

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Federal Nat. Mort. Assoc vs Jeffery & Mary Lawton

NO. 27-15 ED NO. 138-2015 JD

DATE/TIME OF SALE: June 10, 2015 at 9:00 am

BID PRICE (INCLUDES COST) \$ 2092.56

POUNDAGE - 2% OF BID \$ 41.85

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2134.41

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2134.41

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 784.41

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
FEDERAL NATIONAL MORTGAGE
ASSOCIATION

vs.

Defendant
JEFFREY P LAWTON
MARY A LAWTON

Attorney for the Plaintiff:

MARTHA E VON ROSENSTEIL, ESQ
649 SOUTH AVENUE
SECANE, PA 19018

Sheriff's Sale Date: Wednesday, June 10, 2015

Writ of Execution No. : 2015CV138

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 823 BOTTOM ROAD, MILLVILLE, PA 17846

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	\$60.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,053.06
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	\$270.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$9.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$190.00

Total Sheriff Costs **\$2,025.56**

Distribution Costs

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

Total Distribution Costs **\$67.00**

Grand Total: **\$2,092.56**

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)

(a) On any date Sheriff, Telecost 100

MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
649 SOUTH AVENUE, UNIT 7
SECANE, PA 19018

Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Jeniece D. Davis, Esquire

Phone (610) 328-2887
Fax (610) 328-2649

July 28, 2015

Office of the Sheriff of Columbia County
P.O. Box 380
Bloomsburg, PA 17815

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE")	:	COURT OF COMMON PLEAS
Plaintiff	:	COLUMBIA COUNTY
vs.	:	
JEFFREY P. LAWTON AND MARY A. LAWTON	:	Case No: 2015-CV-0000138-MF
Defendants	:	

RE: 823 Bottom Road f/k/a PO Box 743 Bottom Road
Millvale a/k/a Millvale PA 17846
Writ #: ED-15-27
Sale Date: 6/10/2015
Consideration: \$2,134.41

Dear Sir/Madam:

This will confirm that at the sheriff's sale of 6/10/2015 the above property was sold to our office as attorney on the writ. I hereby assign our bid for the property to:

Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America
14221 Dallas Parkway, Suite 1000
Dallas, TX 75254

Please accept this letter as a request for the Sheriff's Deed Poll to be prepared and recorded as soon as possible. The transfer is exempt from state and local transfer taxes. The State transfer tax affidavits are enclosed in duplicate for your convenience and **I have enclosed a check for \$784.41 to cover your costs.**

Kindly submit your final bill as soon as possible, so that settlement can be made and the terms of the sale completed.

Thank you in advance for your assistance in this matter. If anything additional is required, please advise.

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

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

Name Martha E. Von Rosenstiel, Esquire	Telephone Number (610) 328-2887
---	------------------------------------

Mailing Address 649 South Avenue, Unit #7	City Secane	State PA	Zip Code 19018
--	----------------	-------------	-------------------

B. TRANSFER DATA

Date of Acceptance of Document 6/10/2015			
Grantor(s)/Lessor(s) Timothy T. Chamberlain, Sheriff of Columbia County	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s) Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America	Telephone Number: 972-773-4663
Mailing Address Court House, P.O. Box 380		Street Address 14221 Dallas Parkway, Suite 1000	
City Bloomsburg	State PA	Zip Code 17815	City Dallas
			State TX
			Zip Code 75254

C. REAL ESTATE LOCATION

Street Address 823 Bottom Road f/k/a PO Box 743 Bottom Road		City, Township, Borough Greenwood Township	
County Columbia	School District Millville Area School District	Tax Parcel Number 17-03-019-01,000	

D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration \$2,134.41	2. Other Consideration + \$0.00	3. Total Consideration = \$2,134.41
4. County Assessed Value \$20,039.00	5. Common Level Ratio Factor X 3.6	6. Computed Value = \$72,140.40

E. EXEMPTION DATA – Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$72,140.40	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
--	---	---

2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to 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

Matthew Majors

Date

July 28, 2015

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

MARTHA E. VON ROSENSTIEL, P.C.

F-ACCOUNT

649 SOUTH AVENUE UNIT 7
SECANE, PA 19018

PNB BANK, NATIONAL ASSOCIATION
03.005/310

7/28/2015

PAY TO THE ORDER OF Sheriff Of Columbia County

\$**784.41

Seven Hundred Eighty-Four and 41/100*****

DOLLARS

PROTECTED AGAINST FRAUD



MEMO 36150 -- MM

Maurice Ketter

⑈010771⑈ ⑆031000053⑆ 8622125568⑈

MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
649 SOUTH AVENUE, UNIT 7
SECANE, PA 19018

Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Jeniece D. Davis, Esquire

Phone (610) 328-2887
Fax (610) 328-2649

July 17, 2015

Office of the Sheriff of Columbia County
Court House
P.O. Box 380
Bloomsburg, PA 17815

(570) 389-5625

RE: Jeffrey P. Lawton and Mary A. Lawton
823 Bottom Road f/k/a PO Box 743 Bottom Road
Millvale a/k/a Millville, PA 17846
Docket No. 2015-CV-0000138-MF
Writ No. ED-15-27
Sheriff's Sale Date: June 10, 2015

To whom it may concern:

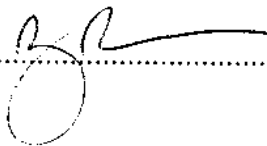
This will confirm that at the Sheriff's Sale, the above property was sold to our office as attorney on the writ for the Plaintiff. At this time, this office is requesting an extension until August 16, 2015 to settle this sale, as we are waiting on payment from our Client. Please let me know if this request is NOT acceptable. If I do not hear from you, I will assume that the extension has been granted until August 16, 2015.

I appreciate your assistance. Please call me if you have questions or comments.

Sincerely yours,
Matthew Majeski
Conveyancing Specialist
Martha E. Von Rosenstiel, P.C.

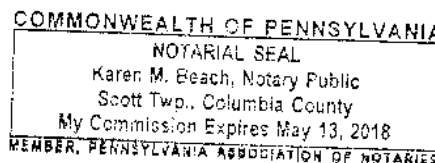
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice May 20, 27, and June 3, 2015 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this 3rd day of June, 2015...

Karen M. Beach
(Notary Public)



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

.....

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>270.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>60.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>16.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>9.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>542.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1053.06</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1278.06</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>67.00</u>	
TOTAL *****		\$ <u>77.00</u>

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

MUNICIPAL FEES DUE:		
SEWER	20	\$ _____
WATER	20	\$ _____
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>190.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2092.56

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
JEFFREY P LAWTON (et al.)

Case Number
2015CV138

SHERIFF'S RETURN OF SERVICE

05/04/2015 01:37 PM - DEPUTY MARTIN BOUDMAN, 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 823 BOTTOM ROAD, MILLVILLE, PA 17846.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

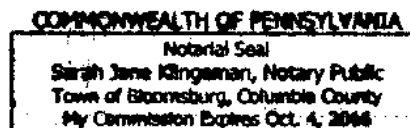
TIMOTHY T. CHAMBERLAIN, SHERIFF

May 05, 2015

NOTARY

Affirmed and subscribed to before me this

5TH day of MAY, 2015



Plaintiff Attorney: MARTHA E VON ROSENSTEIL, ESQ, 649 SOUTH AVENUE, SECANE, PA 19018

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
JEFFREY P LAWTON (et al.)

Case Number
2015CV138

SERVICE COVER SHEET

Service Details:

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

Serve To:

Name:	(POSTING)
Primary Address:	823 BOTTOM ROAD MILLVILLE, PA 17846
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:	<i>Posted</i>		
Relation:			
Date:	5-4-15	Time:	1337
Deputy:	7-8	Mileage:	

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ	Phone: 610-328-2887
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2015CV138

823 BOTTOM ROAD, MILLVILLE, PA 17846

NO EXPIRATION

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



71901140006000050040

CITIBANK NA
56 WATER STREET

NEW YORK NY 10041

MARTHA E. VON ROSENSTIEL, P.C.
 Martha E. Von Rosenstiel, Esquire / No. 52634
 Heather Riloff, Esquire / No. 309906
 Jeniece D. Davis, Esquire / No. 208967
 649 South Avenue, Suite 7
 Secane, PA 19018
 (610) 328-2887
 Attorneys for Plaintiff

FEDERAL NATIONAL MORTGAGE	:	COURT OF COMMON PLEAS
ASSOCIATION ("FANNIE MAE")	:	COLUMBIA COUNTY
Plaintiff	:	
	:	
vs.	:	
JEFFREY P. LAWTON AND MARY	:	No: 2015-CV-0000138-MF
A. LAWTON	:	
Defendant(s)	:	2015-ED-27
	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

The real estate and improvements, if any, located at and known as 823 Bottom Road f/k/a PO Box 743 Bottom Road Millvale a/k/a Millville, PA 17846 will be sold by the Sheriff of Columbia County on

Date of Sale: June 10th 2015

Time of Sale: 9:00 a.m.

Place of Sale: Columbia County Courthouse.

This sale is being held on a Judgment in Mortgage Foreclosure filed under Docket No. 2015-CV-0000138-MF in the Court of Common Pleas of Columbia County by Federal National Mortgage Association ("Fannie Mae"), Plaintiff against Jeffrey P. Lawton and Mary A. Lawton, Defendant(s). Judgment was entered on March 23, 2015 in the amount of \$81,224.52. The property was seized and taken in execution as the property of Jeffrey P. Lawton and Mary A. Lawton.

The property to be sold at Sheriff's Sale is described as follows:

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



71901140006000050026

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

MARTHA E. VON ROSENSTIEL, P.C.
 Martha E. Von Rosenstiel, Esquire / No. 52634
 Heather Riloff, Esquire / No. 309906
 Jeniece D. Davis, Esquire / No. 208967
 649 South Avenue, Suite 7
 Secane, PA 19018
 (610) 328-2887
 Attorneys for Plaintiff

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE")	:	COURT OF COMMON PLEAS
Plaintiff	:	COLUMBIA COUNTY
	:	
	:	
vs.	:	
JEFFREY P. LAWTON AND MARY A. LAWTON	:	No: 2015-CV-0000138-MF
Defendant(s)	:	2015-ED-27
	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

The real estate and improvements, if any, located at and known as 823 Bottom Road f/k/a PO Box 743 Bottom Road Millvale a/k/a Millville, PA 17846 will be sold by the Sheriff of Columbia County on

Date of Sale: June 10th 2015
 Time of Sale: 9:00 a.m.
 Place of Sale: Columbia County Courthouse.

This sale is being held on a Judgment in Mortgage Foreclosure filed under Docket No. 2015-CV-0000138-MF in the Court of Common Pleas of Columbia County by Federal National Mortgage Association ("Fannie Mae"), Plaintiff against Jeffrey P. Lawton and Mary A. Lawton, Defendant(s). Judgment was entered on March 23, 2015 in the amount of \$81,224.52. The property was seized and taken in execution as the property of Jeffrey P. Lawton and Mary A. Lawton.

The property to be sold at Sheriff's Sale is described as follows:

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



71901140006000050057

NORTH AMERICAN MORTGAGE CO
3883 AIRWAY DRIVE

SANTA ROSA CA 95403

MARTHA E. VON ROSENSTIEL, P.C.
 Martha E. Von Rosenstiel, Esquire / No. 52634
 Heather Riloff, Esquire / No. 309906
 Jeniece D. Davis, Esquire / No. 208967
 649 South Avenue, Suite 7
 Secane, PA 19018
 (610) 328-2887
 Attorneys for Plaintiff

FEDERAL NATIONAL MORTGAGE	:	COURT OF COMMON PLEAS
ASSOCIATION ("FANNIE MAE")	:	COLUMBIA COUNTY
Plaintiff	:	
	:	
vs.	:	
JEFFREY P. LAWTON AND MARY	:	No: 2015-CV-0000138-MF
A. LAWTON	:	
Defendant(s)	:	2015-ED-27
	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

The real estate and improvements, if any, located at and known as 823 Bottom Road f/k/a PO Box 743 Bottom Road Millvale a/k/a Millvile, PA 17846 will be sold by the Sheriff of Columbia County on

Date of Sale: June 10th 2015

Time of Sale: 9:00 a.m.

Place of Sale: Columbia County Courthouse.

This sale is being held on a Judgment in Mortgage Foreclosure filed under Docket No. 2015-CV-0000138-MF in the Court of Common Pleas of Columbia County by Federal National Mortgage Association ("Fannie Mae"), Plaintiff against Jeffrey P. Lawton and Mary A. Lawton, Defendant(s). Judgment was entered on March 23, 2015 in the amount of \$81,224.52. The property was seized and taken in execution as the property of Jeffrey P. Lawton and Mary A. Lawton.

The property to be sold at Sheriff's Sale is described as follows:

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

REAL ESTATE TAX CERTIFICATION

Date: 04/14/2015

Fee: \$5.00

Cert. NO: 20676

LAWTON JEFFREY P & MARY A
PO BOX 743
MILLVILLE PA 17846

District: GREENWOOD TWP
Deed: 0287 -0657
Location: 823 BOTTOM RD
Parcel Id:17 -03 -019-01,000

Assessment: 20,039

Balances as of 04/14/2015

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: COLUMBIA COUNTY SHERIFF Per: _____

SHE

Sheriff

36150CAM-DN

17-03 - 019-01

NO
DELA

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esquire / No. 52634
Heather Riloff, Esquire / No. 309906
Jeniece D. Davis, Esquire / No. 208967
649 South Avenue, Suite 7
Secane, PA 19018
(610) 328-2887
Attorneys for Plaintiff

FEDERAL NATIONAL MORTGAGE	:	COURT OF COMMON PLEAS
ASSOCIATION ("FANNIE MAE")	:	COLUMBIA COUNTY
Plaintiff	:	
	:	
	:	
vs.	:	
JEFFREY P. LAWTON AND MARY	:	No: 2015-CV-0000138-MF
A. LAWTON	:	
Defendant(s)	:	2015-ED-27
	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

The real estate and improvements, if any, located at and known as 823 Bottom Road f/k/a PO Box 743 Bottom Road Millvale a/k/a Millville, PA 17846 will be sold by the Sheriff of Columbia County on

Date of Sale: June 10th 2015
Time of Sale: 9:00 a.m.
Place of Sale: Columbia County Courthouse.

This sale is being held on a Judgment in Mortgage Foreclosure filed under Docket No. 2015-CV-0000138-MF in the Court of Common Pleas of Columbia County by Federal National Mortgage Association ("Fannie Mae"), Plaintiff against Jeffrey P. Lawton and Mary A. Lawton, Defendant(s). Judgment was entered on March 23, 2015 in the amount of \$81,224.52. The property was seized and taken in execution as the property of Jeffrey P. Lawton and Mary A. Lawton.

The property to be sold at Sheriff's Sale is described as follows:

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 04/07/15

Account:

Name:
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**
Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Ad ID: 1030551
Description: **Lawton Sale**
Run Dates: **05/20/15 to 06/03/15**
Class: **2**
Agate Lines: **192**
Blind Box:

Total Ad Cost \$1,053.06
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	05/20/15	06/03/15	3	\$1,053.06

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV138

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 10, 2015
AT 9:00 O'CLOCK A.M.**

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

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Greenwood, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a stone in line of land now or formerly of Harold Polk in the southerly right-of-way line of a public road, thence by the latter, North 57 degrees 45 minutes East, 384 feet to a spike at the intersection of another public road; thence by the westerly side of said latter public road, South 45 degrees East, 60 feet to an iron pin in line of lands now or formerly of George F. and Thelma Phares; thence by the same South 47 degrees 50 minutes West, 412 feet to an iron pin in line of lands now or formerly of Harold Polk; thence by lands now or formerly of said Polk, North 28 degrees West 106 feet to a stone, the place of beginning.

CONTAINING .75 acre of land, be the same, more or less. This description was prepared from draft of survey of Howard Fetterhoff, R.E., dated April 6, 1972.

PARCEL IDENTIFICATION NO: 17-03-019-01.000

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Jeffrey P. Lawton and Mary A. Lawton, his wife, by Deed from Alexander S. Sulkowski, single, dated 06/30/1978, recorded 06/30/1978 in Book 287, Page 657.

PROPERTY ADDRESS: 823 BOTTOM ROAD, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 17-03-019-01.000

Seized and taken into execution to be sold as the property of JEFFREY P. LAWTON, MARY A. LAWTON in suit of FEDERAL NATIONAL MORTGAGE ASSOCIATION.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:
MARTHA E. VON ROSENSTEIL, ESQ.
SECANE, PA 610-328-2887

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV138

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 10, 2015
AT 9:00 O'CLOCK A.M.

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

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

BEGINNING at a stone in line of land now or formerly of Harold Polk in the southerly right-of-way line of a public road, thence by the latter, North 57 degrees 45 minutes East, 384 feet to a spike at the intersection of another public road; thence by the westerly side of said latter public road, South 45 degrees East, 60 feet to an iron pin in line of lands now or formerly of George F. and Thelma Phares; thence by the same South 47 degrees 50 minutes West, 412 feet to an iron pin in line of lands now or formerly of Harold Polk; thence by lands now or formerly of said Polk, North 28 degrees West 106 feet to a stone, the place of beginning.

CONTAINING .75 acre of land, be the same, more or less. This description was prepared from draft of survey of Howard Fetterolf, R.E., dated April 6, 1972.

PARCEL IDENTIFICATION NO: 17-03-019-01,000

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Jeffrey P. Lawton and Mary A. Lawton, his wife, by Deed from Alexander S. Sulkowski, single, dated 06/30/1978, recorded 06/30/1978 in Book 287, Page 657.

PROPERTY ADDRESS: 823 BOTTOM ROAD, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 17-03-019-01,000

Seized and taken into execution to be sold as the property of JEFFREY P LAWTON, MARY A LAWTON in suit of FEDERAL NATIONAL MORTGAGE ASSOCIATION.

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:
MARTHA E VON ROSENSTEIL, ESQ
SECANE, PA 610-328-2887

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
JEFFREY P LAWTON (et al.)

Case Number
2015CV138

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 27

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Carol Fealey

Relation: Clerk

Date: 4-2-15

Time: 4:10

Deputy: 4

Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2015CV138

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
JEFFREY P LAWTON (et al.)

Case Number
2015CV138

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 27

Manner: < Not Specified >

Expires:

Warrant:

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:

Relation:

Date:

Deputy:

Time:

Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2015CV138

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
JEFFREY P LAWTON (et al.)

Case Number
2015CV138

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 27

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: COLUMBIA COUNTY ADULT PROBATION

Primary Address: PO BOX 380
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Vanessa Adler

Relation: Probation

Date: 4-2-15 Time: 4:00

Deputy: 4 Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY ADUL

2015CV138

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esquire / No. 52634
Heather Riloff, Esquire / No. 309906
Jeniecc D. Davis, Esquire / No. 208967
649 South Avenue, Suite 7
Secane, PA 19018
(610) 328-2887
Attorneys for Plaintiff

FEDERAL NATIONAL MORTGAGE	:	COURT OF COMMON PLEAS
ASSOCIATION ("FANNIE MAE")	:	COLUMBIA COUNTY
Plaintiff	:	
	:	
VS.	:	
JEFFREY P. LAWTON AND MARY A.	:	NO: 2015-CV-0000138-MF
LAWTON	:	
Defendant(s)	:	2015-ED-27
	:	

AFFIDAVIT OF NOTICE PURSUANT TO RULE 3129.1

Martha E. Von Rosenstiel, P.C. by the undersigned for the Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 823 Bottom Road f/k/a PO Box 743 Bottom Road, Millvale a/k/a Millvile, PA 17846:

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

Jeffrey P. Lawton
823 Bottom Road f/k/a PO Box 743 Bottom Road
Millvale a/k/a Millvile, PA 17846

Mary A. Lawton
823 Bottom Road f/k/a PO Box 743 Bottom Road
Millvale a/k/a Millvile, PA 17846

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

Jeffrey P. Lawton
823 Bottom Road f/k/a PO Box 743 Bottom Road
Millvale a/k/a Millvile, PA 17846

Mary A. Lawton
823 Bottom Road f/k/a PO Box 743 Bottom Road
Millvale a/k/a Millvile, PA 17846

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

Washington Mutual Bank, F.A.
7301 Baymedows Way, Mail Stop JAXB 3182
Jacksonville, FL 32256

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

CitiBank, N.A.
56 Water Street
New York, NY 10041

North American Mortgage Company
3883 Airway Drive
Santa Rosa, CA 95403

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

NONE

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

NONE

7. Name and address of every other person of whom plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Columbia County Tax Claim
P.O. Box 380
Bloomsburg, PA 17815

Columbia County Register of Wills
County Courthouse
Bloomsburg, PA 17815

Family Court/Domestic Relations
Columbia County Courthouse
P.O. Box 389
Bloomsburg, PA 17815

Attorney General of the U.S.
C/O Assistant Attorney General
Tax Division
U.S. Department of Justice
P.O. Box 227
Washington, DC 20044

PA Department of Revenue
Inheritance Tax division,
P.O. Box 280601
Harrisburg, PA 17128

PA. Department of Revenue
Bureau of Compliance
Attn: Sheriff Sale Section
P.O. Box 218230
Harrisburg, PA. 17128-1230

Department of Public Welfare
P.O. Box 2675
Harrisburg, PA 17105

Pennsylvania Department of Revenue
Bureau of Individual Taxes
PO Box 280603
Harrisburg, PA 17128-0603

Chief Exploration & Development LLC
5956 Sherry Lane, Suite 1500
Dallas, TX 75225

Radler 2000 Limited Partnership
3131 West 7th St, Suite 400,
Fort Worth, TX 76107

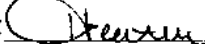
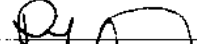
Enerplus Resources (USA) Corporation
US Bank Tower
Suite 2200
950 17th Street
Denver CO 80202

Columbia County Probation Department
Columbia County Courthouse
35 West Main St., P.O. Box 380
Bloomsburg, PA 17815

Occupant
823 Bottom Road f/k/a PO Box 743 Bottom Road
Millvale a/k/a Millville, PA 17846

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

MARTHA E. VON ROSENSTIEL, P.C.

BY:  
Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Jeniece D. Davis, Esquire
Attorneys for Plaintiff

Dated: March 26, 2015

REAL ESTATE OUTLINE

ED # 20150001

DATE RECEIVED 2015 Oct 13

DOCKET AND INDEX 2015

CHECK FOR PROPER INFO.

WRIT OF EXECUTION X

COPY OF DESCRIPTION X

WHEREABOUTS OF LKA X

NON-MILITARY AFFIDAVIT X

NOTICES OF SHERIFF SALE X

WAIVER OF WATCHMAN X

AFFIDAVIT OF LIENS LIST X

CHECK FOR \$1,350.00 OR X

CK# 3571

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

SALE DATE 2015 10 TIME 9:00

POSTING DATE _____

ADV. DATES FOR NEWSPAPER 1ST WEEK _____

2ND WEEK _____

3RD WEEK _____

Commonwealth Of Pennsylvania
COUNTY OF COLUMBIA

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE")
3900 Wisconsin Avenue, NW
Washington, DC 20016-2892

COURT OF COMMON PLEAS
DOCKET NO. 2015-CV-0000138-MF
ATTORNEY I.D. #52634
ATTORNEY I.D. #309906
ATTORNEY I.D. # 208967

2015-ED-27

v

JEFFREY P. LAWTON AND MARY A.
LAWTON
823 Bottom Road f/k/a PO Box 743 Bottom Road
Millvale a/k/a Millville, PA 17846

Writ Of Execution
(Mortgage Foreclosure)

TO THE SHERIFF OF COLUMBIA COUNTY

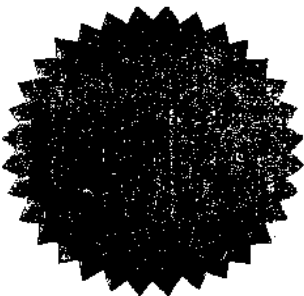
To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property: 823 Bottom Road f/k/a PO Box 743 Bottom Road, Millvale a/k/a Millville, PA17846 (see attached Exhibit I)

AMOUNT DUE		\$ 81,224.52
INTEREST FROM	3/18/2015 to _____ (Sale Date)	
	at 6%	\$
TOTAL*		\$
*Plus costs to be endorsed		

~~Tami Kline~~, Prothonotary

By:

Barbara N. Silvestri, Prothy.
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016
Deputy



MARTHA E. VON ROSENSTIEL, P.C.
 Martha E. Von Rosenstiel, Esquire / No. 52634
 Heather Riloff, Esquire / No. 309906
 Jeniece D. Davis, Esquire / No. 208967
 649 South Avenue, Suite 7
 Secane, PA 19018
 (610) 328-2887
 Attorneys for Plaintiff

FEDERAL NATIONAL MORTGAGE	:	COURT OF COMMON PLEAS
ASSOCIATION ("FANNIE MAE")	:	COLUMBIA COUNTY
Plaintiff	:	
	:	
vs.	:	
JEFFREY P. LAWTON AND MARY	:	No: 2015-CV-0000138-MF
A. LAWTON	:	
Defendant(s)	:	2015-ED-27
	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

The real estate and improvements, if any, located at and known as 823 Bottom Road f/k/a PO Box 743 Bottom Road Millvale a/k/a Millvile, PA 17846 will be sold by the Sheriff of Columbia County on

Date of Sale: June 10th 2015
 Time of Sale: 9:00 a.m.
 Place of Sale: Columbia County Courthouse.

This sale is being held on a Judgment in Mortgage Foreclosure filed under Docket No. 2015-CV-0000138-MF in the Court of Common Pleas of Columbia County by Federal National Mortgage Association ("Fannie Mae"), Plaintiff against Jeffrey P. Lawton and Mary A. Lawton, Defendant(s). Judgment was entered on March 23, 2015 in the amount of \$81,224.52. The property was seized and taken in execution as the property of Jeffrey P. Lawton and Mary A. Lawton.

The property to be sold at Sheriff's Sale is described as follows:

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

BEGINNING at a stone in line of land now or formerly of Harold Polk in the southerly right-of-way line of a public road, thence by the latter, North 57 degrees 45 minutes East, 384 feet to a spike at the intersection of another public road; thence by the westerly side of said latter public road, South 45 degrees East, 60 feet to an iron pin in line of lands now or formerly of George F. and Thelma Phares; thence by the same South 47 degrees 50 minutes West, 412 feet to an iron pin in line of lands now or formerly of Harold Polk; thence by lands now or formerly of said Polk, North 28 degrees West 106 feet to a stone, the place of beginning.

CONTAINING .75 acre of land, be the same, more or less. This description was prepared from draft of survey of Howard Fetterolf, R.E., dated April 6, 1972.

PARCEL IDENTIFICATION NO: 17-03-019-01,000

IMPROVEMENTS: Residential Dwelling

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after said sale, and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the date of the filing of said schedule. Judgment was recovered in the Court of Common Pleas of Columbia County Civil Action No. 2015-CV-0000138-MF. You should check with the Sheriff's Office by calling (570) 389-5622 to determine the actual date of the filing of the schedule. No further notice of the filing of the Schedule of Distribution will be given.

Timothy T. Chamberlain, Sheriff of
Columbia County

ATTORNEY FOR PLAINTIFF:	MARTHA E. VON ROSENSTIEL, P.C. Martha E. Von Rosenstiel, Esquire Heather Riloff, Esquire Jeniece D. Davis, Esquire Attorneys for Plaintiff 649 South Avenue, Unit #6 Secane, PA 19018 Phone: (610) 328-2887 Fax: (610) 328-2875
-------------------------	---

**MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
649 SOUTH AVENUE, UNIT 7
SECANE, PA 19018**

Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Jeniece D. Davis, Esquire

Phone (610) 328-2887
Fax (610) 328-2649

March 26, 2015

Office of the Sheriff of Columbia County
Court House
P.O. Box 380
Bloomsburg, PA 17815

RE: Federal National Mortgage Association ("Fannie Mae") v.
Jeffrey P. Lawton and Mary A. Lawton
Our File# 36150
CCP 2015-CV-0000138-MF

Dear Sir or Madam:

Enclosed please find the documents necessary to schedule the above property for the next available sale date. **Please advise me of the sale date once it has been determined.**

Please make service on person(s) named AT ALL ADDRESSES INDICATED (OR serve any adult in charge of premises and note name and relationship to defendant(s) on service return. Special service will be noted.

**Jeffrey P. Lawton and Mary A. Lawton
823 Bottom Road f/k/a PO Box 743 Bottom Road
Millvale a/k/a Millvile, PA 17846**

Please post premises with the handbill. Please advise me once service has been made. I have enclosed a self-addressed stamped envelope for your convenience in returning the service form. Thank you for your assistance in this matter.

Sincerely yours,
Danielle Phillips
Paralegal

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esquire / No. 52634
Heather Riloff, Esquire / No. 309906
Jeniece D. Davis, Esquire / No. 208967
649 South Avenue, Suite 7
Secane, PA 19018
(610) 328-2887
Attorneys for Plaintiff

STREET
COPY

FEDERAL NATIONAL MORTGAGE	:	COURT OF COMMON PLEAS
ASSOCIATION ("FANNIE MAE")	:	COLUMBIA COUNTY
Plaintiff	:	
	:	
VS.	:	
JEFFREY P. LAWTON AND MARY A.	:	NO: 2015-CV-0000138-MF
LAWTON	:	
Defendant(s)	:	2015-ED-27
	:	

AFFIDAVIT OF NOTICE PURSUANT TO RULE 3129.1

Martha E. Von Rosenstiel, P.C. by the undersigned for the Plaintiff in the above action, sets forth as of the date the Praecept for the Writ of Execution was filed the following information concerning the real property located at 823 Bottom Road f/k/a PO Box 743 Bottom Road, Millvale a/k/a Millvile, PA 17846:

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

Jeffrey P. Lawton
823 Bottom Road f/k/a PO Box 743 Bottom Road
Millvale a/k/a Millvile, PA 17846

Mary A. Lawton
823 Bottom Road f/k/a PO Box 743 Bottom Road
Millvale a/k/a Millvile, PA 17846

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

Jeffrey P. Lawton
823 Bottom Road f/k/a PO Box 743 Bottom Road
Millvale a/k/a Millvile, PA 17846

Mary A. Lawton
823 Bottom Road f/k/a PO Box 743 Bottom Road
Millvale a/k/a Millvile, PA 17846

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

Washington Mutual Bank, F.A.
7301 Baymedows Way, Mail Stop JAXB 3182
Jacksonville, FL 32256

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

CitiBank, N.A.
56 Water Street
New York, NY 10041

North American Mortgage Company
3883 Airway Drive
Santa Rosa, CA 95403

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

NONE

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

NONE

7. Name and address of every other person of whom plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Columbia County Tax Claim
P.O. Box 380
Bloomsburg, PA 17815

Columbia County Register of Wills
County Courthouse
Bloomsburg, PA 17815

Family Court/Domestic Relations
Columbia County Courthouse
P.O. Box 389
Bloomsburg, PA 17815

Attorney General of the U.S.
C/O Assistant Attorney General
Tax Division
U.S. Department of Justice
P.O. Box 227
Washington, DC 20044

PA Department of Revenue
Inheritance Tax division,
P.O. Box 280601
Harrisburg, PA 17128

PA. Department of Revenue
Bureau of Compliance
Attn: Sheriff Sale Section
P.O. Box 218230
Harrisburg, PA. 17128-1230

Department of Public Welfare
P.O. Box 2675
Harrisburg, PA 17105

Pennsylvania Department of Revenue
Bureau of Individual Taxes
PO Box 280603
Harrisburg, PA 17128-0603

Chief Exploration & Development LLC
5956 Sherry Lane, Suite 1500
Dallas, TX 75225

Radler 2000 Limited Partnership
3131 West 7th St, Suite 400,
Fort Worth, TX 76107

Enerplus Resources (USA) Corporation
US Bank Tower
Suite 2200
950 17th Street
Denver CO 80202



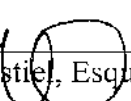
Columbia County Probation Department
Columbia County Courthouse
35 West Main St., P.O. Box 380
Bloomsburg, PA 17815

Occupant
823 Bottom Road f/k/a PO Box 743 Bottom Road
Millvale a/k/a Millville, PA 17846

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

MARTHA E. VON ROSENSTIEL, P.C.

BY:

  
Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Jeniece D. Davis, Esquire
Attorneys for Plaintiff

Dated: March 26, 2015

MARTHA E. VON ROSENSTIEL, P.C.
 Martha E. Von Rosenstiel, Esquire / No. 52634
 Heather Riloff, Esquire / No. 309906
 Jeniece D. Davis, Esquire / No. 208967
 649 South Avenue, Suite 7
 Secane, PA 19018
 (610) 328-2887
 Attorneys for Plaintiff

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE")	:	COURT OF COMMON PLEAS
Plaintiff	:	COLUMBIA COUNTY
	:	
vs.	:	
JEFFREY P. LAWTON AND MARY A. LAWTON	:	No: 2015-CV-0000138-MF
Defendant(s)	:	2015-ED-27

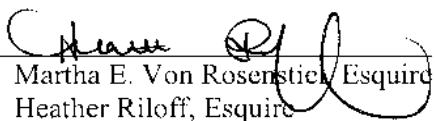
CERTIFICATE TO THE SHERIFF

I hereby certify that I am the attorney of record for the plaintiff in this action again real property and further certify that this property is:

- ☐ FHA – Tenant Occupied or Vacant
- ☐ Commercial
- ☐ As a result of a Complaint in Assumpsit
- ☒ That the plaintiff has complied in all respects with Section 403 of the Mortgage Assistance Act including, but not limited to:
- (a) Service of the Notice on the Defendants
 - (b) Expiration of the 30 days since Service of the Notice
 - (c) Defendants' failure to request or appear at meeting with mortgagee or Consumer Credit Counseling Agency
 - (d) Defendants' 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.

MARTHA E. VON ROSENSTIEL, P.C.

BY: 
 Martha E. Von Rosenstiel, Esquire
 Heather Riloff, Esquire
 Jeniece D. Davis, Esquire
 Attorneys for Plaintiff

MARTHA E. VON ROSENSTIEL, P.C.
 Martha E. Von Rosenstiel, Esquire / No. 52634
 Heather Riloff, Esquire / No. 309906
 Jeniece D. Davis, Esquire / No. 208967
 649 South Avenue, Suite 7
 Secane, PA 19018
 (610) 328-2887
 Attorneys for Plaintiff

FEDERAL NATIONAL MORTGAGE	:	COURT OF COMMON PLEAS
ASSOCIATION ("FANNIE MAE")	:	COLUMBIA COUNTY
Plaintiff	:	
	:	
VS.	:	
JEFFREY P. LAWTON AND MARY A.	:	NO: 2015-CV-0000138-MF
LAWTON	:	
Defendant(s)	:	2015-ED-27

AFFIDAVIT OF WHEREABOUTS OF DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA:

: SS

COUNTY OF DELAWARE

:

Martha E. Von Rosenstiel, P.C. by the undersigned for the Plaintiff in the above action, sets forth as of the date the Praccipe for the Writ of Exccution was filed the following information concerning the Defendant(s) and the real property located at 823 Bottom Road f/k/a PO Box 743 Bottom Road, Millvale a/k/a Millville, PA 17846:

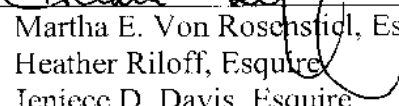
1. Name and address of owner(s) or reputed owner(s) or Defendant(s) in the judgment:

Jeffrey P. Lawton and Mary A. Lawton
 823 Bottom Road f/k/a PO Box 743 Bottom Road
 Millvale a/k/a Millville, PA 17846:

I verify that the statements made in this affidavit are true and correct upon 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.

MARTHA E. VON ROSENSTIEL, P.C.

BY:


 Martha E. Von Rosenstiel, Esquire
 Heather Riloff, Esquire
 Jeniece D. Davis, Esquire
 Attorneys for Plaintiff

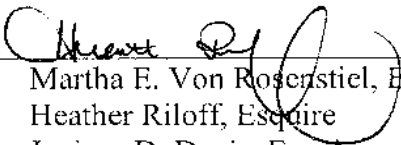
MARTHA E. VON ROSENSTIEL, P.C.
 Martha E. Von Rosenstiel, Esquire / No. 52634
 Heather Riloff, Esquire / No. 309906
 Jeniece D. Davis, Esquire / No. 208967
 649 South Avenue, Suite 7
 Secane, PA 19018
 (610) 328-2887
 Attorneys for Plaintiff

FEDERAL NATIONAL MORTGAGE	:	COURT OF COMMON PLEAS
ASSOCIATION ("FANNIE MAE")	:	COLUMBIA COUNTY
plaintiff	:	
	:	
vs.	:	
JEFFREY P. LAWTON AND MARY A.	:	No: 2015-CV-0000138-MF
LAWTON	:	
defendant(s)	:	2015-ED-27
	:	

WAIVER OF WATCHMAN AND WAIVER OF INSURANCE

ANY DEPUTY SHERIFF LEVYING UPON OR ATTACHING ANY PROPERTY UNDER WHICH WRIT MAY LEAVE SAME WITHOUT A WATCHMAN, IN CUSTODY OF WHOEVER IS FOUND IN POSSESSION, AFTER NOTIFYING SUCH PERSON OF SUCH LEVY OR ATTACHMENT, WITHOUT LIABILITY ON THE PART OF SUCH DEPUTY OR THE SHERIFF TO ANY PLAINTIFF HEREIN FOR ANY LOSS, DESTRUCTION OR REMOVAL OF ANY SUCH PROPERTY BEFORE SHERIFF'S SALE THEREOF: AND THE SHERIFF IS HEREBY RELEASED FROM ALL LIABILITY TO PROTECT THE PROPERTY DESCRIBED IN THE ABOVE EXECUTION BY INSURANCE, WHICH INSURANCE IS HEREBY WAIVED.

MARTHA E. VON ROSENSTIEL, P.C.

BY: 
 Martha E. Von Rosenstiel, Esquire
 Heather Riloff, Esquire
 Jeniece D. Davis, Esquire
 Attorneys for Plaintiff

Dated: March 26, 2015 _____

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esquire / No. 52634
Heather Riloff, Esquire / No. 309906
Jeniece D. Davis, Esquire / No. 208967
649 South Avenue, Suite 7
Secane, PA 19018
(610) 328-2887
Attorneys for Plaintiff

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE")
Plaintiff

vs.

JEFFREY P. LAWTON AND MARY A. LAWTON
Defendant(S)

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY
:
:
:

No: 2015-CV-0000138-MF

2015-ED-27

NON MILITARY AFFIDAVIT

Martha E. Von Rosenstiel, P.C. by the undersigned hereby certifies that:

1. I am the attorney for the plaintiff herein.
2. The individual involved in this action is the owner of the premises described in the mortgage underlying this action.
3. The procedures of the Law Office of Martha E. Von Rosenstiel, P.C. are designed to discover facts concerning the military status of the mortgagor(s) and/or real owner(s).
4. Said procedures were followed in connection with the instant foreclosure proceeding.
5. Inquiry made with the Department of Defense, has confirmed that the defendant(s) is/are not in the military.
6. On information and belief, named mortgagor(s) and real owner(s) is/are not a service member in military service as defined by the Servicemembers Civil Relief Act, 50 U.S.C. Appx. Section 501 et seq.

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

MARTHA E. VON ROSENSTIEL, P.C.

BY: 

Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Jeniece D. Davis, Esquire
Attorneys for Plaintiff

Dated: March 26, 2015

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esquire / No. 52634
Heather Riloff, Esquire / No. 309906
Jeniecc D. Davis, Esquire / No. 208967
649 South Avenue, Suite 7
Secane, PA 19018
(610) 328-2887
Attorneys for Plaintiff

FEDERAL NATIONAL MORTGAGE	:	COURT OF COMMON PLEAS
ASSOCIATION ("FANNIE MAE")	:	COLUMBIA COUNTY
Plaintiff	:	
	:	
VS.	:	
JEFFREY P. LAWTON AND MARY A.	:	NO: 2015-CV-0000138-MF
LAWTON	:	
Defendant)S)s	:	2015-ED-27
	:	

LEGAL DESCRIPTION

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

BEGINNING at a stone in line of land now or formerly of Harold Polk in the southerly right-of-way line of a public road, thence by the latter, North 57 degrees 45 minutes East, 384 feet to a spike at the intersection of another public road; thence by the westerly side of said latter public road, South 45 degrees East, 60 feet to an iron pin in line of lands now or formerly of George F. and Thelma Phares; thence by the same South 47 degrees 50 minutes West, 412 feet to an iron pin in line of lands now or formerly of Harold Polk; thence by lands now or formerly of said Polk, North 28 degrees West 106 feet to a stone, the place of beginning.

CONTAINING .75 acre of land, be the same, more or less. This description was prepared from draft of survey of Howard Fetterolf, R.E., dated April 6, 1972.

PARCEL IDENTIFICATION NO: 17-03-019-01,000

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Jeffrey P. Lawton and Mary A. Lawton, his wife, by Deed from Alexander S. Sulkowski, single, dated 06/30/1978, recorded 06/30/1978 in Book 287, Page 657.

MARTHA E. VON ROSENSTIEL, P.C.
 Martha E. Von Rosenstiel, Esquire / No. 52634
 Heather Riloff, Esquire / No. 309906
 Jeniece D. Davis, Esquire / No. 208967
 649 South Avenue, Suite 7
 Secane, PA 19018
 (610) 328-2887
 Attorneys for Plaintiff

FEDERAL NATIONAL MORTGAGE	:	COURT OF COMMON PLEAS
ASSOCIATION ("FANNIE MAE")	:	COLUMBIA COUNTY
Plaintiff	:	
	:	
vs.	:	
JEFFREY P. LAWTON AND MARY	:	No: 2015-CV-0000138-MF
A. LAWTON	:	
Defendant(s)	:	2015-ED-27
	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

The real estate and improvements, if any, located at and known as 823 Bottom Road f/k/a PO Box 743 Bottom Road Millvale a/k/a Millvile, PA 17846 will be sold by the Sheriff of Columbia County on

Date of Sale: _____

Time of Sale: 10:00 a.m.

Place of Sale: Columbia County Courthouse.

This sale is being held on a Judgment in Mortgage Foreclosure filed under Docket No. 2015-CV-0000138-MF in the Court of Common Pleas of Columbia County by Federal National Mortgage Association ("Fannie Mae"), Plaintiff against Jeffrey P. Lawton and Mary A. Lawton, Defendant(s). Judgment was entered on March 23, 2015 in the amount of \$81,224.52. The property was seized and taken in execution as the property of Jeffrey P. Lawton and Mary A. Lawton.

The property to be sold at Sheriff's Sale is described as follows:

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

BEGINNING at a stone in line of land now or formerly of Harold Polk in the southerly right-of-way line of a public road, thence by the latter, North 57 degrees 45 minutes East, 384 feet to a spike at the intersection of another public road; thence by the westerly side of said latter public road, South 45 degrees East, 60 feet to an iron pin in line of lands now or formerly of George F. and Thelma Phares; thence by the same South 47 degrees 50 minutes West, 412 feet to an iron pin in line of lands now or formerly of Harold Polk; thence by lands now or formerly of said Polk, North 28 degrees West 106 feet to a stone, the place of beginning.

CONTAINING .75 acre of land, be the same, more or less. This description was prepared from draft of survey of Howard Fetterolf, R.E., dated April 6, 1972.

PARCEL IDENTIFICATION NO: 17-03-019-01,000

IMPROVEMENTS: Residential Dwelling

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after said sale, and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the date of the filing of said schedule. Judgment was recovered in the Court of Common Pleas of Columbia County Civil Action No. 2015-CV-0000138-MF. You should check with the Sheriff's Office by calling (570) 389-5622 to determine the actual date of the filing of the schedule. No further notice of the filing of the Schedule of Distribution will be given.

Timothy T. Chamberlain, Sheriff of
Columbia County

ATTORNEY FOR PLAINTIFF: MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Jeniece D. Davis, Esquire
Attorneys for Plaintiff
649 South Avenue, Unit #6
Secane, PA 19018
Phone: (610) 328-2887
Fax: (610) 328-2875

Document Receipt

Trans #	5004	Carrier / service:	USPS Server	First-Class Mail®	4/2/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	----------------------

Ship to:

ENERPLUS RESOURCES USA

950 17TH STREET

US BANK TOWER

DENVER CO 80202

Tracking #: 71901140006000050071

Doc Ref #: 2015ED27

Postage 5.3400

Document Receipt

Trans #	5003	Carrier / service:	USPS Server	First-Class Mail®	4/2/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	----------------------

Ship to:

RADLER 2000 LIMITED PARTNERSHIP

3131 WEST 7TH STREET

SUITE 400

FORT WORTH TX 76107

Tracking #: 71901140006000050064

Doc Ref #: 2015ED27

Postage 5 3400

Document Receipt

Trans #	5002	Carrier / service:	USPS Server	First-Class Mail®	4/2/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	----------------------

Ship to:

NORTH AMERICAN MORTGAGE CO

3883 AIRWAY DRIVE

Tracking #: 71901140006000050057

Doc Ref #: 2015ED27

Postage 5.3400

SANTA ROSA CA 95403

Document Receipt

Trans #	5002	Carrier / service:	USPS Server	First-Class Mail®	4/2/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	----------------------

Ship to:

NORTH AMERICAN MORTGAGE CO

3883 AIRWAY DRIVE

Tracking #: 71901140006000050057

Doc Ref #: 2015ED27

Postage 5 3400

SANTA ROSA CA 95403

Document Receipt

Trans #	5001	Carrier / service:	USPS Server	First-Class Mail®	4/2/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	----------------------

Ship to:

CITIBANK NA

56 WATER STREET

Tracking #: 71901140006000050040

Doc Ref #: 2015ED27

Postage 5 3400

NEW YORK NY 10041

Document Receipt

Trans #	5000	Carrier / service:	USPS Server	First-Class Mail®	4/2/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	----------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000050033

Doc Ref #: 2015ED27

Postage 5.3400

PHILADELPHIA PA 19106

Document Receipt

Trans #	4999	Carrier / service:	USPS Server	First-Class Mail®	4/2/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	----------------------

Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #: 71901140006000050026

Doc Ref #: 2015ED27

Postage 5.3400

PHILADELPHIA PA 19107

Document Receipt

Trans #	4998	Carrier / service:	USPS Server	First-Class Mail®	4/2/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	----------------------

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000050019

Doc Ref #: 2015ED27

Postage 5.3400

HARRISBURG PA 17105

Document Receipt

Trans #	4997	Carrier / service:	USPS Server	First-Class Mail®	4/2/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	----------------------

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000050002

Doc Ref #: 2015ED27

Postage 5.3400

HARRISBURG PA 17128

Document Receipt

Trans #	5004	Carrier / service:	USPS Server	First-Class Mail®	4/2/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	----------------------

Ship to:

ENERPLUS RESOURCES USA

950 17TH STREET

US BANK TOWER

DENVER CO 80202

Tracking #: 71901140006000050071

Doc Ref #: 2015ED27

Postage 5.3400

Document Receipt

Trans #	5003	Carrier / service:	USPS Server	First-Class Mail®	4/2/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	----------------------

Ship to:

RADLER 2000 LIMITED PARTNERSHIP

3131 WEST 7TH STREET

SUITE 400

FORT WORTH TX 76107

Tracking #: 71901140006000050064

Doc Ref #: 2015ED27

Postage 5.3400

MARTHA E. VON ROSENSTIEL, P.C.
F-ACCOUNT
649 SOUTH AVENUE UNIT 7
SECANE, PA 19018

PNC BANK, NATIONAL ASSOCIATION
03-005/310

8511

3/26/2015

PAY TO THE ORDER OF Sheriff Of Columbia County

\$ **1,350.00

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

DOLLARS

PROTECTED AGAINST FRAUD



MEMO 36150 -- DN

Maureen Vetter

⑈008511⑈ ⑆031000053⑆ 8622125568⑈