

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
WELLS FARGO

vs.

Defendant
ARTHUR H CROUL

Attorney for the Plaintiff:
SHAPIRO & DENARDO
3600 HORIZON DRIVE
SUITE 150
KING OF PRUSSIA, PA 19406

Sheriff's Sale Date: Wednesday, August 3, 2016

Writ of Execution No. : 2016CV205

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 507 SUSQUEHANNA AVENUE, 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	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,036.77
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$150.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$110.00
Total Sheriff Costs	\$1,797.27

Municipal Costs

Sewer	\$222.00
Total Municipal Costs	\$222.00

Distribution Costs

Recording Fees	\$67.00
Total Distribution Costs	\$67.00

Grand Total: **\$2,086.27**

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

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

WELLS FARGO

VS ARTHUR CROUL

NO. 62-2016 ED NO. 205-2016 JD

DATE/TIME OF SALE: AUGUST 3, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2086.27

POUNDAGE - 2% OF BID \$ 41.73

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

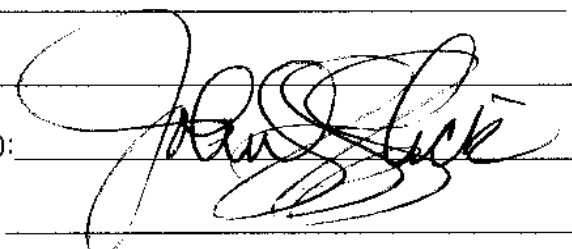
TOTAL AMOUNT NEEDED TO PURCHASE \$ 2128.00

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____



TOTAL DUE: \$ 2128.00

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 778.00

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 206981
Customer:
SHERIFF

Invoice Date: 08/23/2016 9:55:19 AM
Last Change:

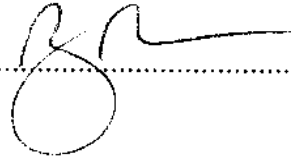
RECEIPT

Reg/Drw ID: 0101
By: TSA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201606576	BERWICK BORO
	Grantor - CROUL, ARTHUR H		08/23/16 9:55:20 AM	
	Grantee - WELLS FARGO BANK			
	Consideration - \$2,128.00			
	Tax Basis - \$0.00			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$67.00		
	PAYMENTS			
	CHECK: 7481 - SHERIFF	\$67.00		
	TOTAL PAYMENTS	\$67.00		
	AMOUNT DUE	\$67.00		
	PAYMENT ON INVOICE	(\$67.00)		
	BALANCE DUE ON INVOICE	\$0.00		

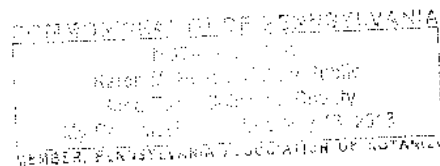
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 July 13, 20, 27, 2016 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 27th day of July, 2016...

Haren 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.

.....

SHAPIRO & DeNARDO, LLC

ATTORNEYS AT LAW
A PENNSYLVANIA LIMITED LIABILITY COMPANY

3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
Tel: (610) 278-6800 Fax: (610) 278-9980

GERALD M. SHAPIRO +++
DAVID S. KREISMAN **
CHRISTOPHER A. DENARDO *

+ Licensed in Pennsylvania and New Jersey
++ Licensed in Pennsylvania and New York
+++ Licensed in Illinois and Florida

* Licensed in Pennsylvania Only
** Licensed in Illinois Only

PA Attorneys

KRISTEN D. LITTLE +
Managing Attorney - PA
KEVIN S. FRANKEL +
REGINA HOLLOWAY ++
SARAH K. McCAFFERY +
LESLIE J. RASE *
ALISON H. TULLIO +
KATHERINE M. WOLF +

August 4, 2016
Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

RE: Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC4
Asset-Backed Pass-Through Certificates vs. Arthur H. Croul
Docket No.: 2016-CV-205
Property Address: 507 Susquehanna Avenue, Berwick, PA 18603
S&D File No.: 15-051834

Dear Columbia County Sheriff:


In reference to the above captioned matter, please prepare a deed to the following entity:
Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC4 Asset-Backed
Pass-Through Certificates
1600 South Douglass Road
Suite 200-A
Anaheim, California 92806

Enclosed is our check payable to the Sheriff of Columbia County in the amount of \$778.00 in payment of monies owed to settle.

Please forward the executed deed along with the enclosed package to the recorder of deeds office for recording. Please call me the day this deed goes for recording. WE WILL NEED THE RECORDING INFORMATION ON THIS AS SOON AS POSSIBLE.

Thank you for your prompt attention to this matter.

Very truly yours,



Laura Connor
Paralegal

Enclosures

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

WELLS FARGO

VS ARTHUR CROUL

NO. 62-2016

ED

NO. 205-2016

JD

DATE/TIME OF SALE: AUGUST 3, 2016 @ 9:00 AM

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POUNDAGE - 2% OF BID \$ 41.73

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2128.00

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____


TOTAL DUE: \$ 2128.00

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 778.00

**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 (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: SHAPIRO & DeNARDO, LLC

Telephone Number: (610)278-6800

Mailing Address:

3600 Horizon Drive, Suite 150

City:

King of Prussia

State:

PA

Zip Code:

19406

B. TRANSFER DATA

Date of Acceptance of Document 8/3 /2016

Grantor(s)/Lessor(s)

Columbia County Sheriff

Telephone Number:

570-389-5622

Grantee(s)/Lessee(s)

Wells Fargo Bank N.A., as Trustee, for Carrington
Mortgage Loan Trust, Series 2006-NC4 Asset-
Backed Pass-Through Certificates

Telephone Number

800-561-4567
(Customer Service)

Mailing Address

35 West Main Street

Mailing Address

1600 South Douglass Road, Suite 200-A

City

Bloomsburg

State

PA

Zip Code

17815

City

Anaheim

State

California

Zip Code

92806

C. REAL ESTATE LOCATION

Street Address

507 Susquehanna Avenue

City, Township, Borough

Borough of Berwick

County

Columbia

School District

Berwick Area

Tax Parcel Number

04C04-10900000

D. VALUATION DATA

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

1. Actual Cash Consideration

\$2,086.00

2. Other Consideration

+ 0.00

3. Total Consideration

= \$2,086.00

4. County Assessed Value

\$15,311.00

5. Common Level Ratio Factor

x 3.69

6. Computed Value

= \$56,497.59

E. EXEMPTION DATA

1a. Amount of Exemption Claimed

\$56,497.59

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.) Property transferred through a mortgage foreclosure action by Sheriff Sale held August 3, 2016 in satisfaction of judgment entered on Docket Number: 2016-CV-205.

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

Laura Connor

Date

August 4, 2016

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

Shapiro & DeNardo, LLC
General Business Account
3600 Horizon Drive, Suite 150
King Of Prussia, PA 19406
(610) 278-6800

MB Financial Bank
CHICAGO, ILLINOIS 60602
2-173-710

15-051834,CROUL, AR

14052057

DATE	8/4/2016
AMOUNT	***778.00

PAY Seven Hundred Seventy-Eight and 00/100*****

VOID AFTER 90 DAYS

TO THE
ORDER
OF

SHERIFF OF COLUMBIA COUNTY
P.O. BOX 380
BLOOMSBURG, PA 17815



⑈14052057⑈ ⑆071001737⑆ 69385258⑈

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

REAL ESTATE TAX CERTIFICATION

Date: 07/12/2016

Fee: \$5.00

Cert. NO: 25105

CROUL ARTHUR H
507 SUSQUEHANNA AVE
BERWICK PA 18603

District: BERWICK BORO
Deed: 20060 -6401
Location: 507 SUSQUEHANNA AVE
Parcel Id: 04C-04 -109-00,000

Assessment: 15,311
Balances as of 07/12/2016

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>24.00</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>5.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>385.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1036.77</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1286.77</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	\$ <u>222.00</u>	
WATER 20	\$	
TOTAL *****		\$ <u>222.00</u>

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0</u>

TOTAL COSTS (OPENING BID) \$ 2086.27

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
ARTHUR H CROUL

Case Number
2016CV205

SHERIFF'S RETURN OF SERVICE

06/28/2016 10:18 AM - DEPUTY KEVIN DENT, 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 507 SUSQUEHANNA AVENUE, BERWICK, PA 18603


KEVIN DENT, DEPUTY

SO ANSWERS,

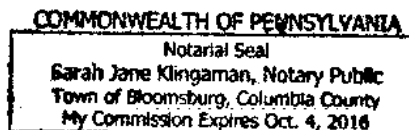

TIMOTHY T. CHAMBERLAIN, SHERIFF

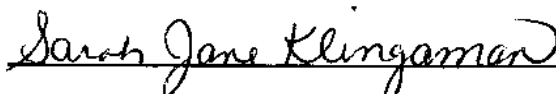
June 29, 2016

NOTARY

Affirmed and subscribed to before me this

29TH day of JUNE, 2016





Plaintiff Attorney: SHAPIRO & DENARDO, 3600 HORIZON DRIVE, SUITE 150, KING OF PRUSSIA, PA 19406

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
CROUL, ARTHUR H

Case Number
2016CV205

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 08/03/2016 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	507 SUSQUEHANNA AVENUE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:			
Date:	6/28/16	Time:	1018
Deputy:	5	Mileage:	

Attorney / Originator:

Name: SHAPIRO & DENARDO	Phone:
--------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

2016CV205

507 SUSQUEHANNA AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
ARTHUR H CROUL

Case Number
2016CV205

SHERIFF'S RETURN OF SERVICE

04/25/2016 02:50 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: ARTHUR H CROUL AT 507 SUSQUEHANNA AVENUE, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

April 26, 2016

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

NOTARY

Affirmed and subscribed to before me this

26TH day of APRIL, 2016



Plaintiff Attorney: SHAPIRO & DENARDO, 3600 HORIZON DRIVE, SUITE 150, KING OF PRUSSIA, PA 19406



May 13, 2016

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

**WELLS FARGO BANK N.A., AS TRUSTEE FOR CARRINGTON
MORTGAGE LOAN TRUST, SERIES 2006-NC4 ASSET-BACKED PASS-
THROUGH-CERTIFICATES**

VS.

ARTHUR H. CROUL

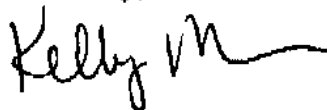
NO: 2016-CV-205

Dear Timothy:

The amount due on the sewer account #130304 for the property located at 507
Susquehanna Avenue, Berwick Pa through September 30, 2016 is \$222.00.

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

Sincerely,



Kelly Morris
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

SHAPIRO & DeNARDO, LLC

ATTORNEYS AT LAW
A PENNSYLVANIA LIMITED LIABILITY COMPANY

3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
Tel: (610) 278-6800 Fax: (610) 278-9980

GERALD M. SHAPIRO +++
DAVID S. KREISMAN **
CHRISTOPHER A. DENARDO *

* Licensed in Pennsylvania and New Jersey

** Licensed in Pennsylvania and New York

*** Licensed in Illinois and Florida

* Licensed in Pennsylvania Only

** Licensed in Illinois Only

PA Attorneys

KRISTEN D. LITTLE +

Managing Attorney - PA

KEVIN S. FRANKEL +

REGINA HOLLOWAY ++

SARAH K. McCAFFERY +

LESLIE J. RASE *

ALISON H. TULLIO +

KATHERINE M. WOLF +

Columbia County Clerk
35 West Main Street
P.O. Box 380
Bloomsburg, PA 17815

RE: Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series
2006-NC4 Asset-Backed Pass-Through Certificates vs. Arthur H. Croul
Docket No.: 2016-CV-205
Property Address: 507 Susquehanna Avenue, Berwick, PA 18603
S&D File No.: 15-051834
Sale Date: August 3, 2016

To whom it may concern:

Enclosed please find our Certification of Notice to Lienholders. Kindly file the same.

If you have any questions on this, please don't hesitate to call.

Sincerely,



Grace-Beatrice
Legal Assistant

S&D # 15-051834
Enclosures

cc: Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO.
78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323
REGINA HOLLOWAY, PA I.D. NO. 318334
SARAH K. McCAFFERY, PA I.D. NO. 311728
LESLIE J. RASE, PA I.D. NO. 58365
ALISON H. TULIO, PA I.D. NO. 87075
KATHERINE M. WOLF, PA I.D. NO. 314307
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 15-051834

Wells Fargo Bank N.A., as Trustee, for
Carrington Mortgage Loan Trust, Series
2006-NC4 Asset-Backed Pass-Through
Certificates

PLAINTIFF

VS.

Arthur H. Croul
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2016-CV-205

CERTIFICATION OF NOTICE TO LIENHOLDERS
PURSUANT TO PA R.C.P 3129.2 (C) (2)

I, Grace Beatrice, Legal Assistant for Shapiro & DeNardo, LLC, attorneys for the Plaintiff, Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC4 Asset-Backed Pass-Through Certificates, hereby certify that Notice of Sale was served on all persons appearing on Exhibit "A" attached hereto, by United States mail, first class, postage prepaid, with Certificates of Mailing on May 9, 2016, the originals of which are attached and that each of said persons appears on Plaintiff's Affidavit pursuant to Pa. R.C.P. 3129.1.

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

SHAPIRO & DENARDO, LLC

Date:

5-9-16

By:



Grace Beatrice
Legal Assistant

15-051834



Certificate of Mailing — Firm (Domestic)

Name and Address of Sender Shapiro & DeNardo, LLC 3600 Horizon Drive, Suite 150 King of Prussia, PA 19406		TOTAL NO. 4 Of Pieces Listed by Sender		TOTAL NO. Of Pieces Received at Post Office		Affix Stamp Here <i>Postmark with</i>			
USPS Tracking Number Firm-specific Identifier 15-051834 GB 813116		Postmaster, per (name of receiving employee)							
Address (Name, Street, City, State, and ZIP Code™) Columbia County Domestic Relations 15 Perry Avenue P.O. Box 380 Bloomsburg, PA 17815 Pennsylvania Housing Finance Agency 211 North Front Street PO Box 15530 Harrisburg, PA 17101 Tenant or Occupant 507 Susquehanna Avenue Berwick, PA 18603 PA Department of Revenue Bureau of Compliance P.O. Box 261230 Harrisburg, PA 17128-1230		Postage		Fee		Special Handling		Parcel Airlift	
<div>④</div>		<div>X</div>		<div>WCV</div>		<div>BRIDGEMONT POST OFFICE MAY -9 2015 BRIDGEMONT PA 19005</div>			

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



71901140006000078181

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

62

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323
REGINA HOLLOWAY, PA I.D. NO. 318334
SARAH K. McCAFFERY, PA I.D. NO. 311728
LESLIE J. RASE, PA I.D. NO. 58365
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KATHERINE M. WOLF, PA I.D. NO. 314307
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 15-051834

Wells Fargo Bank N.A., as Trustee, for
Carrington Mortgage Loan Trust, Series
2006-NC4 Asset-Backed Pass-Through
Certificates

PLAINTIFF

VS.

Arthur H. Croul
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO: 2016-CV-205

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Arthur H. Croul
507 Susquehanna Avenue
Berwick, PA 18603

Your house (real estate) at:

507 Susquehanna Avenue, Berwick, PA 18603

04C04-10900000

is scheduled to be sold at Sheriff's Sale on August 3rd 2016 at:
Columbia County Sheriff's County

35 West Main Street

Bloomsburg, PA 17185

at 9:00 am to enforce the court judgment of \$70,319.17 obtained by Wells Fargo
Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC4 Asset-Backed
Pass-Through Certificates against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay back to Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC4 Asset-Backed Pass-Through Certificates the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call:(610)278-6800.

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 04/27/16

Account:

Name:

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

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

2016	Ad ID:	1071971
	Description:	Croul Sheriff sale No 62 of
	Run Dates:	07/13/16 to 07/27/16
	Class:	2
	Agate Lines:	189
	Blind Box:	

Total Ad Cost		\$1,036.77		
Amount Paid		\$0.00		
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	07/13/16	07/27/16	3	\$1,036.77

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV205

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, AUGUST 03, 2016 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 or parcel 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 point on the northerly side of Susquehanna Avenue at the corner of land now or late of the heirs of Alex Dodson; Thence along said land North 6 degrees 5 minutes West 70 feet to land now or late of Harry F. Brittain and Lillian E. Brittain, his wife; THENCE along said land North 81 degrees 50 minutes East 43 feet to other land now or late of said Brittain; THENCE along the same South 6 degrees 40 minutes East 70 feet to Susquehanna Avenue; THENCE along Susquehanna Avenue South 81 degrees 50 minutes West 44 feet to the place of Beginning.

EXCEPTING AND RESERVING, however, to Harry F. Brittain and Lillian E. Brittain, his wife, and their successors in title the joint use of concrete walk along the easterly side of said lot.

BEING THE SAME PREMISES which Barbara A. Ruckle, by Deed dated June 21, 2006 and recorded June 26, 2006 in the Office of the Recorder of Deeds in and for the County of Columbia under Instrument Number 200606401, granted and conveyed unto Arthur H. Croul.

PROPERTY ADDRESS: 507 SUSQUEHANNA AVENUE, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04C04-10900000

Seized and taken into execution to be sold as the property of ARTHUR H CROUL in suit of WELLS FARGO.

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:
SHAPIRO & DENARDO
KING OF PRUSSIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
CROUL, ARTHUR H

Case Number
2016CV205

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 62

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: ARTHUR H CROUL

Primary Address: 507 SUSQUEHANNA AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address: ☒

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation: homeowner

Date: 4-25-16

Time: 14:50

Deputy: 3

Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

CROUL, ARTHUR H

2016CV205

507 SUSQUEHANNA AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
CROUL, ARTHUR H

Case Number
2016CV205

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

62

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 507 SUSQUEHANNA AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

OCCUPANT

2016CV205

507 SUSQUEHANNA AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
CROUL, ARTHUR H

Case Number
2016CV205

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 62

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK AREA JOINT SEWER AUTHORIT

Primary Address: 106 MARKET STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 1108 FREAS AVENUE
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Kelly Morris

Relation: Clerk

Date: 4-25-16 Time: 4:28

Deputy: 3 Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BERWICK AREA JOINT SEI

2016CV205

106 MARKET STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV205

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, AUGUST 03, 2016
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 or parcel 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 point on the northerly side of Susquehanna Avenue at the corner of land now or late of the heirs of Alex Dodson; Thence along said land North 6 degrees 5 minutes West 70 feet to land now or late of Harry F. Brittain and Lillian E. Brittain, his wife; THENCE along said land North 81 degrees 50 minutes East 43 feet to other land now or late of said Brittain; THENCE along the same South 6 degrees 40 minutes East 70 feet to Susquehanna Avenue; THENCE along Susquehanna Avenue South 81 degrees 50 minutes West 44 feet to the place of Beginning.

EXCEPTING AND RESERVING, however, to Harry F. Brittain and Lillian E. Brittain, his wife, and their successors in title the joint use of concrete walk along the easterly side of said lot.

BEING THE SAME PREMISES which Barbara A. Ruckle, by Deed dated June 21, 2006 and recorded June 26, 2006 in the Office of the Recorder of Deeds in and for the County of Columbia under Instrument Number 200606401, granted and conveyed unto Arthur H. Croul.

PROPERTY ADDRESS: 507 SUSQUEHANNA AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C04-10900000

Seized and taken into execution to be sold as the property of ARTHUR H CROUL in suit of WELLS FARGO.

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:
SHAPIRO & DENARDO
KING OF PRUSSIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS

Wells Fargo Bank N.A., as Trustee, for Carrington
Mortgage Loan Trust, Series 2006-NC4 Asset-
Backed Pass-Through Certificates
PLAINTIFF

No: 2016-CV-205

2016-ED-62

VS.

WRIT OF EXECUTION:

Arthur H. Croul
DEFENDANT

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:

507 Susquehanna Avenue, Berwick, PA 18603

See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due

\$70,319.17

Interest from April 1, 2016 to

Costs to be Added

Seal of Court

Date: 4/22/2016

Barbara N. Silvestri
PROTHONOTARY

Rosalie Antonello
Deputy Prothonotary

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

No: 2016-CV-205

Wells Fargo Bank N.A., as Trustee, for Carrington
Mortgage Loan Trust, Series 2006-NC4 Asset-
Backed Pass-Through Certificates

vs.

Arthur H. Croul
507 Susquehanna Avenue
Berwick, PA 18603



Sarah K. McCaffery, Esquire

WRIT OF EXECUTION

(MORTGAGE FORECLOSURE)

Sarah K. McCaffery, Esquire, Attorney
SHAPIO & DeNARDO, LLC
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
CROUL, ARTHUR H

Case Number
2016CV205

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 62

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Col

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:

Karen Richenderfer

Relation:

Client

Date:

4/25/16

Time:

10:10

Deputy:

4

Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2016CV205 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
CROUL, ARTHUR H

Case Number
2016CV205

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 62

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Deb Miller

Relation: Clerk

Date: 4-25-16

Time: 10:05

Deputy: 4

Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2016CV205

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

REAL ESTATE OUTLINE

ED # 2016 ED 62

DATE RECEIVED 7-22-2016
DOCKET AND INDEX 2016 CV 205

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>14048121</u>

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

SALE DATE Aug 3rd TIME 9:00 am
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323
REGINA HOLLOWAY, PA I.D. NO. 318334
SARAH K. McCAFFERY, PA I.D. NO. 311728
LESLIE J. RASE, PA I.D. NO. 58365
ALISON H. TULIO, PA I.D. NO. 87075
KATHERINE M. WOLF, PA I.D. NO. 314307
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 15-051834

Wells Fargo Bank N.A., as Trustee, for
Carrington Mortgage Loan Trust, Series
2006-NC4 Asset-Backed Pass-Through
Certificates

PLAINTIFF

VS.

Arthur H. Croul

DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO: 2016-CV-205

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Arthur H. Croul
507 Susquehanna Avenue
Berwick, PA 18603

Your house (real estate) at:

507 Susquehanna Avenue, Berwick, PA 18603

04C04-10900000

is scheduled to be sold at Sheriff's Sale on August 3rd 2016 at:

Columbia County Sheriff's County

35 West Main Street

Bloomsburg, PA 17185

at 9:00 am to enforce the court judgment of \$70,319.17 obtained by Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC4 Asset-Backed Pass-Through Certificates against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay back to Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC4 Asset-Backed Pass-Through Certificates the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call:(610)278-6800.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two 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.

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610)278-6800.
6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 570-389-5622.
8. 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.
9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
10. 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 no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
11. 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.

Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

15-051834

ALL THAT CERTAIN piece or parcel 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 point on the northerly side of Susquehanna Avenue at the corner of land now or late of the heirs of Alex Dodson; Thence along said land North 6 degrees 5 minutes West 70 feet to land now or late of Harry F. Brittain and Lillian E. Brittain, his wife; THENCE along said land North 81 degrees 50 minutes East 43 feet to other land now or late of said Brittain; THENCE along the same South 6 degrees 40 minutes East 70 feet to Susquehanna Avenue; THENCE along Susquehanna Avenue South 81 degrees 50 minutes West 44 feet to the place of Beginning.

EXCEPTING AND RESERVING, however, to Harry F. Brittain and Lillian E. Brittain, his wife, and their successors in title the joint use of concrete walk along the easterly side of said lot.

BEING THE SAME PREMISES which Barbara A. Ruckle, by Deed dated June 21, 2006 and recorded June 26, 2006 in the Office of the Recorder of Deeds in and for the County of Columbia under Instrument Number 200606401, granted and conveyed unto Arthur H. Croul.

SHAPIRO & DeNARDO, LLC

ATTORNEYS AT LAW
A PENNSYLVANIA LIMITED LIABILITY COMPANY

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

Tel: (610) 278-6800 Fax: (610) 278-9980

GERALD M. SHAPIRO +++
DAVID S. KREISMAN **
CHRISTOPHER A. DeNARDO *

† Licensed in Pennsylvania and New Jersey
++ Licensed in Pennsylvania and New York
+++ Licensed in Illinois and Florida

* Licensed in Pennsylvania Only
** Licensed in Illinois Only

PA Attorneys

KRISTEN D. LITTLE +
Managing Attorney - PA
KEVIN S. FRANKEL +
REGINA HOLLOWAY ++
SARAH K. McCAFFERY +
LESLIE J. RASE *
ALISON H. TULLIO +
KATHERINE M. WOLF +

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

RE: Wells Fargo Bank N.A., as Trustec, for Carrington Mortgage Loan Trust, Series 2006-NC4 Asset-Backed Pass-Through Certificates vs. Arthur H. Croul
Docket No.: 2016-CV-205
Property Address: 507 Susquehanna Avenue, Berwick, PA 18603
S&D File No.: 15-051834

Sir/Madam:

Please serve the NOTICE OF SALE and post the HANDBILL upon the following Defendant at the addresses provided:

Arthur H. Croul, 507 Susquehanna Avenue, Berwick, PA 18603

Upon service, please forward to this office in the enclosed self-addressed stamped envelope, a copy of you Sheriff's Return.

Pursuant to audit guidelines required by both the Federal Government as well as our clients, our office requires a receipt for any funds that have been provided for this filing. Please return a receipt (handwritten or computer generated) in the enclosed envelope. We greatly appreciate your cooperation with this request.

Your assistance in this matter is greatly appreciated.

Very truly yours,

Haley Ashby
Legal Assistant

Enclosures

ALL THAT CERTAIN piece or parcel 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 point on the northerly side of Susquehanna Avenue at the corner of land now or late of the heirs of Alex Dodson; Thence along said land North 6 degrees 5 minutes West 70 feet to land now or late of Harry F. Brittain and Lillian E. Brittain, his wife; THENCE along said land North 81 degrees 50 minutes East 43 feet to other land now or late of said Brittain; THENCE along the same South 6 degrees 40 minutes East 70 feet to Susquehanna Avenue; THENCE along Susquehanna Avenue South 81 degrees 50 minutes West 44 feet to the place of Beginning.

EXCEPTING AND RESERVING, however, to Harry F. Brittain and Lillian E. Brittain, his wife, and their successors in title the joint use of concrete walk along the easterly side of said lot.

BEING THE SAME PREMISES which Barbara A. Ruckle, by Deed dated June 21, 2006 and recorded June 26, 2006 in the Office of the Recorder of Deeds in and for the County of Columbia under Instrument Number 200606401, granted and conveyed unto Arthur H. Croul.

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323
REGINA HOLLOWAY, PA I.D. NO. 318334
SARAH K. McCAFFERY, PA I.D. NO. 311728
LESLIE J. RASE, PA I.D. NO. 58365
ALISON H. TULIO, PA I.D. NO. 87075
KATHERINE M. WOLF, PA I.D. NO. 314307
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 15-051834

Wells Fargo Bank N.A., as Trustee, for
Carrington Mortgage Loan Trust, Series
2006-NC4 Asset-Backed Pass-Through
Certificates

PLAINTIFF

VS.

Arthur H. Croul
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2016-CV-205

CERTIFICATION OF ADDRESS

I hereby certify that the correct address of the judgment creditor (Plaintiff) is:

Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC4 Asset-Backed Pass-Through Certificates
1610 E. St. Andrew Pl.#B150
Santa Ana, CA 92705

and that the last known address of the judgment debtor (Defendant) is:

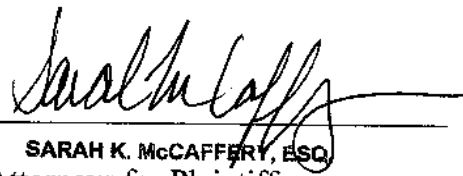
Arthur H. Croul
507 Susquehanna Avenue
Berwick, PA 18603

SHAPIRO & DeNARDO, LLC

Date: _____

9/21/16

BY: _____


SARAH K. McCAFFERY, ESQ.
Attorneys for Plaintiff

15-051834

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323
REGINA HOLLOWAY, PA I.D. NO. 318334
SARAH K. McCAFFERY, PA I.D. NO. 311728
LESLIE J. RASE, PA I.D. NO. 58365
ALISON H. TULIO, PA I.D. NO. 87075
KATHERINE M. WOLF, PA I.D. NO. 314307
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 15-051834

Wells Fargo Bank N.A., as Trustee, for
Carrington Mortgage Loan Trust, Series
2006-NC4 Asset-Backed Pass-Through
Certificates

PLAINTIFF

VS.

Arthur H. Croul
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2016-CV-205

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I hereby certify that I am the Attorney of record for the Plaintiff in this Action against Real Property and further certify 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:

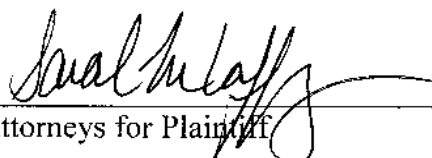
- (a) Service of notice on Defendant
- (b) Expiration of 30 days since the service of notice
- (c) Defendant failure to request or appear at meeting with Mortgagee or Consumer Credit Counseling Agency
- (d) Defendant failure to file application with Homeowners Emergency Assistance Program.

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

SHAPIRO & DeNARDO, LLC

Date: 4/21/16

BY:


Attorneys for Plaintiff

SARAH K. McCAFFERY, ESQ.

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
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Wells Fargo Bank N.A., as Trustee, for
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1610 E. St. Andrew Pl.
#B150

Santa Ana, CA 92705

PLAINTIFF

VS.

Arthur H. Croul

DEFENDANT(S)

STATE OF: Pennsylvania

COUNTY OF: Montgomery

COURT OF COMMON PLEAS
COLUMBIA COUNTY

2016-CV-205


AFFIDAVIT OF NON-MILITARY SERVICE

Affiant has performed a search of the records maintained by the Department of Defense, Defense Manpower Data Center (DMDC), and has determined that according to DMDC records (attached hereto as Exhibit "A") Defendant Arthur H. Croul is not presently engaged in active duty military service as contemplated by the Servicemembers Civil Relief Act at 50 U.S.C. App. §521.

SHAPIRO & DeNARDO, LLC

Date: 4/21/16

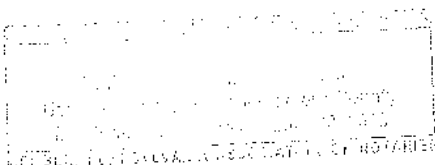
BY:


Attorneys for Plaintiff

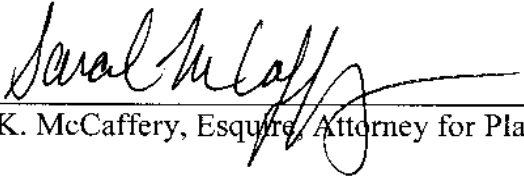
KRISTEN D. LITTLE, ESQ.

Sworn to and subscribed
before me this 21st day
of April, 2016.


Notary Public



WAIVER OF WATCHMAN/WAIVER OF INSURANCE - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody or 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.



Sarah K. McCaffery, Esquire, Attorney for Plaintiff

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
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Wells Fargo Bank N.A., as Trustee, for
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Certificates

PLAINTIFF

VS.

Arthur H. Croul

DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

CASE NO. 2016-CV-205

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC4 Asset-Backed Pass-Through Certificates, 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 **507 Susquehanna Avenue, Berwick, PA 18603.**

1. Name and address of Owner(s) or Reputed Owner(s)

Arthur H. Croul
507 Susquehanna Avenue
Berwick, PA 18603

2. Name and address of Defendant in the judgment:

Arthur H. Croul
507 Susquehanna Avenue
Berwick, PA 18603

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

Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC4 Asset-Backed Pass-Through Certificates
1610 E. St. Andrew Pl.#B150
Santa Ana, CA 92705

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

Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC4 Asset-Backed Pass-Through Certificates
1610 E. St. Andrew Pl.#B150
Santa Ana, CA 92705

Pennsylvania Housing Finance Agency
211 North Front Street
PO Box 15530
Harrisburg, PA 17101

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

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

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:

Columbia County Domestic Relations
15 Perry Avenue
P.O. Box 380
Bloomsburg, PA 17815

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

TENANT OR OCCUPANT
507 Susquehanna Avenue
Berwick, PA 18603

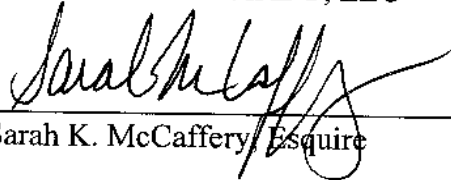
I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

SHAPIRO & DeNARDO, LLC

Date:

4/21/16

BY:



Sarah K. McCaffery, Esquire

15-051834

Document Receipt

Trans #	7825	Carrier / service:	USPS Server	First-Class Mail®	4/25/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000078198

Doc Ref #: 2016ED62

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	7824	Carrier / service:	USPS Server	First-Class Mail®	4/25/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #:	71901140006000078181
Doc Ref #:	2016ED62
Postage	5.1300

PHILADELPHIA PA 19107

62

Document Receipt

Trans #	7823	Carrier / service:	USPS Server	First-Class Mail®	4/25/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000078174

Doc Ref #: 2016ED62

Postage: 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	7822	Carrier / service:	USPS Server	First-Class Mail®	4/25/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000078167

Doc Ref #: 2016ED62

Postage 5.1300

HARRISBURG PA 17128

Shapiro & DeNardo, LLC
General Business Account
3600 Horizon Drive, Suite 150
King Of Prussia, PA 19406
(610) 278-6800

MB Financial Bank
15-051834, CROUL, AR
CHICAGO, ILLINOIS 60602
2-173-710

14048121

DATE	4/21/2016
AMOUNT	***1,350.00

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

TO THE SHERIFF OF COLUMBIA COUNTY
ORDER P.O. BOX 380
OF BLOOMSBURG, PA 17815

VOID AFTER 90 DAYS



14048121 0710017370 89385258