

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

} SS

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV1348

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, APRIL 03, 2013
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 tract or lot of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the south side of Front Street, 40 feet 1 inch from the southeast corner of Front and Mulberry Streets; thence east along Front Street 19 feet 11 inches to a corner; thence south and parallel with Mulberry Street a distance of 80 feet to an alley; thence west along said alley, parallel with Front Street a distance of 3 feet to a corner; thence north and parallel with Mulberry Street, a distance of 18 feet to a corner; thence westerly and parallel with Front Street, a distance of 16 feet 11 inches to a corner; thence northerly and parallel with Mulberry Street, a distance of 62 feet to a corner on the south side of Front Street, the place of beginning. CONTAINING 1294-5/12 SQUARE FEET OF LAND.

BEING KNOWN AS 142 West Front Street, Berwick, PA 18603
BEING THE SAME PREMISES WHICH Mark J. Piazza, unmarried, and Sally A. Piazza, unmarried, by deed dated 1/3/2007 and recorded on 1/5/2007 in the office for the Recorder of Deeds in and for the County of Columbia as Instrument No. 200700169, granted and conveyed unto Edwin L. Lugo, Nancy V. Lugo, and Edwin Lugo, Jr. as tenants in common.

PROPERTY ADDRESS: 142 WEST FRONT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-06-037

Seized and taken into execution to be sold as the property of EDWIN LUGO, EDWIN LUGO, EDWIN LUGO, JR., NANCY LUGO in suit of MANUFACTURERS AND TRADERS TRUST CO.

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:
WEBER GALLAGHER SIMPSON
STAPLETON & NEWBY
PITTSBURGH, PA

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

law deposes and says that Press Enterprise is principal office and place of business at 3185 Columbia and State of Pennsylvania, and was as been published daily, continuously in said e attached notice March 13, 20, 27, 2013

or designated agent of the owner or publisher of s published; that neither the affiant nor Press aid notice and advertisement and that all of the place, and character of publication are true.

27th day of March 2013

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2015

BERK. PENNSYLVANIA ASSOCIATION OF NOTARIES

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

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Manufacturers & Traders Trust vs Edwin & Nancy Lugo

NO. 14-2013 ED NO. 1348-12 JD

DATE/TIME OF SALE: Nov. 13, 0700

BID PRICE (INCLUDES COST) \$ 2500.00 (6750.47)

POUNDAGE - 2% OF BID \$ 500.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 7500.47

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): [Signature]

TOTAL DUE: \$ 7500.47

LESS DEPOSIT: \$ 1500.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 6000.47

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
MANUFACTURERS AND TRADERS TRUST vs.
CO

Defendant
EDWIN LUGO
EDWIN LUGO
EDWIN LUGO, JR.
NANCY LUGO

Attorney for the Plaintiff:
WEBER GALLAGHER SIMPSON STAPLETON &
NEWBY
603 STANWIX STREET
2 GATEWAY CENTER STE. 1450
PITTSBURGH, PA 15222

Sheriff's Sale Date: Wednesday, November 13, 2012
Writ of Execution No. : 2012CV1348
Advance Sheriff Costs: \$1,500.00

Location of the real estate: 142 WEST FRONT 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	\$54.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,222.26
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	\$210.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$15.00
Surcharge	\$150.00
Continued or Cancelled Sale	\$10.00
Continued or Cancelled Sale	\$10.00
Continued or Cancelled Sale	\$10.00
Continued or Cancelled Sale	\$10.00
Postponed to: 6/5/2013	
Postponed to: 8/7/2013	
Postponed to: 10/9/2013	
Postponed to: 11/13/2013	

Total Sheriff Costs **\$2,129.76**

Municipal Costs

Delinquent Taxes	\$2,719.80
Sewer	\$1,845.91

Total Municipal Costs **\$4,565.71**

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's Office

Location of the real estate: 142 WEST FRONT STREET, BERWICK, PA 18603

Distribution Costs

Recording Fees		\$55.00
	Total Distribution Costs	\$55.00
	Grand Total:	\$6,750.47

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

WEBER GALLAGHER
SIMPSON STAPLETON
FIRES & NEWBY LLP

Direct Dial: (267) 295-3364
Email: sella@wglaw.com

November 15, 2013

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

Re: M&T Bank. v. Edwin Laureano Lugo, et al.; No. 2012-CV-1348

Dear Sir/Madam:

We represent the Plaintiff in the above action, who was the successful bidder at the November 13, 2013 Sheriff's sale. Enclosed are two original Realty Transfer Tax Statements of Value which we have completed in order to get the deed for the subject property issued.

The exact name and address of the Deed holder is:

Manufacturers and Traders Trust Co.
475 Crosspoint Parkway
Getzville, NY 14068

Enclosed is a stamped, self-addressed envelope for return of the deed and a check to cover the balance owed from the sale. If you have any questions or I can be of further assistance please do not hesitate to call me. Thank you.

Very truly yours,


Sarah A. Ella

SAE
Enclosure

CHERRY HILL • DOVER • HARRISBURG • LONDON • NEWARK • NEW YORK • NORRISTOWN
PHILADELPHIA • PITTSBURGH • SCRANTON • WASHINGTON PA • WILMINGTON

2000 MARKET STREET • 13TH FLOOR • PHILADELPHIA, PA 19103
(215) 972-7900 • (215) 564-7699 (FAX) • WWW.WGLAW.COM



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

Peter E. Meltzer

Telephone Number:

(267) 295-3363

Mailing Address

2000 Market Street, 13th Floor

City

Philadelphia

State
PAZIP Code
19103**B. TRANSFER DATA**

Grantor(s)/Lessor(s)

Columbia County Sheriff

Mailing Address

35 West Main Street

City

Bloomsburg

State
PAZIP Code
17815**C. Date of Acceptance of Document**

Grantee(s)/Lessee(s)

Manufacturers and Traders Trust Co.

Mailing Address

475 Crosspoint Parkway

City

Getzville

State
NYZIP Code
14068**D. REAL ESTATE LOCATION**

Street Address

142 West Front Street

County

Columbia

School District

City, Township, Borough

Berwick

Tax Parcel Number

04B-06-037

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

1. Actual Cash Consideration

7,500.47

2. Other Consideration

+0.00

3. Total Consideration

= 7,500.47

4. County Assessed Value

33,113.00

5. Common Level Ratio Factor

X 3.55

6. Fair Market Value

= 117,551.15

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.)

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

11-18-13

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

INSTRUCTIONS FOR COMPLETING REALTY TRANSFER TAX STATEMENT OF VALUE

SECTION A

Enter the name, address and telephone number of party completing this form.

SECTION B

Enter the full names and addresses of all grantor(s)/lessor(s) and all grantee(s)/lessee(s). Attach additional sheets if necessary.

SECTION C

Enter the date the document was delivered to and accepted by the grantee/lessee.

SECTION D

This section identifies the real estate to be transferred. Complete fully, including the tax parcel number where applicable and the county where the statement is to be filed.

SECTION E

Indicate by checking YES or NO, as to whether the document represents two or more transactions accomplished by an assignment of the agreement of sale or by the use of a relocation arrangement. Complete for all transactions:

1. **Actual Cash Consideration** – Enter the amount of cash or cash equivalent that the grantor received for the transfer of the real estate.
2. **Other Consideration** – Enter the total amount of non-cash consideration that the grantor received for the transfer of the real estate, such as property and securities. Include mortgages and liens existing before the transfer and not removed thereby, and the agreed consideration for the construction of improvements.
3. **Total Consideration** – Enter the sum of Lines 1 and 2. This will be the total consideration for the purchase of the real estate.
4. **County Assessed Value** – Enter the actual assessed value of the entire real estate, per records of the county assessment office. Do not reduce the assessed value by the grantor's fractional interest in the real estate.
5. **Common Level Ratio Factor** – Enter the common level ratio factor for the county in which the real estate is located. An explanation of this factor is provided below.
6. **Fair Market Value** – Enter the product of Lines 4 and 5.

SECTION F

Complete only for transactions claiming an exemption.

- 1a. **Amount of Exemption Claimed** – Enter the dollar amount of the total consideration claimed as exempt.
- 1b. **Percentage of Grantor's Interest in Real Estate** – Enter the percentage of grantor's ownership interest in the real estate listed in Part C.
- 1c. **Percentage of Grantor's Interest Conveyed** – Enter the fraction or percentage of grantor's interest in the real estate on Line 1b that the grantor conveyed to the grantee. For example, if you indicated on Line 1b that grantor owns a 50 percent tenant-in-common interest in the real estate and grantor is conveying his entire 50 percent interest to the grantee, then you would enter 100 percent on this line.
2. **Check Appropriate Box for Exemption Claimed** – Boxes are provided for the most common Pennsylvania

realty exemptions. Each is explained in order of appearance on the Realty Transfer Statement of Value form.

Will or Intestate Succession – A transfer by will for no or nominal consideration, or under the intestate succession laws, is exempt from tax. Provide the name of the decedent and estate file number in the space provided.

Transfer to a Trust – A transfer for no or nominal consideration to a trust is exempt from tax when the transfer of the same property would be exempt from tax if the transfer were made directly by the grantor to all the possible (including contingent) beneficiaries. Attach a complete copy of the trust agreement and identify the grantor's relationship to each beneficiary.

Transfer from a Trust – Enter the date the real estate was conveyed to the trust by the prior deed. If the trust was amended after that date, attach a complete copy of the original trust and all amendments to the trust.

Transfer Between Principal and Agent/Straw Party – A transfer between an agent/straw party and principal for no or nominal consideration is exempt. Attach a complete copy of the agency/straw party agreement.

Transfer to the Commonwealth, the U.S. and Instrumentalities by Gift, Dedication, Condemnation or in Lieu of Condemnation. – If the transfer is by condemnation or in lieu of condemnation, attach a copy of the resolution.

Transfer from Mortgagor to Holder of a Mortgage in Default – A transfer from a mortgagor to a holder of a mortgage in default, whether pursuant to a foreclosure or in lieu thereof, is exempt. Provide a copy of the mortgage and note, and any documentation evidencing the assignment thereof.

Corrective or Confirmatory Deed – A deed for no or nominal consideration that corrects or confirms a previously recorded deed but does not extend or limit the title or interest under the prior deed is exempt from tax. Attach a complete copy of the prior deed being corrected or confirmed.

Statutory Corporate Consolidation, Merger or Division – A document that evidences the transfer of real estate pursuant to the statutory consolidation or merger of two or more corporations (15 Pa. C.S. §1921-1932 or 15 Pa. C.S. §5921-5930) – or the statutory division of a nonprofit corporation (15 Pa. C.S. §5951-5957) – is exempt from tax. Attach a copy of the articles of consolidation, merger or division.

Other – When claiming an exemption other than those listed, you must specify what exemption is claimed. When possible, provide the applicable statutory and regulatory citation. Attach additional pages, if necessary. Attach a copy of supporting documentation.

COMMON LEVEL RATIO FACTOR

This is a property valuation factor provided by the PA Department of Revenue by which the county assessed value is multiplied to determine the taxable value of real estate for all non-arm's-length transactions, leases and acquired companies. The factor is based on the common level ratio established by the State Tax Equalization Board. The common level ratio is a ratio of assessed values to current fair market values as reflected by actual sales of real estate in each county. A statewide list of the factors is available at the Recorder of Deeds' office in each county.

THIS STATEMENT MUST BE SIGNED BY A RESPONSIBLE PERSON CONNECTED WITH THE TRANSACTION.

033581

**Weber Gallagher Simpson
Stapleton Fires & Newby LLP**

OPERATING ACCOUNT
2000 Market Street, 13th Floor
Philadelphia, PA 19103

FIRSTTRUST BANK
800.220.BANKfirst.com

3-7380/2360

**SIX THOUSAND AND 47 / 100

DATE
Nov 13, 2013

AMOUNT
\$6,000.47

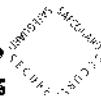
CHECK AMOUNTS OF \$500.00 OR MORE REQUIRES TWO SIGNATURES

COLUMBIA COUNTY SHERIFF

AUTHORIZED SIGNATURE

033581 236073801 7000909567

THIS DOCUMENT CONTAINS NEAR SENSITIVE INFO. TOUCH OR PRESS HERE TO REDACT NEAR SENSITIVE INFO WITH NEAT



Security Features 1-800-220-2200



Details on back

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

MANUFACTURERS AND TRADERS TRUST vs.
CO

Defendant

EDWIN LUGO
EDWIN LUGO
EDWIN LUGO, JR.
NANCY LUGO

Attorney for the Plaintiff:

WEBER GALLAGHER SIMPSON STAPLETON &
NEWBY
603 STANWIX STREET
2 GATEWAY CENTER STE. 1450
PITTSBURGH, PA 15222

Sheriff's Sale Date: Wednesday, June 5, 2013

Writ of Execution No. : 2012CV1348

Advance Sheriff Costs: \$1,500.00

Location of the real estate: 142 WEST FRONT 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	\$54.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,222.26
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	\$210.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$15.00
Surcharge	\$150.00
Continued or Cancelled Sale	\$10.00
Postponed to: 6/5/2013	

Total Sheriff Costs \$2,099.76

Municipal Costs

Delinquent Taxes	\$2,628.34
Sewer	\$1,845.91

Total Municipal Costs \$4,474.25

Distribution Costs

Recording Fees	\$55.00
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Total Distribution Costs \$55.00

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

Grand Total:	\$6,629.01
--------------	------------

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

County 024

PARCEL ID: 048-06 00,000

TAX YEAR 2013

11/12/13
dm.

ALTERNATE ID:

EFFECTIVE DATE:

Spec Flag

Year Authority Fund

Year	Authority	Fund					
2012	PRIM		2,238.14	182.90	200.47	75.00	2,696.51
			2,238.14	182.90	200.47	75.00	2,696.51

2,696.51

18.29

5.00

Interest
Tax cert.

003

2,719.80

Total
for
December

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

MANUFACTURERS AND TRADERS TRUST vs.
CO

Defendant

EDWIN LUGO
EDWIN LUGO
EDWIN LUGO, JR.
NANCY LUGO

Attorney for the Plaintiff:

WEBER GALLAGHER SIMPSON STAPLETON &
NEWBY
603 STANWIX STREET
2 GATEWAY CENTER STE. 1450
PITTSBURGH, PA 15222

Sheriff's Sale Date: Wednesday, June 5, 2013

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

Location of the real estate: 142 WEST FRONT STREET, BERWICK, PA 18603

Grand Total:

\$6,629.01

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)

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**WEBER GALLAGHER SIMPSON
STAPLETON FIRES & NEWBY, LLP**

By: Peter E. Meltzer

Identification No.: 39828

By: Sarah A. Elia

Identification No.: 206946

2000 Market Street, 13th Floor

Philadelphia, PA 19103

(267) 295-3364

FILED
PROTHONOTARY

2013 SEP 26 P 3:27

CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

Attorneys for Plaintiff

MANUFACTURERS AND TRADERS TRUST CO.:

v.

EDWIN LAUREANO LUGO a/k/a

EDWIN L LUGO

NANCY V. LUGO

EDWIN LUGO, JR.

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2012-CV-1348**ORDER**

AND NOW, this 26 day of September, 2013, upon consideration of
the annexed Petition, it is hereby,

ORDERED AND DECREED that the Sheriff is directed to postpone the Sheriff's Sale in
the above matter until November 13, 2013 without the need for further advertising, further notice
to the Defendants or creditors, or Sheriff's costs concerning the sale.

BY THE COURT:

151 Thomas A. Gannon Jr.



2000 Market Street, Suite 1300
Philadelphia, PA 19103

(215) 572-7900
(215) 564-7699

Date: November 8, 2013

Send To:
Columbia County Sheriff

Facsimile #: 570-389-5625

File: 64892

Main Phone #:

No. of Pages:
(Including Cover Sheet)

From: Sarah A. Elia

Direct Dial:

IF YOU DO NOT RECEIVE ALL PAGES, PLEASE CALL (215) 972-7900 AND ASK FOR THE FAX OPERATOR.

A HARD COPY IS BEING SENT IN THE MAIL AS WELL

******Confidentiality Note******

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**WEBER GALLAGHER SIMPSON
STAPLETON FIRES & NEWBY, LLP**

By: Peter E. Meltzer

Identification No.: 39828

By: Sarah A. Elia

Identification No.: 206946

2000 Market Street, 13th Floor

Philadelphia, PA 19103

(267) 295-3364

Attorneys for Plaintiff

MANUFACTURERS AND TRADERS TRUST CO.:

COURT OF COMMON PLEAS

v.

COLUMBIA COUNTY

NO. 2012-CV-1348

EDWIN LAUREANO LUGO a/k/a

EDWIN L LUGO

NANCY V. LUGO

EDWIN LUGO, JR.

AFFIDAVIT OF SERVICE PURSUANT TO PA.R.CIV.P 3129.1

I hereby certify that I am the attorney for the plaintiff in this action and further certify that I have mailed or caused to be served copies of the Notice of the November 13, 2013 Sheriff's Sale to all lien holders, judgment creditors and other interested parties listed below as required by PaR.Civ.P. 3129.1 by certified mail or by first class U.S. mail, proof of mailing, or by hand delivery on the dates set for on Exhibit "A" attached hereto.

Nancy V. Lugo
7 Balint Drive, Apt 420
Yonkers, NY 10710

Edwin Lugo, Jr.
7 Balint Drive, Apt 420
Yonkers, NY 10710

Edwin Lauren Lugo
7 Balint Drive, Apt 420
Yonkers, NY 10710

Berwick Area Joint Sewer Authority
c/o Anthony McDonald, Esq.
106 Market Street
Berwick, PA 18603

Columbia County Tax Claim Bureau
11 West Main Street
Bloomsburg, PA 17815

Columbia County Domestic Relations
11 West Main Street
Bloomsburg, PA 17815

Occupant
142 West Front Street
Berwick, PA 18603

Commonwealth of PA Dept of Welfare
P.O. Box 2675
Harrisburg, PA 17105

Commonwealth of PA
Bureau of Compliance
Dept. 280946
Harrisburg, PA 17128-0946

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

Dated: November 8, 2013



Sarah A. Elia

**WEBER GALLAGHER SIMPSON
STAPLETON FIRES & NEWBY, LLP**

By: Peter E. Meltzer

Identification No.: 39828

By: Sarah A. Elia

Identification No.: 206946

2000 Market Street, 13th Floor

Philadelphia, PA 19103

(267) 295-3364

FILED
PROTHONOTARY

2013 SEP -3 A 9:29

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

Attorneys for Plaintiff

MANUFACTURERS AND TRADERS TRUST CO.:

v.

EDWIN LAUREANO LUGO a/k/a

EDWIN L LUGO

NANCY V. LUGO

EDWIN LUGO, JR.

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2012-CV-1348

ORDER

AND NOW this 3rd day of September, 2013, upon consideration of Plaintiff's Motion for Alternate Service pursuant to Pa.R.Civ.P. 430, it is hereby

ORDERED that service of the Notice of Sheriff's Sale and all other documents that require personal service upon Defendants shall be made in the following manner:

1. By posting on the most public part of the property located at 7 Balint Drive, Apt. 420, Yonkers, NY 10710.
2. By certified mail and first-class mail to Defendants 7 Balint Drive, Apt. 420, Yonkers, NY 10710.

BY THE COURT:

Is/Thomas A James, Jr.

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 20.40
Certified Fee	\$ 2.50
Return Receipt Fee (Endorsement Required)	\$ 2.55
Restricted Delivery Fee (Endorsement Required)	\$ 0.00
Total Postage & Fees	\$ 25.45

Sent To: **Nancy V. Lugo**
 Street, Apt. No.,
 or PO Box No. **7 Belmont Dr., Apt 420**
 City, State, ZIP+4[®] **Yonkers NY 10710**

PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal ServiceTM
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 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 20.40
Certified Fee	\$ 2.50
Return Receipt Fee (Endorsement Required)	\$ 2.55
Restricted Delivery Fee (Endorsement Required)	\$ 0.00
Total Postage & Fees	\$ 25.45

Sent To: **Edwin Lugo Jr.**
 Street, Apt. No.,
 or PO Box No. **7 Belmont Dr., Apt 420**
 City, State, ZIP+4[®] **Yonkers NY 10710**

PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 17.10
Certified Fee	\$ 2.50
Return Receipt Fee (Endorsement Required)	\$ 2.55
Restricted Delivery Fee (Endorsement Required)	\$ 0.00
Total Postage & Fees	\$ 22.15

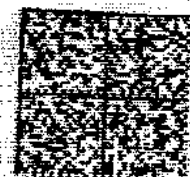
Sent To: **Edwin Laureano Lugo**
 Street, Apt. No.,
 or PO Box No. **7 Belmont Dr., Apt 420**
 City, State, ZIP+4[®] **Yonkers NY 10710**

PS Form 3800, August 2006 See Reverse for Instructions

Name and Address of Sender 64892
 Sarah Elia, Esquire
 Weber Gallagher Simpson
 Stapleton Fires & Newby LLP
 2000 Market Street, Suite 1300
 Philadelphia, PA 19105

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

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



0104201619204
 \$02.760
 02/22/2013
 Mailed From 19103
 US POSTAGE

Article Number	Addressee (Name, Street, City, State, & ZIP Code TM)	Postage	Fee	Handling if Registered	Actual Value if Registered	Insured Value	Due Sender if COD	ASH Fee	Postage Fee	Postage Fee	Postage Fee	Postage Fee	Postage Fee
1.	Berwick Area Joint Sewer Authority c/o Anthony McDonald, Esq. 106 Market Street Berwick, PA 18603												
2.	Columbia County Tax Claim Bureau 11 West Main Street Bloomsburg, PA 17815												
3.	Columbia County Domestic Relations 11 West Main Street Bloomsburg, PA 17815												
4.	Occupant 142 West Front Street Berwick, PA 18603												
5.	(Carmen) S. PA Bureau of Corrections Dept. 280 796 Harrisburg, PA 17138-0796 Commonwealth of PA Dept. of Corrections P.O. Box 9625 Harrisburg, PA 17105												
6.													
7.													
8.													

Total Number of Pieces
 Listed by Sender
 Received at Post Office

Postmaster, Per (Name of Postmaster)
 Completely Typewritten, Ink, or Ball Point Pen

See Privacy Act Statement on Reverse

Weber Gallagher

2000 Market Street, Suite 1300
Philadelphia, PA 19103

T (215) 972-7900
F (215) 564-7699

Date: October 1, 2013

Send To:
Columbia County Sheriff's Office
Attn: Real Estate

Facsimile #: 570-389-5625

File: 64892

No. of Pages: 2
(Including Cover Sheet)

Main Phone #:

From: Sarah Elia

Direct Dial:

IF YOU DO NOT RECEIVE ALL PAGES, PLEASE CALL (215) 972-7900 AND ASK FOR THE FAX OPERATOR.

Comments: ***Second Page of Petition for M&T v. Lugo*******

******Confidentiality Note******

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**WEBER GALLAGHER SIMPSON
STAPLETON FIRES & NEWBY, LLP**

By: Peter E. Meltzer

Identification No.: 39828

By: Sarah A. Elia

Identification No.: 206946

2000 Market Street, 13th Floor

Philadelphia, PA 19103

(267) 295-3364

FILED
PROTHONOTARY

2013 SEP 26 P 3:27

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

Attorneys for Plaintiff

MANUFACTURERS AND TRADERS TRUST CO.:

v.

EDWIN LAUREANO LUGO a/k/a

EDWIN L LUGO

NANCY V. LUGO

EDWIN LUGO, JR.

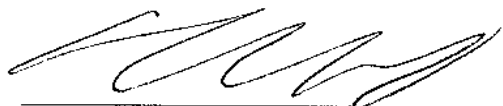
COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2012-CV-1348

ORDER

AND NOW, this 26 day of September, 2013, upon consideration of the annexed Petition, it is hereby,

ORDERED AND DECREED that the Sheriff is directed to postpone the Sheriff's Sale in the above matter until November 13, 2013 without the need for further advertising, further notice to the Defendants or creditors, or Sheriff's costs concerning the sale.

BY THE COURT:



J.

WEBER GALLAGHER SIMPSON
STAPLETON FIRES & NEWBY, LLP

By: Peter E. Meltzer

Identification No.: 39828

By: Sarah A. Elia

Identification No.: 206946

2000 Market Street, 13th Floor

Philadelphia, PA 19103

(267) 295-3364

FILED
PROTHONOTARY

2013 JUL 29 A 9:57

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

COPY

Attorneys for Plaintiff

MANUFACTURERS AND TRADERS TRUST CO.:

v.

EDWIN LAUREANO LUGO a/k/a
EDWIN L. LUGO
NANCY V. LUGO
EDWIN LUGO, JR.

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2012-CV-1348

ORDER

AND NOW, this 29th day of July, 2013, upon consideration of the annexed Petition, it is hereby,

ORDERED AND DECREED that the Sheriff is directed to postpone the Sheriff's Sale in the above matter until October 9, 2013 without the need for further advertising, further notice to the Defendants or creditors, or Sheriff's costs concerning the sale.

BY THE COURT:

B/ Thomas A. James Jr. J.

WEBER GALLAGHER
SIMPSON STAPLETON
FIRES & NEWBY LLP

Date: August 1, 2013

Send To:

Columbia County Sheriff's
Department
Real Estate Division

Facsimile 570-389-5625

File: 64892

No. of Pages: 2
(Including Cover Sheet)

From: Sarah A. Elia

PLEASE SEE ATTACHED.

*****Confidentiality Note*****

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(215) 972-7900 • (215) 564-7699 (FAX) • WWW.WGLAW.COM

ORIGINAL

WEBER GALLAGHER SIMPSON
STAPLETON FIRES & NEWBY, LLP

FILED
PROTHONOTARY

By: Peter E. Meltzer

Identification No.: 39828

20 JUL 29 A 9:57

By: Sarah A. Elia

Identification No.: 206946

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

2000 Market Street, 13th Floor

Philadelphia, PA 19103

(267) 295-3364

Attorneys for Plaintiff

MANUFACTURERS AND TRADERS TRUST CO.:

COURT OF COMMON PLEAS

v.

COLUMBIA COUNTY

NO. 2012-CV-1348

EDWIN LAUREANO LUGO a/k/a

EDWIN L LUGO

NANCY V. LUGO

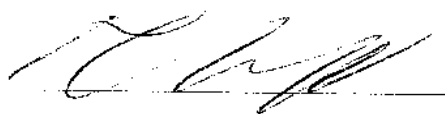
EDWIN LUGO, JR.

ORDER

AND NOW, this 29 day of July, 2013, upon consideration of the annexed Petition, it is hereby,

ORDERED AND DECREED that the Sheriff is directed to postpone the Sheriff's Sale in the above matter until October 9, 2013 without the need for further advertising, further notice to the Defendants or creditors, or Sheriff's costs concerning the sale.

BY THE COURT:



J.

WEBER GALLAGHER
SIMPSON STAPLETON
FIRES & NEWBY LLP

May 31, 2013

VIA FACSIMILE 570-389-5625

Columbia County Sheriff's Department
Real Estate Division

Direct Dial: (267) 295-3364
Email: setia@wglaw.com

RE: M&T Bank. v. Edwin Laureano Lugo, et al.; Docket No. 2012-CV-1348
Property address: 142 West Front Street, Berwick, PA 18603

Dear Sir/Madam:

Please postpone the above Sheriff's sale from June 5, 2013 to August 7, 2013. This is our second postponement. Thank you.

Very truly yours,

/s/ Sarah A. Elia

SAE

CHERRY HILL • DOVER • HARRISBURG • LONDON • NEWARK • NEW YORK • NORRISTOWN
PHILADELPHIA • PITTSBURGH • SCRANTON • WASHINGTON PA • WILMINGTON

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(215) 972-7900 • (215) 564-7699 (FAX) • WWW.WGLAW.COM

WEBER GALLAGHER
SIMPSON STAPLETON
FIRES & NEWBY LLP

Date: May 31, 2013

Send To:
Columbia County Sheriff's Department
Real Estate Department

File: 64892

Facsimile 570-389-5625

No. of Pages:2
(Including Cover Sheet)

From: Sarah A. Elia

PLEASE SEE ATTACHED.

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2000 MARKET STREET • 13TH FLOOR • PHILADELPHIA, PA 19103
(215) 972-7900 • (215) 564-7699 (FAX) • WWW.WGLAW.COM

County 024

PARCEL ID: 048-06-037-00.000

TAX YEAR: 2013

ALTERNATE ID:

EFFECTIVE DATE:

Year Authority Fund

Delq Year	Bill Roll	Tax	Interest	Penalty	Other	Pending	Total Amount
2012	PRIM	2,238.14	73.16	200.47	45.00		2,556.77
Total:		2,238.14	73.16	200.47	45.00		2,556.77

2,556.77

26.57

Interest

30.00

Posting

5.00

Tax cert

004

2,628.24

Total for July

WEBER GALLAGHER
SIMPSON STAPLETON
FIRES & NEWBY LLP

April 2, 2013

VIA FACSIMILE 570-389-5625

Columbia County Sheriff's Department
Real Estate Division

Direct Dial: (267) 295-3364
Email: selia@wglaw.com

RE: M&T Bank v. Edwin Laureano Lugo, et al.; Docket No. 2012-CV-1348
Property address: 142 West Front Street, Berwick, PA 18603

Dear Sir/Madam:

Please postpone the above Sheriff's sale from April 3, 2013 to June 5, 2013. This is our first postponement. Thank you.

Very truly yours,

/s/ Sarah A. Elia

SAE

CHERRY HILL • DOVER • HARRISBURG • LONDON • NEWARK • NEW YORK • NORRISTOWN
PHILADELPHIA • PITTSBURGH • SCRANTON • WASHINGTON PA • WILMINGTON

2000 MARKET STREET • 13TH FLOOR • PHILADELPHIA, PA 19103
(215) 972-7900 • (215) 564-7699 (FAX) • WWW.WGLAW.COM

**WEBER GALLAGHER
SIMPSON STAPLETON
FIRES & NEWBY LLP**

Date: April 2, 2013

Send To:
Columbia County Sheriff's
Department
Real Estate Division

Facsimile **570-389-5625**

File: 64892

No. of Pages: 2
(Including Cover Sheet)

From: Sarah A. Elia

PLEASE SEE ATTACHED.

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(215) 972-7900 • (215) 564-7699 (FAX) • WWW.WGLAW.COM

SHERIFF'S SALE COST SHEET

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

— DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
— LEVY (PER PARCEL	\$15.00	
— MAILING COSTS	\$ <u>9.00</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>7.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>482.50</u>

— WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1222.26</u>	
— SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1447.26</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>2561.76</u>	
TOTAL *****		\$ <u>2561.76</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>1845.91</u>	
WATER 20	\$ _____	
TOTAL *****		\$ <u>1845.91</u>

SURCHARGE FEE (DSTF)	\$ <u>150.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 6552.43

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

DATE:05-MAR-13

FEE:\$5.00

CERT. NO13753

LUGO EDWIN L & NANCY V
EDWIN LUGO JR
205 AVE O
MATAMORAS PA 18336

DISTRICT: BERWICK BORO
DEED 20070-0169
LOCATION: 142 W FRONT STREET
PARCEL: 04B-06 -037-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	TOTAL AMOUNT DUE
2012	PRIM	2,520.19	36.57	0.00	2,556.76
TOTAL DUE :					\$2,556.76

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: May , 2013

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2012

REQUESTED BY:

Columbia County Sheriff dm.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MANUFACTURERS AND TRADERS TRUST CO
vs.
EDWIN LUGO (et al.)

Case Number
2012CV1348

SHERIFF'S RETURN OF SERVICE

02/28/2013 10:40 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 142 WEST FRONT STREET, BERWICK, PA 18603.

PAUL D'ANGELO, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

February 28, 2013

NOTARY

Affirmed and subscribed to before me this

28TH day of FEBRUARY, 2013

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

EBER GALLAGHER SIMPSON STAPLETON & NEWBY, 603 STANWIX STREET, 2 GATEWAY CENTER STE. 1450, PITTSBURGH, PA 15222

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

MANUFACTURERS AND TRADERS TRUST CO
vs.
EDWIN LUGO (et al.)

Case Number
2012CV1348

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SHERIFF'S SALE BILL

Zone:

Expires: 03/01/2013

Warrant:

Serve To:

Name: (POSTING)

Primary Address: 142 WEST FRONT STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: POSTED

Relation:

Date: 02/28/13 Time: 1040

Deputy: DANCELO Mileage:

Attorney / Originator:

Name: WEBER GALLAGHER SIMPSON STAPLETO

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2012CV1348

142 WEST FRONT STREET, BERWICK, PA 18603

EXP: 03/01/2013

MAKE CHECKS PAYABLE TO:

Connie C. Gingham
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS
CLOSED HOLIDAYS

PHONE: 570-752-7442

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

LUGO EDWIN L & NANCY V
EDWIN LUGO JR
205 AVE O
MATAMORAS PA 18336

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

PAY THIS AMOUNT		CITY	
7.146	7.146	231.90	236.63
1.345	1.345	43.65	44.54
1.25	1.25	40.56	41.39
1.75	1.75	56.79	57.95
11.1	11.1	360.20	367.55
799.52		799.52	
If paid on or before June 30		If paid on or before June 30	

Discount 2% 2%
Penalty 10% 5%
PARCEL: 048-06-037-00,000
142 W FRONT ST
0.279 Acres

Land 486
Buildings 32,627
Total Assessment 33,113

FILE COPY
This tax returned to
courthouse on:
January 1, 2013

BERWICK BOROUGH
MAKE CHECKS PAYABLE TO:
CONNIE GINGHER
1615 LINCOLN AVE
BERWICK, PA 18603
HOURS: MON, TUE, THUR, 9:30AM-4:00PM
CLOSED WEDNESDAY & FRIDAY
CLOSED HOLIDAYS
PHONE 570-752-7442

LUGO EDWIN L & NANCY V
EDWIN LUGO JR
205 AVE O
MATAMORAS PA 18336

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	33113	45.0000	1460.29	1490.09	1639.10
PAY THIS AMOUNT					
Aug. 31		IF PAID ON OR BEFORE		OCT. 31	
1460.29		1490.09		1639.10	
Nov. 1		IF PAID ON OR BEFORE		NOV. 1	
1460.29		1490.09		1639.10	

2012 SCHOOL REAL ESTATE DATE 07/01/2012 BILL# 002439

PROPERTY DESCRIPTION		ACCT.	
PARCEL 04806 037000000	142 W FRONT ST	486.00	DELINQUENT TAX TO
20070-0169	0.03 ACRES	32627.00	COURTHOUSE DEC. 15
SCHOOL PENALTY 10%		4558	

NO REFUNDS UNDER \$5.00

NO PERSONAL CHECKS AFTER DEC. 1, 2012

Neither tax for 2012 nor paid at cur
Office
not paid



February 8, 2013

Timothy T. Chamberlain
Sheriff of Columbia County
Court House- P.O. Box 380
Bloomsburg, PA 17815

MANUFACTURERS AND TRADERS TRUST CO.

VS.

**EDWIN LAUREANO LUGO A/K/A
EDWIN L. LUGO
NANCY V. LUGO
EDWIN LUGO, JR.**

NO: 2012-CV-1348

Dear Timothy:

The amount due on the sewer account #111224 for the property located at 142 West Front Street, Berwick through June 30, 2013 is **\$1845.91**. This amount includes fees to satisfy a lien on this property.

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Kelly Johnson", is written over the typed name.

Kelly Johnson
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

**WEBER GALLAGHER SIMPSON
STAPLETON FIRES & NEWBY, LLP**

By: Peter E. Meltzer

Identification No.: 39828

By: Sarah A. Elia

Identification No.: 206946

2000 Market Street, 13th Floor

Philadelphia, PA 19103

(267) 295-3364

Attorneys for Plaintiff

MANUFACTURERS AND TRADERS TRUST CO.:	COURT OF COMMON PLEAS
:	COLUMBIA COUNTY
v.	NO. 2012-CV-1348
:	:
EDWIN LAUREANO LUGO a/k/a	:
EDWIN L LUGO	:
NANCY V. LUGO	:
EDWIN LUGO, JR.	:

Waiver of Watchman

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

Attorney for Plaintiff



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

MANUFACTURERS AND TRADERS TRUST CO.:	:	COURT OF COMMON PLEAS
	:	COLUMBIA COUNTY
v.	:	NO. 2012-CV-1348
	:	2013-ED-14
EDWIN LAUREANO LUGO a/k/a	:	
EDWIN L LUGO	:	
NANCY V. LUGO	:	
EDWIN LUGO, JR.	:	

Commonwealth of Pennsylvania :
:
County of Columbia :

TO THE SHERIFF OF Lehigh COUNTY, PENNSYLVANIA:

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

142 West Front Street
Berwick, PA 18603

Amount Due: \$52,138.77

Per diem interest from and
after 1/24/13 at \$9.69 per day: \$

TOTAL: \$ Plus costs

as endorsed

Dated: 01-30-13

(SEAL)

Barbara N. Silvestri
Prothonotary, Common Pleas Court - Acting
Columbia County, Pennsylvania

Proth & Clerk of Sev. Courts
My Comm. Exp. 1st Monday in 2016

No: 2012-CV-1348

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

Manufacturers and Traders Trust Co.

vs.

EDWIN LAUREANO LUGO a/k/a EDWIN L LUGO
NANCY V. LUGO
EDWIN LUGO, JR.

**Writ of Execution
(Mortgage Foreclosure)**

Real Debt: \$52,138.77

**Int. from 1/24/13
at \$9.69 per day:** \$

Costs: \$

Prothy. Pd.: \$

Sheriff: \$

Weber Gallagher Simpson Stapleton

Fires & Newby, LLP

Sarah A. Elia, Esquire

Attorney for Plaintiff

2000 Market Street, 13th Floor

Philadelphia, PA 19103

267-295-3364

Property Address:
142 West Front Street
Berwick, PA 18603

Complaint \$115.00 pd
Judgment \$15.00 pd
Costs \$25.00 pd
Prothy. Pd. \$10.00



Document Receipt

Trans #	13162	Carrier / service:	POST	2PM	1/31/2013
Ship to:	IRS				
INTERNAL REVENUE SERVICE					
WILLIAM GREEN FEDERAL BUILDING					
600 ARCH STREET ROOM 3259					
PHILADELPHIA PA 19106					
Tracking #:	9171924291001000020226	Doc Ref #:	14ED2013		

Document Receipt

Trans #	13161	Carrier / service:	POST	2PM	1/31/2013
Ship to:	COP				
COMMONWEALTH OF PENNSYLVANIA					
DEPT OF REV SHERIFF SALE					
DEPT OF REV SHERIFF SALE					
DEPARTMENT 281230					
HARRISBURG PA 17128					
Doc Ref #: 14ED2013					
Tracking #: 9171924291001000020219					

Document Receipt

Trans #	13160	Carrier / service:	POST	2PM	1/31/2013
Ship to:	FAIR				
OFFICE OF F.A.I.R.					
DEPARTMENT OF PUBLIC WELFARE					
PO BOX 8016					
HARRISBURG PA 17105					
Tracking #: 9171924291001000020202					
Doc Ref #: 14ED2013					

Document Receipt

Trans #	13159	Carrier / service:	POST	2PM	1/31/2013
Ship to:	SBA				
U.S. Small Business Administration					
PHILADELPHIA DISTRICT OFFICE					
PARKVIEW TOWERS					
1150 FIRST AVE, 10TH FLR, STE 1001					
KING OR PA 19406					
PRUSSIA					
Tracking #: 9171924291001000020196					
Doc Ref #: 14ED2013					

Document Receipt

Trans #	13158	Carrier / service:	POST	2PM	1/31/2013
Ship to:	13158				
COMMONWEALTH OF PA					
DEPT 280946					
Tracking #: 9171924291001000020189					
Doc Ref #: 14ED2013					
HARRISBURG PA 17128					

Document Receipt

Trans #	13157	Carrier / service:	POST	2PM	1/31/2013
Ship to:	13157	COMMONWEALTH OF PA			
PO BOX 2675		Tracking #:	9171924291001000020172		
HARRISBURG PA 17105		Doc Ref #:	14ED2013		

Document Receipt

1/31/2013

Trans # 13156

Ship to: 13156

NANCY LUGO

7 BALINT DRIVE APT 420

Tracking #: 9171924291001000020165

Doc Ref #: 14ED2013

YONKERS NY 10710

Document Receipt

Trans #	13155	Carrier / service:	POST	2PM	1/31/2013
Ship to:	13155				
EDWIN LUGO, JR.					
7 BALINT DRIVE APT 420					
Tracking #: 9171924291001000020158					
Doc Ref #: 14ED2013					
YONKERS NY 10710					

Document Receipt

Trans #	13154	Carrier / service:	POST	2PM	1/31/2013
Ship to:	13154				
EDWIN LUGO					
7 BALINT DRIVE APT 420					
Tracking #: 9171924291001000020141					
Doc Ref #: 14ED2013					
YONKERS NY 10710					

**WEBER GALLAGHER SIMPSON
STAPLETON FIRES & NEWBY, LLP**

By: Peter E. Meltzer

Identification No.: 39828

By: Sarah A. Elia

Identification No.: 206946

2000 Market Street, 13th Floor

Philadelphia, PA 19103

(267) 295-3364

Attorneys for Plaintiff

MANUFACTURERS AND TRADERS TRUST CO.:

v.

EDWIN LAUREANO LUGO a/k/a

EDWIN L. LUGO

NANCY V. LUGO

EDWIN LUGO, JR.

COURT OF COMMON PLEAS

COLUMBIA COUNTY

NO. 2012-CV-1348

12/13/12

Affidavit Pursuant to Rule 3129.1

Manufacturers and Traders Trust Co., Plaintiff in the above action, sets forth as of the date that the Praccipe for Writ of Execution was filed the following information concerning the real property located at 142 West Front Street, Berwick, PA 18603:

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

Name

Address

Edwin Laureano Lugo a/k/a Edwin L. Lugo 7 Balint Drive, Apt. 420
Yonkers, NY 10710

Nancy V. Lugo

7 Balint Drive, Apt. 420
Yonkers, NY 10710

Edwin Lugo, Jr.

7 Balint Drive, Apt. 420
Yonkers, NY 10710

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

Name

Address

Edwin Laureano Lugo a/k/a Edwin L. Lugo 7 Balint Drive, Apt. 420
Yonkers, NY 10710

Nancy V. Lugo

7 Balint Drive, Apt. 420
Yonkers, NY 10710

Edwin Lugo, Jr.

7 Balint Drive, Apt. 420
Yonkers, NY 10710

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

<u>Name</u>	<u>Address</u>
Berwick Area Joint Sewer Authority	c/o Anthony McDonald, Esq. 106 Market Street Berwick, PA 18603

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

<u>Name</u>	<u>Address</u>
Manufacturers and Traders Trust Co.	1100 Wehrle Drive, 2 nd Floor Williamsville, NY 14221

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

<u>Name</u>	<u>Address</u>
Columbia County Tax Claim Bureau	11 West Main Street Bloomsburg, PA 17815

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:

<u>Name</u>	<u>Address</u>
Columbia County Domestic Relations	11 West Main Street Bloomsburg, PA 17815

Commonwealth of PA Dept of Welfare	P.O. Box 2675 Harrisburg, PA 17105
------------------------------------	---------------------------------------

Commonwealth of PA Bureau of Compliance	Dept. 280946 Harrisburg, PA 17128-0946
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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:

<u>Name</u>	<u>Address</u>
Occupant	142 West Front Street Berwick, PA 18603

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

Dated: January 24, 2013


Sarah A. Elia

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MANUFACTURERS AND TRADERS TRUST CO
vs.
EDWIN LUGO (et al.)

Case Number
2012CV1348

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 03/01/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 142 WEST FRONT STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: VACANT / POSTED

Relation:

Date: 02.04.13 Time: 1540

Deputy: DANCELO Mileage:

Attorney / Originator:

Name: WEBER GALLAGHER SIMPSON STAPLETO

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

2012CV1348

142 WEST FRONT STREET, BERWICK, PA 18603

EXP: 03/01/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MANUFACTURERS AND TRADERS TRUST CO
vs.
EDWIN LUGO (et al.)

Case Number
2012CV1348

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 03/01/2013

Zone:

Warrant:

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:

POSTED

Relation:

Date:

01.31.13

Time:

1530

Deputy:

DANGELO

Mileage:

Attorney / Originator:

Name: WEBER GALLAGHER SIMPSON STAPLETO

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

GINGHER, CONNIE C.

2012CV1348

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 03/01/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

MANUFACTURERS AND TRADERS TRUST CO
vs.
EDWIN LUGO (et al.)

Case Number
2012CV1348

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice
Manner: < Not Specified > **Expires:** 03/01/2013
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:
Warrant:

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 · Other
Adult In Charge: GLORIA BOBERSKY
Relation: MGR
Date: 01-31-13 **Time:** 1505
Deputy: DANIELO **Mileage:**

Attorney / Originator:

Name: WEBER GALLAGHER SIMPSON STAPLETO

Phone:

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

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

BERWICK SEWER AUTHORITY

2012CV1348

1108 FREAS AVE, BERWICK, PA 18603

EXP: 03/01/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MANUFACTURERS AND TRADERS TRUST CO
vs.
EDWIN LUGO (et al.)

Case Number
2012CV1348

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	03/01/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	HEATHER S. HYATT		
Relation:	TAX CLERK		
Date:	1/31/13	Time:	13:49
Deputy:	8	Mileage:	

Attorney / Originator:

Name: WEBER GALLAGHER SIMPSON STAPLETO	Phone:
---	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2012CV1348

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 03/01/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

MANUFACTURERS AND TRADERS TRUST CO
vs.
EDWIN LUGO (et al.)

Case Number
2012CV1348

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	03/01/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	Lindsay Fish
Relation:	
Date:	1-31-13
Time:	1351
Deputy:	8
Mileage:	

Attorney / Originator:

Name: WEBER GALLAGHER SIMPSON STAPLETO	Phone:
---	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2012CV1348 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 03/01/2013

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV1348

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, APRIL 03, 2013
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 tract or lot of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the south side of Front Street, 40 feet 1 inch from the southeast corner of Front and Mulberry Streets; thence east along Front Street 19 feet 11 inches to a corner; thence south and parallel with Mulberry Street a distance of 80 feet to an alley; thence west along said alley, parallel with Front Street a distance of 3 feet to a corner; thence north and parallel with Mulberry Street, a distance of 18 feet to a corner; thence westerly and parallel with Front Street, a distance of 16 feet 11 inches to a corner; thence northerly and parallel with Mulberry Street, a distance of 62 feet to a corner on the south side of Front Street, the place of beginning. CONTAINING 1294-5/12 SQUARE FEET OF LAND.

BEING KNOWN AS 142 West Front Street, Berwick, PA 18603

BEING THE SAME PREMISES WHICH Mark J. Piazza, unmarried, and Sally A. Piazza, unmarried, by deed dated 1/3/2007 and recorded on 1/5/2007 in the office for the Recorder of Deeds in and for the County of Columbia as Instrument No. 200700169, granted and conveyed unto Edwin L. Lugo, Nancy V. Lugo, and Edwin Lugo, Jr. as tenants in common.

PROPERTY ADDRESS: 142 WEST FRONT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-06-037

Seized and taken into execution to be sold as the property of EDWIN LUGO, EDWIN LUGO, EDWIN LUGO, JR., NANCY LUGO in suit of MANUFACTURERS AND TRADERS TRUST CO.

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:
WEBER GALLAGHER SIMPSON STAPLETON & NEWBY
PITTSBURGH, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 14-13

DATE RECEIVED 1-30-13

DOCKET AND INDEX 1-31-13

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 1500.00

☒

will send

CK# 26501

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

SALE DATE

Apr 3, 13 TIME 0900

POSTING DATE

FEB. 28, 13

ADV. DATES FOR NEWSPAPER

1ST WEEK

Mar 13

2ND WEEK

20

3RD WEEK

27, 13

**WEBER GALLAGHER SIMPSON
STAPLETON FIRES & NEWBY, LLP**

By: Peter E. Meltzer

Identification No.: 39828

By: Sarah A. Elia

Identification No.: 206946

2000 Market Street, 13th Floor

Philadelphia, PA 19103

(267) 295-3364

Attorneys for Plaintiff

MANUFACTURERS AND TRADERS TRUST CO.:

COURT OF COMMON PLEAS

COLUMBIA COUNTY

NO. 2012-CV-1348

v.

EDWIN LAUREANO LUGO a/k/a

EDWIN L LUGO

NANCY V. LUGO

EDWIN LUGO, JR.

CERTIFICATE OF ADDRESS AND NON-MILITARY SERVICE

The undersigned hereby certifies that, upon information and belief:

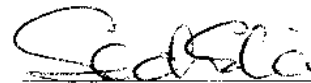
Defendant, Edwin Laureano Lugo a/k/a Edwin L. Lugo, has an address at 7 Balint Drive, Apt. 420, Yonkers, NY 10710.

Defendant, Nancy V. Lugo, has an address at 7 Balint Drive, Apt. 420, Yonkers, NY 10710.

Defendant, Edwin Lugo, Jr., has an address at 7 Balint Drive, Apt. 420, Yonkers, NY 10710.

Deponent further avers that, upon information and belief, the above Defendants are not within the protection of the Soldiers' and Sailors' Civil Relief Act of 1940, together with amendments thereto.

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



Sarah A. Elia

**WEBER GALLAGHER SIMPSON
STAPLETON FIRES & NEWBY, LLP**

By: Peter E. Meltzer

Identification No.: 39828

By: Sarah A. Elia

Identification No.: 206946

2000 Market Street, 13th Floor

Philadelphia, PA 19103

(267) 295-3364

Attorneys for Plaintiff

MANUFACTURERS AND TRADERS TRUST CO.:

v.

EDWIN LAUREANO LUGO a/k/a

EDWIN L LUGO

NANCY V. LUGO

EDWIN LUGO, JR.

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2012-CV-1348

CERTIFICATION TO SHERIFF
AS TO THE SALE OF REAL PROPERTY

I hereby certify that I am the attorney for the plaintiff in this action and further certify that:

X Act 6 and Act 91 are complied with.



Sarah A. Elia, Esquire
Attorney for Plaintiff

**WEBER GALLAGHER SIMPSON
STAPLETON FIRES & NEWBY, LLP**
By: Peter E. Meltzer

Identification No.: 39828
By: Sarah A. Elia
Identification No.: 206946
2000 Market Street, 13th Floor
Philadelphia, PA 19103
(267) 295-3364

Attorneys for Plaintiff

MANUFACTURERS AND TRADERS TRUST CO.:

v.

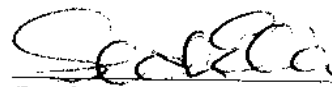
EDWIN LAUREANO LUGO a/k/a
EDWIN L. LUGO
NANCY V. LUGO
EDWIN LUGO, JR.

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2012-CV-1348

CERTIFICATION TO SHERIFF
AS TO THE SALE OF REAL PROPERTY

I hereby certify that I am the attorney for the plaintiff in this action and further certify that:

X Act 6 and Act 91 are complied with.



Sarah A. Elia, Esquire
Attorney for Plaintiff

**WEBER GALLAGHER SIMPSON
STAPLETON FIRES & NEWBY, LLP**

By: Peter E. Meltzer

Identification No.: 39828

By: Sarah A. Elia

Identification No.: 206946

2000 Market Street, 13th Floor

Philadelphia, PA 19103

(267) 295-3364

Attorneys for Plaintiff

MANUFACTURERS AND TRADERS TRUST CO.:

v.

EDWIN LAUREANO LUGO a/k/a

EDWIN L LUGO

NANCY V. LUGO

EDWIN LUGO, JR.

COURT OF COMMON PLEAS

COLUMBIA COUNTY

NO. 2012-CV-1348

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: EDWIN LAUREANO LUGO a/k/a EDWIN L LUGO
NANCY V. LUGO
EDWIN LUGO, JR.

Your real estate at 142 West Front Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on _____, 2013 at _____, at the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$52,138.77 obtained by Manufacturers and Traders Trust Co. against you.

NOTICE OF OWNERS 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 Sarah A. Elia the back payments, late charges, costs and reasonable attorneys fees due. To find out how much you must pay, you may contact Sarah A. Elia at 267-295-3364.
2. You may be able to stop the sale by filing a petition asking a 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 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 of 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 bid price by calling Sarah A. Elia at 267-295-3364.
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 the 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 Sarah A. Elia at 267-295-3364.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff approximately 30 days after the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within 10 days.
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.

Court Administrator
Columbia County Courthouse
Bloomsburg, PA 17815
(717) 784-1991, ext. 267

All that certain tract or lot of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the south side of Front Street, 40 feet 1 inch from the southeast corner of Front and Mulberry Streets; thence east along Front Street 19 feet 11 inches to a corner; thence south and parallel with Mulberry Street a distance of 80 feet to an alley; thence west along said alley, parallel with Front Street a distance of 3 feet to a corner; thence north and parallel with Mulberry Street, a distance of 18 feet to a corner; thence westerly and parallel with Front Street, a distance of 16 feet 11 inches to a corner; thence northerly and parallel with Mulberry Street, a distance of 62 feet to a corner on the south side of Front Street, the place of beginning.
CONTAINING 1294-5/12 SQUARE FEET OF LAND.

BEING KNOWN AS 142 West Front Street, Berwick, PA 18603

BEING THE SAME PREMISES WHICH Mark J. Piazza, unmarried, and Sally A. Piazza, unmarried, by deed dated 1/3/2007 and recorded on 1/5/2007 in the office for the Recorder of Deeds in and for the County of Columbia as Instrument No. 200700169, granted and conveyed unto Edwin L. Lugo, Nancy V. Lugo, and Edwin Lugo, Jr. as tenants in common.

**WEBER GALLAGHER SIMPSON
STAPLETON FIRES & NEWBY, LLP**
By: Peter E. Meltzer

Identification No.: 39828
By: Sarah A. Elia
Identification No.: 206946
2000 Market Street, 13th Floor
Philadelphia, PA 19103
(267) 295-3364

Attorneys for Plaintiff

MANUFACTURERS AND TRADERS TRUST CO.:

v.

EDWIN LAUREANO LUGO a/k/a
EDWIN L LUGO
NANCY V. LUGO
EDWIN LUGO, JR.

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2012-CV-1348

CERTIFICATION TO SHERIFF
AS TO THE SALE OF REAL PROPERTY

I hereby certify that I am the attorney for the plaintiff in this action and further certify
that:

X Act 6 and Act 91 are complied with.



Sarah A. Elia, Esquire
Attorney for Plaintiff

**WEBER GALLAGHER SIMPSON
STAPLETON FIRES & NEWBY, LLP**

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MANUFACTURERS AND TRADERS TRUST CO.:

v.

EDWIN LAUREANO LUGO a/k/a

EDWIN L LUGO

NANCY V. LUGO

EDWIN LUGO, JR.

COURT OF COMMON PLEAS

COLUMBIA COUNTY

NO. 2012-CV-1348

Affidavit Pursuant to Rule 3129.1

Manufacturers and Traders Trust Co., Plaintiff in the above action, sets forth as of the date that the Praccipe for Writ of Execution was filed the following information concerning the real property located at 142 West Front Street, Berwick, PA 18603:

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

<u>Name</u>	<u>Address</u>
Edwin Laureano Lugo a/k/a Edwin L. Lugo	7 Balint Drive, Apt. 420 Yonkers, NY 10710
Nancy V. Lugo	7 Balint Drive, Apt. 420 Yonkers, NY 10710
Edwin Lugo, Jr.	7 Balint Drive, Apt. 420 Yonkers, NY 10710

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

<u>Name</u>	<u>Address</u>
Edwin Laureano Lugo a/k/a Edwin L. Lugo	7 Balint Drive, Apt. 420 Yonkers, NY 10710
Nancy V. Lugo	7 Balint Drive, Apt. 420 Yonkers, NY 10710
Edwin Lugo, Jr.	7 Balint Drive, Apt. 420 Yonkers, NY 10710

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

<u>Name</u>	<u>Address</u>
Berwick Area Joint Sewer Authority	c/o Anthony McDonald, Esq. 106 Market Street Berwick, PA 18603

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

<u>Name</u>	<u>Address</u>
Manufacturers and Traders Trust Co.	1100 Wehrle Drive, 2 nd Floor Williamsville, NY 14221

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

<u>Name</u>	<u>Address</u>
Columbia County Tax Claim Bureau	11 West Main Street Bloomsburg, PA 17815

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:

<u>Name</u>	<u>Address</u>
Columbia County Domestic Relations	11 West Main Street Bloomsburg, PA 17815

Commonwealth of PA Dept of Welfare	P.O. Box 2675 Harrisburg, PA 17105
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Commonwealth of PA Bureau of Compliance	Dept. 280946 Harrisburg, PA 17128-0946
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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:

<u>Name</u>	<u>Address</u>
Occupant	142 West Front Street Berwick, PA 18603

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

Dated: January 24, 2013



Sarah A. Elia

6 THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS 8

Weber Gallagher Simpson
Stapleton Fires & Newby LLP
OPERATING ACCOUNT
2000 Market Street, 13th Floor
Philadelphia, PA 19103

FIRSTTRUST BANK
800.220.BANK/firsttrust.com

3-7380/2380

026501

**ONE THOUSAND FIVE HUNDRED AND XX / 100

DATE	AMOUNT
Jan 28, 2013	\$1,500.00

PAY
TO THE
ORDER
OF:

COLUMBIA COUNTY SHERIFF

CHECK AMOUNT > OR = \$501.00 REQUIRES TWO SIGNATURES

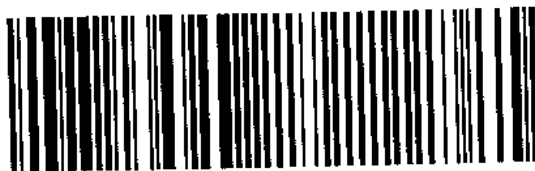
[Signature]

AUTHORIZED SIGNATURE



⑈026501⑈ ⑆238073801⑆ 70⑈0909567⑈

Columbia County Sheriff
Tim Chamberlain
35 W Main St
PO BOX 380
BLOOMSBURG PA 17815



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EDWIN LUGO
7 BALINT DRIVE APT 420
YONKERS NY 10710

14ED2013

CERTIFIED MAIL™

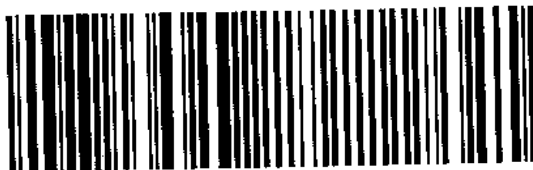


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Columbia County Sheriff
Tim Chamberlain
35 W Main St
PO BOX 380
BLOOMSBURG PA 17815



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NANCY LUGO
7 BALINT DRIVE APT 420
YONKERS NY 10710

14ED2013

CERTIFIED MAIL™



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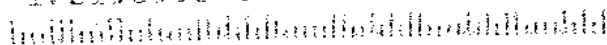
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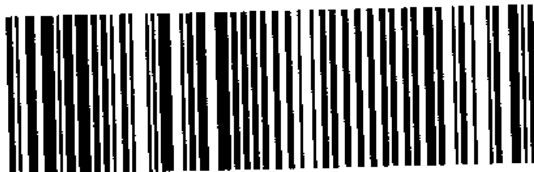
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mbia County Sheriff
Chamberlain
Main St
BOX 380
OMSBURG PA 17815



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EDWIN LUGO, JR.
7 BALINT DRIVE APT 420
YONKERS NY 10710

14ED2013

CERTIFIED MAIL™



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