOMAS LAWLER (et al.)

Case Number
2012CV351

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	05/25/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	SHERRY EVANS
Relation:	CLERK
Date:	4/26/12
Time:	1110
Deputy:	S9
Mileage:	

Attorney / Originator:

Name: LINTON, DISTASIO & EDWARDS P.C.	Phone:
--	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX

2012CV351

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 05/25/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO FINANCIAL PENN INC
vs.
THOMAS LAWLER (et al.)

Case Number
2012CV351

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	05/25/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	DOT FRONK		
Relation:	CLERK		
Date:	4/26/12	Time:	1110
Deputy:	SG	Mileage:	

Attorney / Originator:

Name: LINTON, DISTASIO & EDWARDS P.C.	Phone:
--	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS

2012CV351

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, EXP: 05/25/2012

Document Receipt

Trans # 21811 Carrier / service: POST 2PM 4/25/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000014034

Doc Ref #: 62ED2012

PHILADELPHIA PA 19106

Document Receipt

Trans # 21810 Carrier / service: POST 2PM 4/25/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000014027

DEPARTMENT 281230

Doc Ref #: 62ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 21806 Carrier / service: POST 2PM 4/25/2012

Ship to: 21806

WELLS FARGO BANK NA

PO BOX 2248

Tracking #: 9171924291001000013983

Doc Ref #: 62ED2012

JACKSONVILLE FL 32203

Document Receipt

Trans # 21807 Carrier / service: POST 2PM 4/25/2012

Ship to: 21807

WACHOVIA BANK, NA

301 SOUTH COLLEGE STREET

Tracking #: 9171924291001000013990

Doc Ref #: 62ED2012

CHARLOTTE NC 28288

Document Receipt

Trans # 21808 Carrier / service: POST 2PM 4/25/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000014003

Doc Ref #: 62ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 21809 Carrier / service: POST 2PM 4/25/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000014010

Doc Ref #: 62ED2012

HARRISBURG PA 17105

REAL ESTATE OUTLINE

ED # 62-12

DATE RECEIVED _____

DOCKET AND INDEX _____

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LKA

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF SALE

WAIVER OF WATCHMAN

AFFIDAVIT OF LIENS LIST

CHECK FOR \$1,350.00 OR _____

✓

✓

✓

✓

✓

✓

CK# 3793

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

SALE DATE

POSTING DATE

ADV. DATES FOR NEWSPAPER

June 29, 2012 TIME 0900

May 16, 12

1ST WEEK

May 20

2ND WEEK

June 6

3RD WEEK

June 13, 12

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV351

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

WEDNESDAY, JUNE 20, 2012
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING SITUATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEASTERLY CORNER OF LOT NUMBER TWENTY-FOUR (24) ON THE WESTERLY SIDE OF PINE STREET NORTH OF FOURTEENTH (14TH) STREET; THENCE ALONG PINE STREET IN A NORTHERLY DIRECTION FORTY-SIX (46) FEET TO LINE OF LOT NUMBER TWENTY-SIX (26); THENCE ALONG LINE OF LOT NUMBER TWENTY-SIX (26) IN A WESTERLY DIRECTION PARALLEL WITH FOURTEENTH (14TH) STREET, ONE HUNDRED AND SIXTY-FIVE FEET TO AN ALLEY; THENCE ALONG SAID ALLEY IN A SOUTHERLY DIRECTION PARALLEL WITH PINE STREET FORTY-SIX FEET TO A LINE OF LOT NUMBER TWENTY-FOUR (24); THENCE ALONG LINE OF LOT NUMBER TWENTY-FOUR (24) IN AN EASTERLY DIRECTION ONE HUNDRED AND SIXTY-FIVE (165) FEET TO PINE STREET, THE PLACE OF BEGINNING.
PARCEL NO. 04A-02-008-00

BEING THE SAME PREMISES WHICH FRANCIS GOLOMB AND JOYCE E. GOLOMB, HIS WIFE, BY DEED DATED 02-08-05 AND RECORDED 02-15-05 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF COLUMBIA AS INSTRUMENT NO. 200501576, GRANTED AND CONVEYED UNTO THOMAS LAWLER.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (THIS NOTICE IS SET FORTH IN THE MANNER PROVIDED IN SECTION 1 OF THE ACT OF JULY 17, 1957 P.L., 984 AS AMENDED, AND IS NOT INTENDED AS NOTICE OF UNRECORDED INSTRUMENTS, IF ANY).

TO BE SOLD AS THE PROPERTY OF: THOMAS J. LAWLER A/K/A THOMAS LAWLER

PROPERTY ADDRESS: 1413-1415 PINE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-02-008

Seized and taken into execution to be sold as the property of THOMAS LAWLER, THOMAS J LAWLER in suit of WELLS FARGO FINANCIAL PENN INC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE:** FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
LINTON, DISTASIO & EDWARDS P.C.
READING, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

LAW OFFICES

LINTON, DISTASIO & EDWARDS P.C.

1720 MINERAL SPRING ROAD
P. O. BOX 461
READING, PA 19603-0461

PHONE (610) 374-7320
FAX (610) 374-2542

JACK A. LINTON*
ANTHONY R. DISTASIO
PHILIP J. EDWARDS*

*LLM TAXATION

FLEETWOOD OFFICE
RD 2, BOX 2022-3
HOCH INSURANCE BLDG
FLEETWOOD/BLANDON RD
FLEETWOOD, PA 19522
(610) 944-5991

April 18, 2012

Columbia County Prothonotary
35 West Main Street
Bloomsburg, PA 17815

Re: Wells Fargo Bank, N.A. et al. v. Thomas Lawler et al.

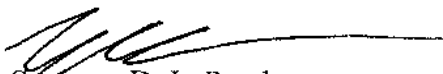
Dear Sir or Madam:

Enclosed please find a Praecipe to Writ of Execution and various sheriff sale listing documents. Please file the same and return a time-stamped copy in the enclosed envelope.

Please forward the remaining documents to the sheriff for listing for sheriff sale and for service.

If you have any questions, please feel free to contact me.

Sincerely,


Suzanne D. LaPearl
Paralegal

SDL
Enclosures

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION - (Mortgage Foreclosure)
(Pa.R.C.P. 3180 to 3183, and 3275)

WELLS FARGO BANK, N.A.,
SUCCESSOR BY MERGER TO
WACHOVIA BANK, N.A.
101 North Phillips Avenue
Sioux Falls, SD 57104
Plaintiff

v.

THOMAS J. LAWLER
A/K/A THOMAS LAWLER
Mortgagor & Real Owner
1413 1413A 1415 1415A Pine Street
Berwick, PA 18603
Defendant

: CIVIL ACTION - LAW

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: NO. 2012-CV-351-MF

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2012-ED-62

: ACTION OF MORTGAGE FORECLOSURE

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

1413 1413A 1415 1415A PINE STREET, BERWICK, COLUMBIA COUNTY, PA 18603
MORE FULLY DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION

Affidavit of Non-Military Service Filed.

Amount Due:

\$101,855.93

Interest:

*Continuing
from 01/31/12
at the per diem
of \$19.11 until
the date of sale

Prothonotary Judgment Costs:

Sheriff's Costs:

Date:

7/20/12

Anthony R. Distasio, Esquire
Attorney For Plaintiff
Linton, Distasio & Edwards, P.C.
1720 Mineral Spring Road, P.O. Box 461
Reading, PA 19603-0461
Phone: (610) 374-7320
Fax: (610) 374-2542

Tami B. Kline
Prothonotary, Court of Common Pleas of
Columbia County, Pennsylvania

By: Kelly P. Brewer
Deputy Prothonotary

4-25-12

(SEAL)

Anthony R. Distasio, Esquire
No. 2012-CV-351-MF
Judgment: \$101,855.93

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING
SITUATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE
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BEGINNING AT THE NORTHEASTERLY CORNER OF LOT NUMBER TWENTY-FOUR
(24) ON THE WESTERLY SIDE OF PINE STREET NORTH OF FOURTEENTH (14TH)
STREET; THENCE ALONG PINE STREET IN A NORTHERLY DIRECTION FORTY-SIX
(46) FEET TO LINE OF LOT NUMBER TWENTY-SIX (26); THENCE ALONG LINE OF
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PARCEL NO. 04A-02-008-00

BEING THE SAME PREMISES WHICH FRANCIS GOLOMB AND JOYCE E. GOLOMB,
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INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE
SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR
OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE
ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE
SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN
SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR
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IF ANY).

TO BE SOLD AS THE PROPERTY OF: THOMAS J. LAWLER A/K/A THOMAS LAWLER

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

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(Pa.R.C.P. 3180 to 3183, and 3275)

WELLS FARGO BANK, N.A.
SUCCESSOR BY MERGER TO
WACHOVIA BANK, N.A.
101 North Phillips Avenue
Sioux Falls, SD 57104
Plaintiff

v.

THOMAS J. LAWLER
A/K/A THOMAS LAWLER
Mortgagor & Real Owner
1413 1413A 1415 1415A Pine Street
Berwick, PA 18603
Defendant

: CIVIL ACTION - LAW

: NO. 2012-CV-351-MF

: 2012-ED-62

: ACTION OF MORTGAGE FORECLOSURE

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*Continuing
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at the per diem
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Prothonotary Judgment Costs:

Sheriff's Costs:

Date:

7/20/12

Anthony R. Distasio, Esquire
Attorney For Plaintiff
Linton, Distasio & Edwards, P.C.
1720 Mineral Spring Road, P.O. Box 461
Reading, PA 19603-0461
Phone: (610) 374-7320
Fax: (610) 374-2542

Tamara B. Kline
Prothonotary, Court of Common Pleas of
Columbia County, Pennsylvania

By: Kelly P. Brewer
Deputy Prothonotary

4-25-12

(SEAL)

Anthony R. Distasio, Esquire
No. 2012-CV-351-MF
Judgment: \$101,855.93

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WITH PINE STREET FORTY-SIX FEET TO A LINE OF LOT NUMBER TWENTY-FOUR
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PARCEL NO. 04A-02-008-00

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IF ANY).

TO BE SOLD AS THE PROPERTY OF: THOMAS J. LAWLER A/K/A THOMAS LAWLER

LINTON, DISTASIO & EDWARDS, P.C.

By: Anthony R. Distasio, Esquire

Attorney I.D. No. 46890

1720 Mineral Spring Road, P.O. Box 461

Reading, PA 19603-0461

(610) 374-7320

WELLS FARGO BANK, N.A.,
SUCCESSOR BY MERGER TO
WACHOVIA BANK, N.A.
101 North Phillips Avenue
Sioux Falls, SD 57104
Plaintiff

v.

THOMAS J. LAWLER
A/K/A THOMAS LAWLER
Mortgagor & Real Owner
1413 1413A 1415 1415A Pine Street
Berwick, PA 18603
Defendant

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

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: CIVIL ACTION - LAW

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: TERM

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: NO. 2012-CV-351-MF

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: 2012-ED-62

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: ACTION OF MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129

Wells Fargo Bank, N.A., Plaintiff in the above captioned action, sets forth as of the date of the Praecipe for the Writ of Execution was filed, the following information concerning real property located at 1413 1413A 1415 1415A Pine Street, Berwick, Columbia County, Pennsylvania:

1. Name and address of owner or reputed owner:

NAME:

Thomas J. Lawler
a/k/a Thomas Lawler

ADDRESS:

625 West Front Street, 2nd Floor
Berwick, PA 18603

2. Name and Address of Defendants in the judgment:

NAME:

Thomas J. Lawler
a/k/a Thomas Lawler

ADDRESS:

625 West Front Street, 2nd Floor
Berwick, PA 18603

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

NAME:

SEE EXHIBIT "A"

ADDRESS:

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

NAME:

ADDRESS:

SEE EXHIBIT "A"

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

NAME:

ADDRESS:

SEE EXHIBIT "A"

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

NAME:

ADDRESS:

SEE EXHIBIT "A"

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:

SEE EXHIBIT "A"

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

Date: 4/26/12



By: Anthony R. Distasio, Esquire

COLUMBIA COUNTY DOMESTIC RELATIONS
15 PERRY AVENUE
BLOOMSBURG, PA 17815

2 TENANT(S)
1413 PINE STREET
BERWICK, PA 18603

3 TENANT(S)
1413A PINE STREET
BERWICK, PA 18603

4 TENANT(S)
1415 PINE STREET
BERWICK, PA 18603

5 TENANT(S)
1415A PINE STREET
BERWICK, PA 18603

6 WELLS FARGO BANK, N.A.
P.O. BOX 2248
JACKSONVILLE, FL 32203-2248

7 WACHOVIA BANK, N.A.
301 SOUTH COLLEGE STREET
CHARLOTTE, NC 28288-0343

WELLS FARGO BANK, N.A.
P.O. BOX 2248
JACKSONVILLE, FL 32203-2248

WACHOVIA BANK, N.A.
301 SOUTH COLLEGE STREET
CHARLOTTE, NC 28288-0343

COLUMBIA COUNTY TAX CLAIM BUREAU
11 WEST MAIN STREET
MAIN STREET COUNTY ANNEX
BLOOMSBURG, PA 17815

Anthony R. Distasio, Esquire
No. 2012-CV-351-MF
Judgment: \$101,855.93

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PARCEL NO. 04A-02-008-00

BEING THE SAME PREMISES WHICH FRANCIS GOLOMB AND JOYCE E. GOLOMB, HIS WIFE, BY DEED DATED 02-08-05 AND RECORDED 02-15-05 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF COLUMBIA AS INSTRUMENT NO. 200501576, GRANTED AND CONVEYED UNTO THOMAS LAWLER.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (THIS NOTICE IS SET FORTH IN THE MANNER PROVIDED IN SECTION 1 OF THE ACT OF JULY 17, 1957 P.L., 984 AS AMENDED, AND IS NOT INTENDED AS NOTICE OF UNRECORDED INSTRUMENTS, IF ANY).

TO BE SOLD AS THE PROPERTY OF: THOMAS J. LAWLER A/K/A THOMAS LAWLER

LINTON, DISTASIO & EDWARDS, P.C.
By: Anthony R. Distasio, Esquire
Attorney I.D. No. 46890
1720 Mineral Spring Road, P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

WELLS FARGO BANK, N.A.,	:	IN THE COURT OF COMMON PLEAS OF
SUCCESSOR BY MERGER TO	:	COLUMBIA COUNTY, PENNSYLVANIA
WACHOVIA BANK, N.A.	:	
101 North Phillips Avenue	:	CIVIL ACTION - LAW
Sioux Falls, SD 57104	:	
Plaintiff	:	
	:	TERM
v.	:	
	:	NO. <u>2012-CV-351-ME</u>
THOMAS J. LAWLER	:	
A/K/A THOMAS LAWLER	:	<u>2012-ED-62</u>
Mortgagor & Real Owner	:	
1413 1413A 1415 1415A Pine Street	:	
Berwick, PA 18603	:	
Defendant	:	ACTION OF MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129

Wells Fargo Bank, N.A., Plaintiff in the above captioned action, sets forth as of the date of the Praccipe for the Writ of Execution was filed, the following information concerning real property located at 1413 1413A 1415 1415A Pine Street, Berwick, Columbia County, Pennsylvania:

1. Name and address of owner or reputed owner:

NAME:

Thomas J. Lawler
a/k/a Thomas Lawler

ADDRESS:

625 West Front Street, 2nd Floor
Berwick, PA 18603

2. Name and Address of Defendants in the judgment:

NAME:

Thomas J. Lawler
a/k/a Thomas Lawler

ADDRESS:

625 West Front Street, 2nd Floor
Berwick, PA 18603

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

NAME:

SEE EXHIBIT "A"

ADDRESS:

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

NAME:

ADDRESS:

SEE EXHIBIT "A"

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

NAME:

ADDRESS:

SEE EXHIBIT "A"

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

NAME:

ADDRESS:

SEE EXHIBIT "A"

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:

SEE EXHIBIT "A"

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

Date:

4/26/12



By: Anthony R. Distasio, Esquire

COLUMBIA COUNTY DOMESTIC RELATIONS
15 PERRY AVENUE
BLOOMSBURG, PA 17815

TENANT(S)
1413 PINE STREET
BERWICK, PA 18603

TENANT(S)
1413A PINE STREET
BERWICK, PA 18603

TENANT(S)
1415 PINE STREET
BERWICK, PA 18603

TENANT(S)
1415A PINE STREET
BERWICK, PA 18603

WELLS FARGO BANK, N.A.
P.O. BOX 2248
JACKSONVILLE, FL 32203-2248

WACHOVIA BANK, N.A.
301 SOUTH COLLEGE STREET
CHARLOTTE, NC 28288-0343

WELLS FARGO BANK, N.A.
P.O. BOX 2248
JACKSONVILLE, FL 32203-2248

WACHOVIA BANK, N.A.
301 SOUTH COLLEGE STREET
CHARLOTTE, NC 28288-0343

COLUMBIA COUNTY TAX CLAIM BUREAU
11 WEST MAIN STREET
MAIN STREET COUNTY ANNEX
BLOOMSBURG, PA 17815

Anthony R. Distasio, Esquire
No. 2012-CV-351-MF
Judgment: \$101,855.93

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING SITUATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT NUMBER TWENTY-FOUR (24) ON THE WESTERLY SIDE OF PINE STREET NORTH OF FOURTEENTH (14TH) STREET; THENCE ALONG PINE STREET IN A NORTHERLY DIRECTION FORTY-SIX (46) FEET TO LINE OF LOT NUMBER TWENTY-SIX (26); THENCE ALONG LINE OF LOT NUMBER TWENTY-SIX (26) IN A WESTERLY DIRECTION PARALLEL WITH FOURTEENTH (14TH) STREET, ONE HUNDRED AND SIXTY-FIVE FEET TO AN ALLEY; THENCE ALONG SAID ALLEY IN A SOUTHERLY DIRECTION PARALLEL WITH PINE STREET FORTY-SIX FEET TO A LINE OF LOT NUMBER TWENTY-FOUR (24); THENCE ALONG LINE OF LOT NUMBER TWENTY-FOUR (24) IN AN EASTERLY DIRECTION ONE HUNDRED AND SIXTY-FIVE (165) FEET TO PINE STREET, THE PLACE OF BEGINNING.

PARCEL NO. 04A-02-008-00

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TO BE SOLD AS THE PROPERTY OF: THOMAS J. LAWLER A/K/A THOMAS LAWLER

LINTON, DISTASIO & EDWARDS, P.C.

By: Anthony R. Distasio, Esquire

Attorney I.D. No. 46890

1720 Mineral Spring Road, P.O. Box 461

Reading, PA 19603-0461

(610) 374-7320

WELLS FARGO BANK, N.A.,
SUCCESSOR BY MERGER TO
WACHOVIA BANK, N.A.
101 North Phillips Avenue
Sioux Falls, SD 57104
Plaintiff

v.

THOMAS J. LAWLER
A/K/A THOMAS LAWLER
Mortgagor & Real Owner
1413 1413A 1415 1415A Pine Street
Berwick, PA 18603
Defendant

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

:
: CIVIL ACTION - LAW

:
: TERM

:
: NO. 2012-CV-351-MF

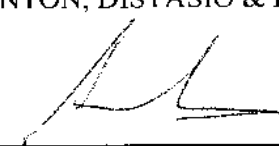
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: 2012 - ED - 62

:
: ACTION OF MORTGAGE FORECLOSURE

AFFIDAVIT OF LAST KNOWN ADDRESS

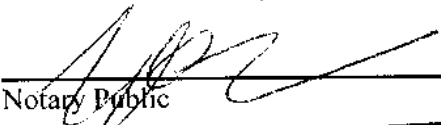
I, Anthony R. Distasio, Esquire, of Linton, Distasio & Edwards, P.C., certify that the last known address of service of the Defendant, Thomas J. Lawler a/k/a Thomas Lawler, is 625 West Front Street, 2nd Floor, Berwick, PA 18603.

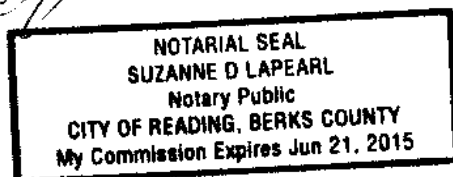
LINTON, DISTASIO & EDWARDS, P.C.


By: Anthony R. Distasio
Attorney for Plaintiff

Sworn to and subscribed before me this

19th day of April, 2012.


Notary Public



LINTON, DISTASIO & EDWARDS, P.C.

By: Anthony R. Distasio, Esquire

Attorney I.D. No. 46890

1720 Mineral Spring Road, P.O. Box 461

Reading, PA 19603-0461

(610) 374-7320

WELLS FARGO BANK, N.A.,
SUCCESSOR BY MERGER TO
WACHOVIA BANK, N.A.
101 North Phillips Avenue
Sioux Falls, SD 57104
Plaintiff

v.

THOMAS J. LAWLER
A/K/A THOMAS LAWLER
Mortgagor & Real Owner
1413 1415A 1415 1415A Pine Street
Berwick, PA 18603
Defendant

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

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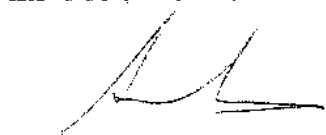
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AFFIDAVIT OF LAST KNOWN ADDRESS

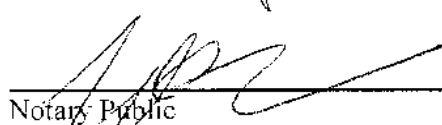
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LINTON, DISTASIO & EDWARDS, P.C.


By: Anthony R. Distasio
Attorney for Plaintiff

Sworn to and subscribed before me this

10th day of April, 2012.


Notary Public

NOTARIAL SEAL
SUZANNE D LAPEARL
Notary Public
CITY OF READING, BERKS COUNTY
My Commission Expires Jun 21, 2015

LINTON, DISTASIO & EDWARDS, P.C.
By: Anthony R. Distasio, Esquire
Attorney I.D. No. 46890
1720 Mineral Spring Road, P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

WELLS FARGO BANK, N.A.,	: IN THE COURT OF COMMON PLEAS OF
SUCCESSOR BY MERGER TO	: COLUMBIA COUNTY, PENNSYLVANIA
WACHOVIA BANK, N.A.	:
101 North Phillips Avenue	: CIVIL ACTION - LAW
Sioux Falls, SD 57104	:
Plaintiff	:
	: TERM
v.	:
	: NO. <u>2012-CV-351-MF</u>
THOMAS J. LAWLER	:
A/K/A THOMAS LAWLER	: <u>2012-ETD-62</u>
Mortgagor & Real Owner	:
1413 1413A 1415 1415A Pine Street	:
Berwick, PA 18603	:
Defendant	: ACTION OF MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129

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a/k/a Thomas Lawler

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SEE EXHIBIT "A"

ADDRESS:

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ADDRESS:

SEE EXHIBIT "A"

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SEE EXHIBIT "A"

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

Date: 4/10/12



By: Anthony R. Distasio, Esquire

COLUMBIA COUNTY DOMESTIC RELATIONS
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BLOOMSBURG, PA 17815

TENANT(S)
1413 PINE STREET
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Anthony R. Distasio, Esquire
No. 2012-CV-351-MF
Judgment: \$101,855.93

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PARCEL NO. 04A-02-008-00

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TO BE SOLD AS THE PROPERTY OF: THOMAS J. LAWLER A/K/A THOMAS LAWLER

LINTON, DISTASIO & EDWARDS, P.C.
By: Anthony R. Distasio, Esquire
Attorney I.D. No. 46890
1720 Mineral Spring Road, P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

WELLS FARGO BANK, N.A.,
SUCCESSOR BY MERGER TO
WACHOVIA BANK, N.A.
101 North Phillips Avenue
Sioux Falls, SD 57104
Plaintiff

v.

THOMAS J. LAWLER
A/K/A THOMAS LAWLER
Mortgagor & Real Owner
1413 1413A 1415 1415A Pine Street
Berwick, PA 18603
Defendant

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

:
: CIVIL ACTION - LAW

:
: TERM

: NO. 2012-CV-351-MF

:
: 2012-ED-62

:
: ACTION OF MORTGAGE FORECLOSURE
: **AFFIDAVIT THAT THE DEFENDANT IS**
: **NOT IN THE MILITARY SERVICE**
: **PURSUANT TO "SOLDIERS AND**
: **SAILORS" CIVIL RELIEF ACT OF 1918,**
: **RE-ENACTED 1940**

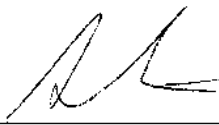
BERKS COUNTY, SS: Before me, the undersigned authority, personally appeared Anthony R. Distasio, Esquire, who being duly sworn according to law, doth depose and say that Thomas J. Lawler a/k/a Thomas Lawler, Defendant, is not in the Military or Naval Service, based on the following facts:

Age of Defendants;

Present place of employment;

Present place of residence; 625 West Front Street, 2nd Flr, Berwick, PA 18603

ADDITIONAL FACTS, if any:



Anthony R. Distasio, Esquire

Sworn to and subscribed before me this

10th day of April, 2012.

Notary Public

NOTARIAL SEAL
SUZANNE D LAPEARL
Notary Public
CITY OF READING, BERKS COUNTY
My Commission Expires Jun 21, 2015

LINTON, DISTASIO & EDWARDS, P.C.

By: Anthony R. Distasio, Esquire

Attorney I.D. No. 46890

1720 Mineral Spring Road, P.O. Box 461

Reading, PA 19603-0461

(610) 374-7320

WELLS FARGO BANK, N.A.,
SUCCESSOR BY MERGER TO
WACHOVIA BANK, N.A.
101 North Phillips Avenue
Sioux Falls, SD 57104
Plaintiff

v.

THOMAS J. LAWLER
A/K/A THOMAS LAWLER
Mortgagor & Real Owner
1413 1413A 1415 1415A Pine Street
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Defendant

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

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Present place of residence; 625 West Front Street, 2nd Flr, Berwick, PA 18603

ADDITIONAL FACTS, if any:



Anthony R. Distasio, Esquire

Sworn to and subscribed before me this

10th day of April, 2012.

Notary Public

NOTARIAL SEAL
SUZANNE D LAPEARL
Notary Public
CITY OF READING, BERKS COUNTY
My Commission Expires Jun 21, 2015

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Attorney I.D. No. 46890
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101 North Phillips Avenue
Sioux Falls, SD 57104
Plaintiff

v.

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Mortgagor & Real Owner
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Defendant

: IN THE COURT OF COMMON PLEAS OF
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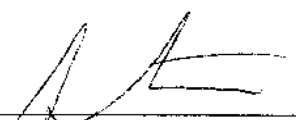
: NO. 2012-CV-351-MF

:
: 2012-ED-62

:
: ACTION OF MORTGAGE FORECLOSURE

WAIVER OF WATCHMAN

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



Anthony R. Distasio, Esquire
Attorney for Plaintiff

(SEAL)

Date: 4/20/12

LINTON, DISTASIO & EDWARDS, P.C.

By: Anthony R. Distasio, Esquire

Attorney I.D. No. 46890

1720 Mineral Spring Road, P.O. Box 461

Reading, PA 19603-0461

(610) 374-7320

WELLS FARGO BANK, N.A.,
SUCCESSOR BY MERGER TO
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101 North Phillips Avenue
Sioux Falls, SD 57104
Plaintiff

v.

THOMAS J. LAWLER
A/K/A THOMAS LAWLER
Mortgagor & Real Owner
1413 1413A 1415 1415A Pine Street
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Defendant

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

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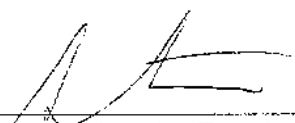
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 (SEAL)

Anthony R. Distasio, Esquire
Attorney for Plaintiff

Date: 4/10/12

LINTON, DISTASIO & EDWARDS, P.C.
By: Anthony R. Distasio, Esquire
Attorney I.D. No. 46890
1720 Mineral Spring Road, P.O. Box 461
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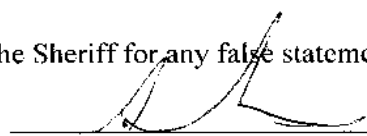
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: COLUMBIA COUNTY, PENNSYLVANIA
:
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:
: TERM
:
: NO. 2012-CV-351-MF
:
: 2012-ED-62
:
: ACTION OF MORTGAGE FORECLOSURE

CERTIFICATION

I hereby certify that I am the attorney of record for the Plaintiff in this action against the real property; and further certify that this property is:

- () Tenant Occupied or vacant, containing 2 or more rental units
- () Commercial
- () As a result of a Complaint in Assumpsit
- (X) That the Plaintiff has complied in all respects with Section 403 of the Mortgage Assistance Act, including but not limited to:
 - (a) service of notice on Defendant(s)
 - (b) expiration of 30 days since the service of the notice
 - (c) Defendant(s) failure to request or appear at meeting with mortgagee or Consumer Credit Counseling Agency
 - (d) Defendant(s) failure to file application with the Homeowners Emergency Assistance Program

I further agree to indemnify and hold harmless the Sheriff for any false statement given herein.



Anthony R. Distasio, Esquire
Counsel for Plaintiff

Anthony R. Distasio, Esquire
No. 2012-CV-351-MF
Judgment: \$101,855.93

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING SITUATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

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PARCEL NO. 04A-02-008-00

BEING THE SAME PREMISES WHICH FRANCIS GOLOMB AND JOYCE E. GOLOMB, HIS WIFE, BY DEED DATED 02-08-05 AND RECORDED 02-15-05 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF COLUMBIA AS INSTRUMENT NO. 200501576, GRANTED AND CONVEYED UNTO THOMAS LAWLER.

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TO BE SOLD AS THE PROPERTY OF: THOMAS J. LAWLER A/K/A THOMAS LAWLER

LINTON, DISTASIO & EDWARDS, P.C.
By: Anthony R. Distasio, Esquire
Attorney I.D. No. 46890
1720 Mineral Spring Road, P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

WELLS FARGO BANK, N.A.,
SUCCESSOR BY MERGER TO
WACHOVIA BANK, N.A.
101 North Phillips Avenue
Sioux Falls, SD 57104
Plaintiff

v.

THOMAS J. LAWLER
A/K/A THOMAS LAWLER
Mortgagor & Real Owner
1413 1413A 1415 1415A Pine Street
Berwick, PA 18603
Defendant

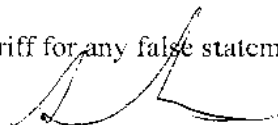
: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA
:
: CIVIL ACTION - LAW
:
: TERM
:
: NO. 2012-CV-351-MF
:
: 2012-ED-62
:
: ACTION OF MORTGAGE FORECLOSURE

CERTIFICATION

I hereby certify that I am the attorney of record for the Plaintiff in this action against the real property; and further certify that this property is:

- () Tenant Occupied or vacant, containing 2 or more rental units
- () Commercial
- () As a result of a Complaint in Assumpsit
- (X) That the Plaintiff has complied in all respects with Section 403 of the Mortgage Assistance Act, including but not limited to:
 - (a) service of notice on Defendant(s)
 - (b) expiration of 30 days since the service of the notice
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LINTON, DISTASIO & EDWARDS, P.C.

By: Anthony R. Distasio, Esquire

Attorney I.D. No. 46890

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Reading, PA 19603-0461

(610) 374-7320

WELLS FARGO BANK, N.A.,
SUCCESSOR BY MERGER TO
WACHOVIA BANK, N.A.
101 North Phillips Avenue
Sioux Falls, SD 57104
Plaintiff

v.

THOMAS J. LAWLER
A/K/A THOMAS LAWLER
Mortgagor & Real Owner
1413 1413A 1415 1415A Pine Street
Berwick, PA 18603
Defendant

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

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: 2012 - EP - 62

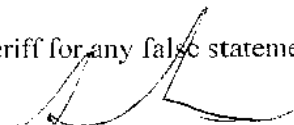
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By: Anthony R. Distasio, Esquire
Attorney I.D. No. 46890
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(610) 374-7320

WELLS FARGO BANK, N.A.,
SUCCESSOR BY MERGER TO
WACHOVIA BANK, N.A.
101 North Phillips Avenue
Sioux Falls, SD 57104
Plaintiff

v.

THOMAS J. LAWLER
A/K/A THOMAS LAWLER
Mortgagor & Real Owner
1413 1413A 1415 1415A Pine Street
Berwick, PA 18603
Defendant

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

:
: CIVIL ACTION - LAW

:
: TERM

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: NO. 2012-CV-351-MF

:
: 2012-ED-62

:
: ACTION OF MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: THOMAS J. LAWLER
A/K/A THOMAS LAWLER
625 WEST FRONT ST, 2ND FLR
BERWICK, PA 18603

Your real estate located at 1413 1413A 1415 1415A Pine Street, Berwick, Columbia County, Pennsylvania, is scheduled to be sold at Sheriff's Sale on _____ at a.m., in the Columbia County Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania, to enforce the court judgment of \$101,855.93 obtained by Wells Fargo Bank, N.A., Successor by Merger to Wachovia Bank, N.A.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to Wells Fargo Bank, N.A. the total amount of principal, interest, late charges, attorneys' fees and costs owed on the loan. To find out how much you must pay, you may call: (610) 374-7320.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below to find out 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 the Sheriff of Columbia County at: 570-389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at: 570-389-5622.
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 house. A schedule of distribution of the money bid for our house will be filed by the Sheriff on _____. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after _____.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

**Lawyer Referral Service
North Penn Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

Anthony R. Distasio, Esquire
No. 2012-CV-351-MF
Judgment: \$101,855.93

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PARCEL NO. 04A-02-008-00

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WELLS FARGO BANK, N.A.,	: IN THE COURT OF COMMON PLEAS OF
SUCCESSOR BY MERGER TO	: COLUMBIA COUNTY, PENNSYLVANIA
WACHOVIA BANK, N.A.	:
101 North Phillips Avenue	: CIVIL ACTION - LAW
Sioux Falls, SD 57104	:
Plaintiff	:
	: TERM
v.	:
	: NO. <u>2012-CV-351-ME</u>
THOMAS J. LAWLER	:
A/K/A THOMAS LAWLER	: 2012-ED-62
Mortgagor & Real Owner	:
1413 1413A 1415 1415A Pine Street	:
Berwick, PA 18603	:
Defendant	: ACTION OF MORTGAGE FORECLOSURE

WRIT OF EXECUTION
NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent our property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that certain property cannot be taken. Such property is said to be exempt. This is a debtor's exemption of \$300. There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions. You may have other exemptions or other rights.

If you have an exemption, you should do the following promptly:

- (1) Fill out the attached claim form and demand for a hearing.
- (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

You should come to court ready to explain your exemption. If you do not come to court and prove your exemption, you may lose some of your property.

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

Lawyer Referral Service
North Penn Legal Services
168 E. 5th Street
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(570) 784-8760

EXHIBIT "A"

NOTICE OF EXEMPTION RIGHT

In addition to your other rights, the law provides that you are entitled to a debtor's exemption of \$300.00 per owner which will be paid to you in cash if the Sheriff's Sale is completed.

If you believe that the value of your equity in the property is less than \$300.00 per owner, you may be able to prevent the sale if you do the following promptly:

- (1) Fill out the attached Claim Form and demand for a prompt hearing.
- (2) Deliver the form or mail it to the Sheriff's Office at the address noted below.

You should come to court ready to explain your exemption. If you do not come to court and prove your exemption, and the sale is not stopped for some other reason, the sale will be held.

WELLS FARGO BANK, N.A.,
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101 North Phillips Avenue
Sioux Falls, SD 57104
Plaintiff

v.

THOMAS J. LAWLER
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CLAIM FOR EXEMPTION

TO THE SHERIFF:

I, the above-named Defendant, claim exemption of property from levy or attachment;

From my real property in my possession which has been levied upon;

(a) I desire that my \$300.00 statutory exemption be set aside in kind (specify real property to be set aside in kind):

(b) I request a prompt hearing to determine the exemption. Notice of the hearing should be given to me at:

(address)

(telephone number)

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

Date: _____

(Defendant)

THIS CLAIM TO BE FILED WITH:
The Office of the Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815
(570) 389-5622

Anthony R. Distasio, Esquire
No. 2012-CV-351-MF
Judgment: \$101,855.93

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PARCEL NO. 04A-02-008-00

BEING THE SAME PREMISES WHICH FRANCIS GOLOMB AND JOYCE E. GOLOMB, HIS WIFE, BY DEED DATED 02-08-05 AND RECORDED 02-15-05 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF COLUMBIA AS INSTRUMENT NO. 200501576, GRANTED AND CONVEYED UNTO THOMAS LAWLER.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (THIS NOTICE IS SET FORTH IN THE MANNER PROVIDED IN SECTION 1 OF THE ACT OF JULY 17, 1957 P.L., 984 AS AMENDED, AND IS NOT INTENDED AS NOTICE OF UNRECORDED INSTRUMENTS, IF ANY).

TO BE SOLD AS THE PROPERTY OF: THOMAS J. LAWLER A/K/A THOMAS LAWLER

ORDER FOR SERVICE

Date:

Term No. 2012-CV-351-MF

ALL INFORMATION AND ADVANCED COSTS MUST BE SUPPLIED BY ATTORNEY BEFORE SERVICE CAN BE MADE

One "Order for Service" form for each address.

To: Sheriff of Columbia County
35 West Main Street
Bloomsburg, PA 17815
(570) 389-5622

From: **Anthony R. Distasio, Esquire**
1720 Mineral Spring Road
P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

Case Caption:

Type of Paper:

WELLS FARGO BANK, N.A.
Successor by Merger to
Wachovia Bank, N.A.
Plaintiff

Writ of EXECUTION

v.

Complaint in

THOMAS J. LAWLER A/K/A
THOMAS LAWLER
Defendant

Summons in

Other


Deposit

Service to be made on
THOMAS J. LAWLER A/K/A THOMAS LAWLER
(name of individual, company, etc. to be served)

Address where service can be made (must include zip code):
625 WEST FRONT ST, 2ND FLR, BERWICK, PA 18603

Special Instructions:

[i.e. deputized service (within PA only - specify county) certified mail, etc.]



Anthony R. Distasio, Esquire

INCLUDE SELF-ADDRESSED STAMPED ENVELOPE FOR MAILING OF RECEIPT AFTER SERVICE IS COMPLETED

ORDER FOR SERVICE

Date:

Term No. 2012-CV-351-MF

2012-ED-62

ALL INFORMATION AND ADVANCED COSTS MUST BE SUPPLIED BY ATTORNEY BEFORE SERVICE
CAN BE MADE

One "Order for Service" form for each address.

To: Sheriff of Columbia County
35 West Main Street
Bloomsburg, PA 17815
(570) 389-5622

From: **Anthony R. Distasio, Esquire**
1720 Mineral Spring Road
P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

Case Caption:

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WELLS FARGO BANK, N.A.
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Plaintiff

Writ of **EXECUTION**

v.

Complaint in

THOMAS J. LAWLER A/K/A
THOMAS LAWLER
Defendant

Summons in


Other

Deposit

Service to be made on
POST PROPERTY
(name of individual, company, etc. to be served)

Address where service can be made (must include zip code):
1413 1413A 1415 1415A PINE STREET
BERWICK, PA 18603

Special Instructions:
[i.e. deputized service (within PA only - specify county) certified mail, etc.]
POST PROPERTY



Anthony R. Distasio, Esquire

INCLUDE SELF-ADDRESSED STAMPED ENVELOPE FOR MAILING OF RECEIPT AFTER SERVICE IS
COMPLETED

3793

LINTON, DISTASIO & EDWARDS, P.C.

ESCROW ACCOUNT
1720 MINERAL SPRING RD.
P.O. BOX 461
READING, PA 19603



WACHOVIA
Wachovia Bank, a Division of Wells Fargo Bank, N.A.
3-50-310

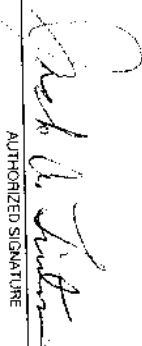
***** One Thousand Three Hundred Fifty & 00/100 Dollars

DATE
04/23/12

AMOUNT
*****1,350.00

PAY
TO THE
ORDER
OF

Columbia Co Sheriff
P O Box 380
Bloomsburg, PA 17815


AUTHORIZED SIGNATURE

⑈00003793⑈ ⑆031000503⑆2000012309975⑈