

SHERIFF'S SALE COST SHEET

Wachovia Bank vs. Donald & Mary Pranzani
 NO. 192-09 ED NO. 657-09 JD DATE/TIME OF SALE Feb 10 1000

DOCKET/RETURN \$15.00
 SERVICE PER DEF. \$ 165.00
 LEVY (PER PARCEL) \$15.00
 MAILING COSTS \$ 26.50
 ADVERTISING SALE BILLS & COPIES \$17.50
 ADVERTISING SALE (NEWSPAPER) \$15.00
 MILEAGE \$ 24.00
 POSTING HANDBILL \$15.00
 CRYING/ADJOURN SALE \$10.00
 SHERIFF'S DEED \$35.00
 TRANSFER TAX FORM \$25.00
 DISTRIBUTION FORM \$25.00
 COPIES \$ 5.50
 NOTARY \$ 15.00
 TOTAL ***** \$ 408.50

WEB POSTING \$150.00
 PRESS ENTERPRISE INC. \$ 975.46
 SOLICITOR'S SERVICES \$75.00
 TOTAL ***** \$ 1220.46

PROTHONOTARY (NOTARY) \$10.00
 RECORDER OF DEEDS \$ 55.00
 TOTAL ***** \$ 65.00

REAL ESTATE TAXES:
 BORO, TWP & COUNTY 20 \$ _____
 SCHOOL DIST. 20 \$ _____
 DELINQUENT 20 \$ 2354.90
 TOTAL ***** \$ 2354.90

MUNICIPAL FEES DUE:
 SEWER 20 \$ 150.29
 WATER 20 \$ _____
 TOTAL ***** \$ 150.29

SURCHARGE FEE (DSTE) \$ 120.00
 MISC. _____ \$ _____
 _____ \$ _____
 TOTAL ***** \$ -0-

TOTAL COSTS (OPENING BID) \$ 4139.15

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

Wachovia Bank vs Donald + Mary Pronzoni

NO. 192-09 ED NO. 651-09 JD

DATE/TIME OF SALE: Feb 10 1000

BID PRICE (INCLUDES COST) \$ 4319.15

POUNDAGE - 2% OF BID \$ 86.38

TRANSFER TAX - 2% OF FAIR MKT \$ -

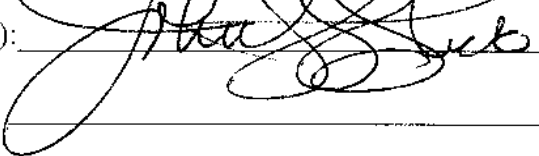
MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4405.53

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S):  _____

TOTAL DUE: \$ 4405.53

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 3055.53

LAW OFFICES

LINTON, DISTASIO & EDWARDS, P.C.

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

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

Email: clark@ldaklaw.com
Direct Line (610) 898-9019 x 207

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

*LLM TAXATION

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

February 17, 2010

Via Federal Express - Priority Overnight

Columbia County Sheriff
Columbia County Courthouse
Attention: REAL ESTATE DEPUTY
35 West Main Street
Bloomsburg, PA 17815

**RE: Wachovia Bank, N.A. v. Donald & Mary Pranzoni
No. 2009-CV-651**

Dear Sir or Madam:

Enclosed herewith is check number 3128 in the amount of \$3,055.53 which represents the amount due on the sheriff sale of the above matter.

Also enclosed is the Realty Transfer Tax Statement of Value. If you require anything further to close out the writ and issue the deed, please let me know.

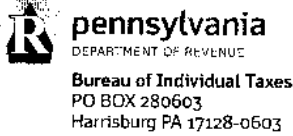
If you have any questions, please feel free to contact me at your convenience.

Sincerely,



Valerie Clark
Paralegal

\vlc
Enclosure



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid
Book Number
Page Number
Date Recorded

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

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

Name ANTHONY R. DISTASIO, ESQUIRE		Telephone Number: (610) 374-7320	
Street Address 1720 MINERAL SPRING ROAD, P.O. BOX 461		City READING	State PA
		ZIP Code 19603	

B. TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s) COLUMBIA COUNTY SHERIFF			Grantee(s)/Lessee(s) WACHOVIA BANK, N.A.		
Street Address P.O. BOX 380			Street Address P.O. BOX 2248		
City BLOOMSBURG	State PA	ZIP Code 17815	City JACKSONVILLE	State FL	ZIP Code 32201

C. REAL ESTATE LOCATION

Street Address 309 EAST 4TH STREET		City, Township, Borough BERWICK BOROUGH	
County COLUMBIA	School District BERWICK	Tax Parcel Number 04A-08-039-00-000	

D. VALUATION DATA

1. Actual Cash Consideration 4,405.53	2. Other Consideration + 0.00	3. Total Consideration = 4,405.53
4. County Assessed Value 24,306.00	5. Common Level Ratio Factor X 3.69	6. Fair Market Value = 89,692.83

E. EXEMPTION DATA

1a. Amount of Exemption Claimed 100.00	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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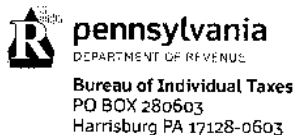
2. Check Appropriate Box Below for Exemption Claimed

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

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party 	Date 2/1/22
---	-----------------------

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



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid
Book Number
Page Number
Date Recorded

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Street Address 1720 MINERAL SPRING ROAD, P.O. BOX 461		City READING	State PA
		ZIP Code 19603	

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Date of Acceptance of Document

Grantor(s)/Lessor(s) COLUMBIA COUNTY SHERIFF			Grantee(s)/Lessee(s) WACHOVIA BANK, N.A.		
Street Address P.O. BOX 380			Street Address P.O. BOX 2248		
City BLOOMSBURG	State PA	ZIP Code 17815	City JACKSONVILLE	State FL	ZIP Code 32201

C. REAL ESTATE LOCATION

Street Address 309 EAST 4TH STREET		City, Township, Borough BERWICK BOROUGH	
County COLUMBIA	School District BERWICK	Tax Parcel Number 04A-08-039-00-000	

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- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) _____

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party 	Date 2/17/10
---	------------------------

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

LINTON, DISTASIO & EDWARDS, P.C.

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



WACHOVIA
Wachovia Bank, N.A.
wachovia.com
3-50-310

3128

***** Three Thousand Fifty Five & 53/100 Dollars

DATE	AMOUNT
02/15/10	*****3,055.53

PAY
TO THE
ORDER
OF

Columbia Co Sheriff
P O Box 380
Bloomsburg, PA 17815

AUTHORIZED SIGNATURE

⑈00003128⑈ ⑆031000503⑆ 2000012309975⑈



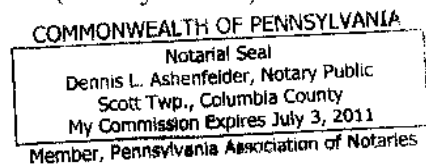
Security features Details on back.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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

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

(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.

.....

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:03-FEB-10

FEE:\$5.00

CERT. NO:7025

PRANZONI DONALD & MARY R
121 STARVIEW DR
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 0392-0958
LOCATION: 309 E FOURTH ST BERWICK
PARCEL: 04A-08 -039-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2009	PRIM	1,862.23	13.75	30.00	1,905.98
2008	PRIM	441.21	2.71	0.00	443.92
TOTAL DUE :					\$2,349.90

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

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

REQUESTED BY: Timothy T. Chamberlain, Sheriff dm.

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
 BUREAU OF COMPLIANCE
 CLEARANCE SUPPORT SECTION
 DEPARTMENT 281230
 HARRISBURG, PA 17128-1230

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent Addressed ¹⁹⁹

B. Received by (Printed Name) *Sandy Teuster* C. Date of Delivery **NOV 10 2009**

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Certified Mail Express Mail
- Registered Return Receipt for Merchandise
- Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number

(Transfer from service label)

7008 1830 0002 2802 1338

Receipt

102595-02-M-14

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

OFFICE OF F.A.I.R.
 DEPARTMENT OF PUBLIC WELFARE
 PO BOX 8016
 HARRISBURG, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent Addressed ¹⁹⁹

B. Received by (Printed Name) *DS-7* C. Date of Delivery **NOV 10 2009**

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Certified Mail Express Mail
- Registered Return Receipt for Merchandise
- Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number

(Transfer from service label)

7008 1830 0002 2802 1321

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-14

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

INTERNAL REVENUE SERVICE
 TECHNICAL SUPPORT GROUP
 WILLIAM GREEN FEDERAL BUILDING
 600 ARCH STREET ROOM 3259
 PHILADELPHIA, PA 19106

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent Addressed ¹⁹⁹

B. Received by (Printed Name) *DAVID P. P. P.* C. Date of Delivery **NOV 12 2009**

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Certified Mail Express Mail
- Registered Return Receipt for Merchandise
- Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number

(Transfer from service label)

7008 1830 0002 2802 1307

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-14

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent Addressed ¹⁹⁹

B. Received by (Printed Name) *[Name]* C. Date of Delivery **NOV 10 2009**

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Certified Mail Express Mail
- Registered Return Receipt for Merchandise
- Insured Mail C.O.D.

Tax Notice 2009 County & Municipality

BERWICK BORO
MAKE CHECKS PAYABLE TO:

Connie C Gingher
 1615 Lincoln Avenue
 Berwick PA 18603

HOURS: MON, TUE, THUR : 8:30 AM - 4 PM
 CLOSED WEDNESDAY & HOLIDAYS.
 CLOSED FRIDAYS

PHONE: 570-752-7442

FOR COLUMBIA County

DATE
 03/01/2009

BILL NO.
 5509

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	24,307	6.146	146.40	149.39	164.33
SINKING		1.345	32.04	32.69	35.96
FIRE		1.25	29.77	30.38	31.90
LIGHT		1.75	41.69	42.54	44.67
BORO RE		10.6	252.50	257.65	270.53
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT	502.40	547.39
			April 30 If paid on or before	512.65 June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

PRANZONI DONALD & MARY R
 309 EAST FOURTH STREET
 BERWICK PA 18603

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 04A-08 -039-00,000		
309 E FOURTH ST		
.1894 Acres		
	Land	3,300
	Buildings	21,007
	Total Assessment	24,307

This tax returned to courthouse on:
 January 1, 2010

FILE COPY

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

unpaid

BERWICK AREA SCHOOL DISTRICT - 2009 SCHOOL REAL ESTATE DATE 07/01/2009 BILL # 008035 ORIGINAL

BERWICK BOROUGH
MAKE CHECKS PAYABLE TO:
 CONNIE C. GINGHER
 1615 LINCOLN AVENUE
 BERWICK, PA 18603

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	24307	48.1000	1145.79	1169.17	1286.09
The discount and 10% penalty have been calculated for your convenience			PAY THIS AMOUNT	1145.79	1286.09
			IF PAID ON OR BEFORE Aug. 31	IF PAID ON OR BEFORE Oct. 31	IF PAID AFTER Nov. 1

HOURS Mon, Tue, Thur, 9:30am-4:00pm
 Closed Wednesday and Friday
 Closed Holidays
PHONE 570-752-7442

NO REFUNDS UNDER \$5.00

M
A PRANZONI DONALD & MARY R
I 121 STARVIEW DR
L BERWICK PA 18603

PROPERTY DESCRIPTION	ACCT.
PARCEL 04A08 03900000	5886
309 E FOURTH ST	SCHOOL PENALTY 10%
0392-0958	DELINQUENT TAX TO
0.19 ACRES	COURTHOUSE DEC. 15

MAKE SEPERATE CHECKS FOR SCHOOL PAYMENT

unpaid

T
O

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-4300

Monday, November 09, 2009

CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE
BERWICK, PA 18603-

WACHOVIA BANK, N.A.,
VS
DONALD PRANZONI
MARY R. PRANZONI

DOCKET # 192ED2009

JD # 651JD2009

Dear Sir:

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

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

Respectfully,

A handwritten signature in cursive script that reads "Timothy T. Chamberlain".

Timothy T. Chamberlain
Sheriff of Columbia County

LAW OFFICES

LINTON, DISTASIO & EDWARDS P.C.

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

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

Email: clark@ldaklaw.com
Direct Line (610) 898-9019 x 207

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

*LLM TAXATION

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

January 11, 2010

Columbia County Prothonotary
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

**RE: Wachovia Bank, N.A. v. Donald Pranzoni & Mary R. Pranzoni
No. 2009-CV-651**

Dear Sir or Madam:

Enclosed herewith for filing is the 3129 Affidavit and Notice of Sale in the above referenced matter. Please file the original and return a time-stamped copy in the enclosed envelope.

If you have any questions, please do not hesitate to contact me at your convenience.

Sincerely,



Valerie Clark
Paralegal

\vlc
Enclosure
cc: Columbia County Sheriff - Real Estate

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

WACHOVIA BANK, N.A., Plaintiff	:	IN THE COURT OF COMMON PLEAS OF
	:	COLUMBIA COUNTY, PENNSYLVANIA
	:	CIVIL ACTION - LAW
v.	:	
	:	No. 2009-CV-651
	:	
DONALD PRANZONI	:	
and	:	
MARY R. PRANZONI	:	
Mortgagors and Real Owners,	:	
Defendants	:	ACTION OF MORTGAGE FORECLOSURE

NOTICE PURSUANT TO PENNSYLVANIA R.C.P. 3129

NOTICE IS HEREBY GIVEN to the following parties who hold one or more mortgage, judgment, tax liens or have any other interest in or against the real estate located at 309 East 4th Street, Berwick Borough, Columbia County, Pennsylvania:

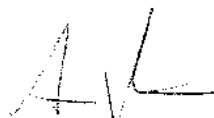
SEE ATTACHED EXHIBIT "A"

You are hereby notified that on February 10, 2010 at 10:00 a.m., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania on the Judgment of Wachovia Bank, N.A. v. Donald Pranzoni and Mary R. Pranzoni, No. 2009-CV-651, the Sheriff of Columbia County, Pennsylvania will expose at Public Sale at the Columbia County Courthouse, Bloomsburg, Pennsylvania, real estate located at 309 East 4th Street, Berwick Borough, Columbia County, Pennsylvania.

You are further notified that a Schedule of Distribution directed to all parties in interest and claimants, will be filed by the Sheriff of Columbia County on a date specified by the Sheriff, not later than thirty (30) days after the date of sale. Said distribution will be made in accordance with the Schedule of Distribution unless exceptions are filed thereto within ten (10) days after the filing of the schedule. No further notice of the filing of the Schedule of Distribution will be given.

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

Date: 01-06-10



By: Anthony R. Distasio, Esquire
Attorney for Plaintiff

Columbia County Domestic Relations
P.O. Box 380
Bloomsburg, PA17815

Tenants
309 East 4th Street
Berwick, PA 18603

Wachovia Bank, N.A.
c/o Donna Bachety, Vice President
123 South Broad Street, 8th Floor
Philadelphia, PA 19109

Wachovia Bank, N.A.
c/o Donna Bachety, Vice President
123 South Broad Street, 8th Floor
Philadelphia, PA 19109

Anthony R. Distasio, Esquire
No. 2009-CV-651
Judgment: \$116,448.48

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: -

BOUNDED ON THE NORTH BY AN ALLEY; ON THE EAST BY LAND NOW OR LATE OF MARTIN HOUSENICK (FORMERLY WILLIAM S. JOHNSON); ON THE SOUTH BY FOURTH STREET; AND ON THE WEST BY LAND NOW OR LATE OF W. F. MACDONALD (FORMERLY HARRIET HUGHES).

BEING FORTY-NINE AND ONE-HALF (49½) FEET, MORE OR LESS IN WIDTH AND EXTENDING IN DEPTH ONE HUNDRED EIGHTY-ONE AND ONE-HALF (181½) FEET, MORE OR LESS.

PARCEL NO. 04A-08-039

BEING THE SAME PREMISES WHICH ROBERT MARVIN WALTON AND MARY ALICE WALTON, HIS WIFE, BY DEED DATED 07-14-87 AND RECORDED 07-17-87 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF COLUMBIA IN DEED BOOK 392 PAGE 958, GRANTED AND CONVEYED UNTO DONALD PRANZONI AND MARY R. PRANZONI, HUSBAND AND WIFE.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

TO BE SOLD AS THE PROPERTY OF DONALD PRANZONI AND MARY R. PRANZONI.

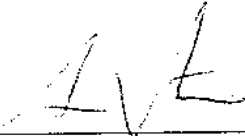
LINTON, DISTASIO & EDWARDS, P.C.
By: Anthony R. Distasio, Esquire
Attorney I.D. No. 46890
1720 Mineral Spring Road, P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

WACHOVIA BANK, N.A., : IN THE COURT OF COMMON PLEAS OF
Plaintiff : COLUMBIA COUNTY, PENNSYLVANIA
 : CIVIL ACTION - LAW
v. :
 : No. 2009-CV-651
 :
DONALD PRANZONI :
and :
MARY R. PRANZONI :
Mortgagors and Real Owners, :
Defendants : ACTION OF MORTGAGE FORECLOSURE

AFFIDAVIT TO SERVICE OF NOTICE OF SALE
PURSUANT TO RULE 3129.2

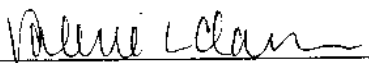
COMMONWEALTH OF PENNSYLVANIA :
 : ss.
COUNTY OF BERKS :

ANTHONY R. DISTASIO, ESQUIRE, being duly sworn according to law, deposes and says that he served the NOTICES OF SALE OF REAL PROPERTY in the above-captioned action upon those individuals set forth in the Affidavit Pursuant to Rule 3129, via First Class Mail, postage prepaid, with a Certificate of Mailing, from the Post Office, Reading, Pennsylvania on the 16th day of January, 2010. A true and correct copy of the Notice of Sale with Certificates of Mailing are attached hereto as Exhibit "A"

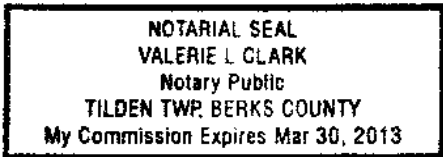


Anthony R. Distasio, Esquire
Attorney for Plaintiff

Sworn to and subscribed before me this
16th day of January, 2010.



Notary Public



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

WACHOVIA BANK, N.A., Plaintiff	:	IN THE COURT OF COMMON PLEAS OF
	:	COLUMBIA COUNTY, PENNSYLVANIA
	:	CIVIL ACTION - LAW
	:	
v.	:	No. 2009-CV-651
	:	
DONALD PRANZONI	:	
and	:	
MARY R. PRANZONI	:	
Mortgagors and Real Owners,	:	
Defendants	:	ACTION OF MORTGAGE FORECLOSURE

NOTICE PURSUANT TO PENNSYLVANIA R.C.P. 3129

NOTICE IS HEREBY GIVEN to the following parties who hold one or more mortgage, judgment, tax liens or have any other interest in or against the real estate located at 309 East 4th Street, Berwick Borough, Columbia County, Pennsylvania:

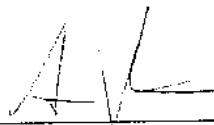
SEE ATTACHED EXHIBIT "A"

You are hereby notified that on February 10, 2010 at 10:00 a.m., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania on the Judgment of Wachovia Bank, N.A. v. Donald Pranzoni and Mary R. Pranzoni, No. 2009-CV-651, the Sheriff of Columbia County, Pennsylvania will expose at Public Sale at the Columbia County Courthouse, Bloomsburg, Pennsylvania, real estate located at 309 East 4th Street, Berwick Borough, Columbia County, Pennsylvania.

You are further notified that a Schedule of Distribution directed to all parties in interest and claimants, will be filed by the Sheriff of Columbia County on a date specified by the Sheriff, not later than thirty (30) days after the date of sale. Said distribution will be made in accordance with the Schedule of Distribution unless exceptions are filed thereto within ten (10) days after the filing of the schedule. No further notice of the filing of the Schedule of Distribution will be given.

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

Date: 01-06-10


By: Anthony R. Distasio, Esquire
Attorney for Plaintiff

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

Tenants
309 East 4th Street
Berwick, PA 18603

Wachovia Bank, N.A.
c/o Donna Bachety, Vice President
123 South Broad Street, 8th Floor
Philadelphia, PA 19109

Wachovia Bank, N.A.
c/o Donna Bachety, Vice President
123 South Broad Street, 8th Floor
Philadelphia, PA 19109

Anthony R. Distasio, Esquire
No. 2009-CV-651
Judgment: \$116,448.48

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: -

BOUNDED ON THE NORTH BY AN ALLEY; ON THE EAST BY LAND NOW OR LATE OF MARTIN HOUSENICK (FORMERLY WILLIAM S. JOHNSON); ON THE SOUTH BY FOURTH STREET; AND ON THE WEST BY LAND NOW OR LATE OF W. F. MACDONALD (FORMERLY HARRIET HUGHES).

BEING FORTY-NINE AND ONE-HALF (49½) FEET, MORE OR LESS IN WIDTH AND EXTENDING IN DEPTH ONE HUNDRED EIGHTY-ONE AND ONE-HALF (181½) FEET, MORE OR LESS.

PARCEL NO. 04A-08-039

BEING THE SAME PREMISES WHICH ROBERT MARVIN WALTON AND MARY ALICE WALTON, HIS WIFE, BY DEED DATED 07-14-87 AND RECORDED 07-17-87 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF COLUMBIA IN DEED BOOK 392 PAGE 958, GRANTED AND CONVEYED UNTO DONALD PRANZONI AND MARY R. PRANZONI, HUSBAND AND WIFE.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN. AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

TO BE SOLD AS THE PROPERTY OF DONALD PRANZONI AND MARY R. PRANZONI.



UNITED STATES
POSTAL SERVICE

Certificate Of
Mailing

To pay
refer to

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

From:

Linton, Distasio, Edwards
& Miller, P.C.

1720 Mineral Spring Road

P.O. Box 461

Reading, PA 19603-0461

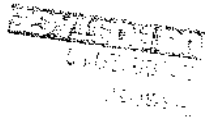
To:

TENANTS

309 EAST 4TH STREET

BERWICK, PA 18603

PS Form 3871, April 2007 PSN 7530-02-000-9000



ZIP 19602
011010603826

\$07.15



UNITED STATES
POSTAL SERVICE

Certificate Of
Mailing

To: _____
From: _____

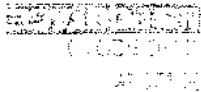
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

Front:

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

To:

WACHOVIA BANK, N.A.
C/O DONNA BACHETTY, VICE PRESIDENT
123 SOUTH BROAD STREET, 8TH FLOOR
PHILADELPHIA, PA 19109



PS Form 3849, April 2007 PSN 7530-02-000-9065

9710708999929
EIP 19603

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**UNITED STATES
POSTAL SERVICE**

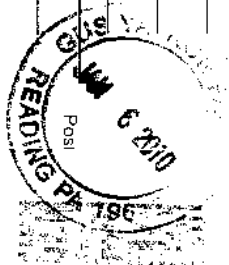
**Certificate Of
Mailing**

To be
mailed

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

From:

Linton, Distasio, Edwards
& Miller, P.C.
1720 Mineral Spring Road
P. O. Box 461
Reading, PA 19609-0461



To:

WACHOVIA BANK, N.A.
C/O DONNA BACHETY, VICE PRESIDENT
123 SOUTH BROAD STREET, 8TH FLOOR
PHILADELPHIA, PA 19109

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

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January 21, 2010

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

WACHOVIA BANK, N.A.,

VS.

**DONALD PRANZONI
MARY R. PRANZONI**

DOCKET # 192ED2009

JD # 651JD2009

Dear Timothy:

The amount due on the sewer account #107403 for the property located at 309 E. 4th Street, Berwick, Pa through March 30, 2010 is **\$150.29.**

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

Sincerely,

Kelly Noss
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/6/2009

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 192ED2009

PLAINTIFF WACHOVIA BANK, N.A.,

DEFENDANT DONALD PRANZONI
MARY R. PRANZONI

ATTORNEY FIRM LINTON DISTASIO ADAMS AND EDWARDS

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON KELLY GREEN

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 01-14-10 TIME 0930 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

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

DEPUTY Paul DeG DATE 01 14 10

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/6/2009

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 192ED2009



PLAINTIFF WACHOVIA BANK, N.A.,

DEFENDANT DONALD PRANZONI
MARY R. PRANZONI

ATTORNEY FIRM LINTON DISTASIO ADAMS AND EDWARDS

PERSON/CORP TO SERVED
CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON POSTED

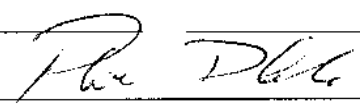
RELATIONSHIP _____ IDENTIFICATION _____

DATE 01.14.10 TIME 1035 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
DEPUTY			DATE	<u>01.14.10</u>

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/6/2009

SERVICE# 3 - OF - 12 SERVICES
DOCKET # 192ED2009

PLAINTIFF WACHOVIA BANK, N.A., ✓

DEFENDANT DONALD PRANZONI
MARY R. PRANZONI

ATTORNEY FIRM LINTON DISTASIO ADAMS AND EDWARDS

PERSON/CORP TO SERVED
TENANT(S)
309 E 4TH STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON POSTED / VACANT

RELATIONSHIP _____ IDENTIFICATION _____

DATE 01.14.10 TIME 1230 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY *[Signature]* DATE 01.14.10

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/6/2009

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 192ED2009

PLAINTIFF WACHOVIA BANK, N.A.,

DEFENDANT DONALD PRANZONI
MARY R. PRANZONI

ATTORNEY FIRM LINTON DISTASIO ADAMS AND EDWARDS

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON LAUREN Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

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

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

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

F. OTHER (SPECIFY) _____

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

DEPUTY *J. Carter* DATE 1-15-10

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/6/2009

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 192ED2009

PLAINTIFF WACHOVIA BANK, N.A.,

DEFENDANT DONALD PRANZONI
MARY R. PRANZONI

ATTORNEY FIRM LINTON DISTASIO ADAMS AND EDWARDS

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Deb
RELATIONSHIP Client IDENTIFICATION _____
DATE 1-15 TIME 0910 MILEAGE _____ OTHER _____
Race ___ Sex ___ Height ___ Weight ___ Eyes ___ Hair ___ Age ___ Military ___

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

F. OTHER (SPECIFY) _____

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

DEPUTY TC DATE _____

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

WACHOVIA BANK NA

VS.

DONALD & MARY PRANZONI

WRIT OF EXECUTION #192 OF 2009 ED

POSTING OF PROPERTY

JANUARY 6, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF DONALD & MARY PRANZONI AT 309 E 4TH STREET BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 7TH DAY OF JANUARY 2010

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

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5422

24 HOUR PHONE
(570) 784-6300

WACHOVIA BANK, N.A.,

Docket # 192ED2009

VS

MORTGAGE FORECLOSURE

DONALD PRANZONI
MARY R. PRANZONI

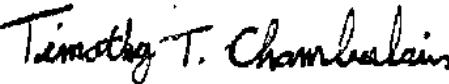
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, NOVEMBER 10, 2009, AT 11:10 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON DONALD PRANZONI AT 121 STARVIEW AVE., BERWICK BY HANDING TO MARY PRANZONI, WIFE, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, NOVEMBER 10, 2009


NOTARY PUBLIC



X
TIMOTHY T. CHAMBERLAIN
SHERIFF

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

X 
P. D'ANGELO
DEPUTY SHERIFF

LINTON DISTASIO ADAMS AND EDWARDS
219 WEST RIDGE AVENUE
Suite
BLOOMSBURG, PA 17815

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

WACHOVIA BANK, N.A.,

Docket # 192ED2009

VS

MORTGAGE FORECLOSURE


DONALD PRANZONI
MARY R. PRANZONI

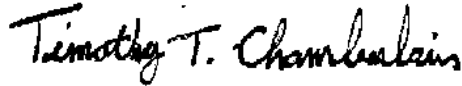
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, NOVEMBER 10, 2009, AT 11:10 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON MARY PRANZONI AT 121 STARVIEW AVE., BERWICK BY HANDING TO MARY PRANZONI, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, NOVEMBER 10, 2009


NOTARY PUBLIC



X _____
TIMOTHY T. CHAMBERLAIN
SHERIFF

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

X  _____
P. D'ANGELO
DEPUTY SHERIFF

LINTON DISTASIO ADAMS AND EDWARDS
219 WEST RIDGE AVENUE
Suite
BLOOMSBURG, PA 17815

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/6/2009

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 192ED2009

PLAINTIFF WACHOVIA BANK, N.A.,

DEFENDANT DONALD PRANZONI
MARY R. PRANZONI

ATTORNEY FIRM LINTON DISTASIO ADAMS AND EDWARDS

PERSON/CORP TO SERVED
DONALD PRANZONI
121 STARVIEW AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MARY PRANZONI

RELATIONSHIP WIFE IDENTIFICATION _____

DATE 11.10.09 TIME 1110 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>11.10.09</u>	<u>0920</u>	<u>D. ANGELO</u>	<u>etc</u>

DEPUTY  DATE 11-10-09

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/6/2009

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 192ED2009

PLAINTIFF WACHOVIA BANK, N.A.,

DEFENDANT DONALD PRANZONI
MARY R. PRANZONI

ATTORNEY FIRM LINTON DISTASIO ADAMS AND EDWARDS

PERSON/CORP TO SERVED
MARY PRANZONI
121 STARVIEW AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MARY PRANZONI

RELATIONSHIP _____ IDENTIFICATION _____

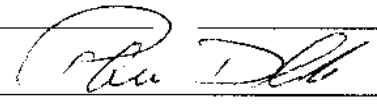
DATE 11.10.09 TIME 1110 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>11.10.09</u>	<u>0920</u>	<u>DANIELLO</u>	<u>c/c</u>

DEPUTY  DATE 11-10-09

REAL ESTATE OUTLINE

ED # 192-09

DATE RECEIVED 1-6-09
DOCKET AND INDEX 11-9-09

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>2963</u>

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

SALE DATE	<u>Feb. 10, 10</u>	TIME	<u>1000</u>
POSTING DATE	<u>Jan 6, 10</u>		
ADV. DATES FOR NEWSPAPER	1 ST WEEK	<u>Jan 20</u>	
	2 ND WEEK	<u>27</u>	
	3 RD WEEK	<u>Feb, 3, 2010</u>	

SHERIFF'S SALE

WEDNESDAY FEBRUARY 10, 2010 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 192 OF 2009 ED AND CIVIL WRIT NO. 651 OF 2009 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: - BOUNDED ON THE NORTH BY AN ALLEY; ON THE EAST BY LAND NOW OR LATE OF MARTIN HOUSENICK (FORMERLY WILLIAM S. JOHNSON); ON THE SOUTH BY FOURTH STREET; AND ON THE WEST BY LAND NOW OR LATE OF W. F. MACDONALD (FORMERLY HARRIET HUGHES). BEING FORTY-NINE AND ONE-HALF (49 ½) FEET, MORE OR LESS IN WIDTH AND EXTENDING IN DEPTH ONE HUNDRED EIGHTY-ONE AND ONE-HALF (181 ½) FEET, MORE OR LESS.

PARCEL NO. 04A-08-039

BEING THE SAME PREMISES WHICH ROBERT MARVIN WALTON AND MARY ALICE WALTON, HIS WIFE, BY DEED DATED 07-14-87 AND RECORDED 07-17-87 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF COLUMBIA IN DEED BOOK 392 PAGE 958, GRANTED AND CONVEYED UNTO DONALD PRANZONI AND MARY R. PRANZONI, HUSBAND AND WIFE.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

TO BE SOLD AS THE PROPERTY OF DONALD PRANZONI AND MARY R. PRANZONI.

TERMS OF SALE

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

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale in cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

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

Plaintiff's Attorney
Anthony Distasio
1720 Mineral Spring Road
Reading, PA 19603

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

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

Plaintiff's Attorney
Anthony Distasio
1720 Mineral Spring Road
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Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

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Plaintiff's Attorney
Anthony Distasio
1720 Mineral Spring Road
Reading, PA 19603

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

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

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

WACHOVIA BANK, N.A.,
Plaintiff

v.

DONALD PRANZONI
and
MARY R. PRANZONI
Mortgagors and Real Owners,
Defendants

: CIVIL ACTION - LAW

: No. 2009-CV-651

2009-ED-192

: ACTION OF MORTGAGE FORECLOSURE

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

309 EAST 4TH STREET, BEWICK BOROUGH, COLUMBIA COUNTY, PA
PARCEL NUMBER 04A-08-039
MORE FULLY DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION

Affidavit of Non-Military Service Filed.

Amount Due:

\$116,448.48

Interest:

*Continuing
from 04/14/09
at the per diem
of \$21.67 until
the date of sale

Prothonotary Judgment Costs:

Sheriff's Costs:

Date: 10-01-09

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

Tami B. Kleina

Prothonotary, Court of Common Pleas of
Columbia County, Pennsylvania

By: Kelly P. Brewer
Deputy Prothonotary

11-6-09

(SEAL)

COLUMBIA COUNTY COURT OF COMMON PLEAS
RECEIVED
NOV 11 2009

Anthony R. Distasio, Esquire
No. 2009-CV-651
Judgment: \$116,448.48

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: -

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IN THE COURT OF COMMON PLEAS
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(Pa.R.C.P. 3180 to 3183, and 3275)

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v.

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Sheriff's Costs:

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Phone: (610) 374-7320
Fax: (610) 374-2542

Prothonotary, Court of Common Pleas of
Columbia County, Pennsylvania

By: Kelly P. Brewer
Deputy Prothonotary

11-6-09

(SEAL) **Deputy Clerk of the Courts**

July 10 2012

Anthony R. Distasio, Esquire
No. 2009-CV-651
Judgment: \$116,448.48

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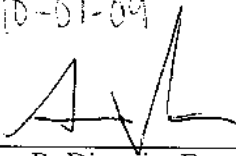
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Prothonotary, Court of Common Pleas of
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By: *Kelly P Brewer*
Deputy Prothonotary

11-6-09

(SEAL)

Prothonotary, Court of Common Pleas

11-6-09

Anthony R. Distasio, Esquire
No. 2009-CV-651
Judgment: \$116,448.48

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: -

BOUNDED ON THE NORTH BY AN ALLEY; ON THE EAST BY LAND NOW OR LATE OF MARTIN HOUSENICK (FORMERLY WILLIAM S. JOHNSON); ON THE SOUTH BY FOURTH STREET; AND ON THE WEST BY LAND NOW OR LATE OF W. F. MACDONALD (FORMERLY HARRIET HUGHES).

BEING FORTY-NINE AND ONE-HALF (49½) FEET, MORE OR LESS IN WIDTH AND EXTENDING IN DEPTH ONE HUNDRED EIGHTY-ONE AND ONE-HALF (181½) FEET, MORE OR LESS.

PARCEL NO. 04A-08-039

BEING THE SAME PREMISES WHICH ROBERT MARVIN WALTON AND MARY ALICE WALTON, HIS WIFE, BY DEED DATED 07-14-87 AND RECORDED 07-17-87 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF COLUMBIA IN DEED BOOK 392 PAGE 958, GRANTED AND CONVEYED UNTO DONALD PRANZONI AND MARY R. PRANZONI, HUSBAND AND WIFE.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

TO BE SOLD AS THE PROPERTY OF DONALD PRANZONI AND MARY R. PRANZONI.

ORDER FOR SERVICE

Date:

Term No. **2009-CV-651**

To: Columbia County Sheriff's Office
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815
(570) 389-5624

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

Case Caption:

Type of Paper:

WACHOVIA BANK, N.A.
Plaintiff

Writ of EXECUTION

v.

Complaint in

DONALD PRANZONI, ET AL.
Defendant

Summons in

Other

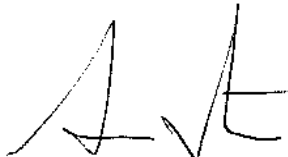
Deposit

Service to be made on:
DONALD PRANZONI

Address where service can be made;
121 STARVIEW DRIVE
BERWICK, PA 18603

Special Instructions:

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



Anthony R. Distasio, Esquire

A SELF-ADDRESSED STAMPED ENVELOPE IS ENCLOSED FOR MAILING OF RECEIPT AFTER SERVICE IS COMPLETED.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN-Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman in custody of whomever is found in possession after notifying person of levy or attachment without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal fo any such property before sheriff's sale thereof.

ORDER FOR SERVICE

Date:

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To: Columbia County Sheriff's Office
Columbia County Courthouse
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Defendant

Summons in

Other

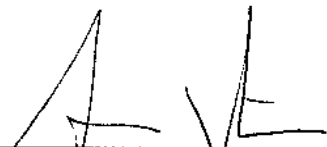
Deposit

Service to be made on:
MARY R. PRANZONI

Address where service can be made;
121 STARVIEW DRIVE
BERWICK, PA 18603

Special Instructions:

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



Anthony R. Distasio, Esquire

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ORDER FOR SERVICE

Date:

Term No. 2009-CV-651

To: Columbia County Sheriff's Office
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815
(570) 389-5624

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

Case Caption:

Type of Paper:

WACHOVIA BANK, N.A.
Plaintiff

Writ of EXECUTION

v.

Complaint in

DONALD PRANZONI, ET AL.
Defendant

Summons in

Other

Deposit

Service to be made on:
POST REAL PROPERTY

Address where service can be made;
309 EAST 4TH STREET
BERWICK, PA 18603

Special Instructions:

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



Anthony R. Distasio, Esquire

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IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

WACHOVIA BANK, N.A.,
Plaintiff

v.

DONALD PRANZONI
and
MARY R. PRANZONI
Mortgagors and Real Owners,
Defendants

: CIVIL ACTION - LAW

: No. 2009-CV-651

: *2009-EN 112*

: ACTION OF MORTGAGE FORECLOSURE

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

TO THE PROTHONOTARY:

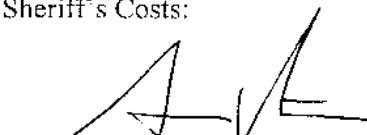
Issue a writ of execution in the above matter, directed to the Sheriff of Columbia County, against Defendants for real property located at 309 East 4th Street, Berwick Borough, Columbia County, Pennsylvania, parcel number 04A-08-039 and more specifically described in the attached property description.

Amount Due: \$116,448.48

Interest: *Continuing
from 04/14/09
at the per diem
of \$21.67 until
the date of sale

Prothonotary Judgment Costs: _____

Sheriff's Costs: _____



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

Date: *10-01-09*

WACHOVIA BANK, N.A.
PLAINTIFF

2009-EN-112

ANTHONY R. DISTASIO

Anthony R. Distasio, Esquire
No. 2009-CV-651
Judgment: \$116,448.48

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: -

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PARCEL NO. 04A-08-039

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TO BE SOLD AS THE PROPERTY OF DONALD PRANZONI AND MARY R. PRANZONI.

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

WACHOVIA BANK, N.A.,
Plaintiff

v.

DONALD PRANZONI
and
MARY R. PRANZONI
Mortgagors and Real Owners,
Defendants

: CIVIL ACTION - LAW

: No. 2009-CV-651

: *2009-EDS-192*

: ACTION OF MORTGAGE FORECLOSURE

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

TO THE PROTHONOTARY:

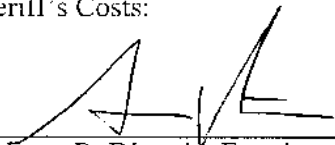
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*Continuing
from 04/14/09
at the per diem
of \$21.67 until
the date of sale

Prothonotary Judgment Costs: _____

Sheriff's Costs: _____



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

Date: *10-01-09*

2009-EDS-192

2009-CV-651

2009-EDS-192

Anthony R. Distasio, Esquire
No. 2009-CV-651
Judgment: \$116,448.48

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PARCEL NO. 04A-08-039

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TO BE SOLD AS THE PROPERTY OF DONALD PRANZONI AND MARY R. PRANZONI.

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

WACHOVIA BANK, N.A., Plaintiff	:	IN THE COURT OF COMMON PLEAS OF
	:	COLUMBIA COUNTY, PENNSYLVANIA
	:	CIVIL ACTION - LAW
v.	:	
	:	No. 2009-CV-651
	:	
DONALD PRANZONI	:	
and	:	
MARY R. PRANZONI	:	
Mortgagors and Real Owners,	:	
Defendants	:	ACTION OF MORTGAGE FORECLOSURE

WRIT OF EXECUTION
NOTICE

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

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

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

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

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

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

NORTH PENN LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760

EXHIBIT "A"

NOTICE OF EXEMPTION RIGHT

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

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

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

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

WACHOVIA BANK, N.A.,
Plaintiff

v.

DONALD PRANZONI
and
MARY R. PRANZONI
Mortgagors and Real Owners,
Defendants

: IN THE COURT OF COMMON PLEAS OF
: COLUMBLA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

: No. 2009-CV-651

: ACTION OF MORTGAGE FORECLOSURE

CLAIM FOR EXEMPTION

TO THE SHERIFF:

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

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

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

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

(address)

(telephone number)

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

Date: _____

(Defendant)

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

Anthony R. Distasio, Esquire
No. 2009-CV-651
Judgment: \$116,448.48

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: -

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PARCEL NO. 04A-08-039

BEING THE SAME PREMISES WHICH ROBERT MARVIN WALTON AND MARY ALICE WALTON, HIS WIFE, BY DEED DATED 07-14-87 AND RECORDED 07-17-87 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF COLUMBIA IN DEED BOOK 392 PAGE 958, GRANTED AND CONVEYED UNTO DONALD PRANZONI AND MARY R. PRANZONI, HUSBAND AND WIFE.

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TO BE SOLD AS THE PROPERTY OF DONALD PRANZONI AND MARY R. PRANZONI.

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

WACHOVIA BANK, N.A., Plaintiff	: IN THE COURT OF COMMON PLEAS OF
	: COLUMBIA COUNTY, PENNSYLVANIA
	: CIVIL ACTION - LAW
v.	: : No. 2009-CV-651
DONALD PRANZONI	:
and	:
MARY R. PRANZONI	:
Mortgagors and Real Owners,	:
Defendants	: ACTION OF MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: DONALD PRANZONI
121 STARVIEW DRIVE
BERWICK, PA 18603

Your real estate located at **309 EAST 4TH STREET, BERWICK BOROUGH, COLUMBIA COUNTY**, is scheduled to be sold at Sheriff's Sale on _____, 20____ at _____m. in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$116,448.48 obtained by Wachovia Bank, N.A.

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

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

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

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below to find out how to obtain an attorney)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff of Columbia County at: (570) 389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at: (570) 389-5622.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for our house will be filed by the Sheriff on _____. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after _____.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

**NORTH PENN LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760**

Anthony R. Distasio, Esquire
No. 2009-CV-651
Judgment: \$116,448.48

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PARCEL NO. 04A-08-039

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1720 Mineral Spring Road, P.O. Box 461
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WACHOVIA BANK, N.A., Plaintiff	:	IN THE COURT OF COMMON PLEAS OF
	:	COLUMBIA COUNTY, PENNSYLVANIA
	:	CIVIL ACTION - LAW
v.	:	
	:	No. 2009-CV-651
DONALD PRANZONI	:	
and	:	
MARY R. PRANZONI	:	
Mortgagors and Real Owners,	:	
Defendants	:	ACTION OF MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: MARY R. PRANZONI
121 STARVIEW DRIVE
BERWICK, PA 18603

Your real estate located at **309 EAST 4TH STREET, BERWICK BOROUGH, COLUMBIA COUNTY**, is scheduled to be sold at Sheriff's Sale on _____, 20____ at _____m. in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$116,448.48 obtained by Wachovia Bank, N.A.

NOTICE OF OWNER'S RIGHTS
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To prevent this Sheriff's Sale, you must take immediate action:

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

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below to find out how to obtain an attorney)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff of Columbia County at: (570) 389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at: (570) 389-5622.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for our house will be filed by the Sheriff on _____. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after _____.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

**NORTH PENN LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760**

Anthony R. Distasio, Esquire
No. 2009-CV-651
Judgment: \$116,448.48

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: -

BOUNDED ON THE NORTH BY AN ALLEY; ON THE EAST BY LAND NOW OR LATE OF MARTIN HOUSENICK (FORMERLY WILLIAM S. JOHNSON); ON THE SOUTH BY FOURTH STREET; AND ON THE WEST BY LAND NOW OR LATE OF W. F. MACDONALD (FORMERLY HARRIET HUGHES).

BEING FORTY-NINE AND ONE-HALF (49½) FEET, MORE OR LESS IN WIDTH AND EXTENDING IN DEPTH ONE HUNDRED EIGHTY-ONE AND ONE-HALF (181½) FEET, MORE OR LESS.

PARCEL NO. 04A-08-039

BEING THE SAME PREMISES WHICH ROBERT MARVIN WALTON AND MARY ALICE WALTON, HIS WIFE, BY DEED DATED 07-14-87 AND RECORDED 07-17-87 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF COLUMBIA IN DEED BOOK 392 PAGE 958, GRANTED AND CONVEYED UNTO DONALD PRANZONI AND MARY R. PRANZONI, HUSBAND AND WIFE.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

TO BE SOLD AS THE PROPERTY OF DONALD PRANZONI AND MARY R. PRANZONI.

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

192

WACHOVIA BANK, N.A., Plaintiff	:	IN THE COURT OF COMMON PLEAS OF
	:	COLUMBIA COUNTY, PENNSYLVANIA
	:	CIVIL ACTION - LAW
v.	:	
	:	No. 2009-CV-651
DONALD PRANZONI	:	
and	:	
MARY R. PRANZONI	:	
Mortgagors and Real Owners,	:	
Defendants	:	ACTION OF MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129

Wachovia Bank, N.A., Plaintiff in the above captioned action, sets forth as of the date of the Praecipe for the Writ of Execution was filed, the following information concerning real property located at 309 East 4th Street, Berwick Borough, Columbia County, Pennsylvania:

1. Name and address of owner or reputed owner:

NAME:

ADDRESS:

Donald Pranzoni

121 Starview Drive
Berwick, PA 18603

Mary R. Pranzoni

121 Starview Drive
Berwick, PA 18603

2. Name and Address of Defendants in the judgment:

NAME:

ADDRESS:

Donald Pranzoni

121 Starview Drive
Berwick, PA 18603

Mary R. Pranzoni

121 Starview Drive
Berwick, PA 18603

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

NAME:

ADDRESS:

SEE EXHIBIT "A"

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

NAME:

ADDRESS:

SEE EXHIBIT "A"

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

NAME:

ADDRESS:

SEE EXHIBIT "A"

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

NAME:

ADDRESS:

SEE EXHIBIT "A"

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

NAME:

ADDRESS:

SEE EXHIBIT "A"

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

Date: 10-01-09


By: Anthony R. Distasio, Esquire

Columbia County Domestic Relations
P.O. Box 380
Bloomsburg, PA17815

Tenants
309 East 4th Street
Berwick, PA 18603

Wachovia Bank, N.A.
c/o Donna Bachety, Vice President
123 South Broad Street, 8th Floor
Philadelphia, PA 19109

Wachovia Bank, N.A.
c/o Donna Bachety, Vice President
123 South Broad Street, 8th Floor
Philadelphia, PA 19109

Ex. "A"

Anthony R. Distasio, Esquire
No. 2009-CV-651
Judgment: \$116,448.48

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PARCEL NO. 04A-08-039

BEING THE SAME PREMISES WHICH ROBERT MARVIN WALTON AND MARY ALICE WALTON, HIS WIFE, BY DEED DATED 07-14-87 AND RECORDED 07-17-87 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF COLUMBIA IN DEED BOOK 392 PAGE 958, GRANTED AND CONVEYED UNTO DONALD PRANZONI AND MARY R. PRANZONI, HUSBAND AND WIFE.

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

WACHOVIA BANK, N.A., Plaintiff	:	IN THE COURT OF COMMON PLEAS OF
	:	COLUMBIA COUNTY, PENNSYLVANIA
	:	CIVIL ACTION - LAW
v.	:	
	:	No. 2009-CV-651
DONALD PRANZONI	:	
and	:	
MARY R. PRANZONI	:	
Mortgagors and Real Owners,	:	
Defendants	:	ACTION OF MORTGAGE FORECLOSURE

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Mary R. Pranzoni

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Mary R. Pranzoni

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SEE EXHIBIT "A"

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SEE EXHIBIT "A"

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NAME:

ADDRESS:

SEE EXHIBIT "A"

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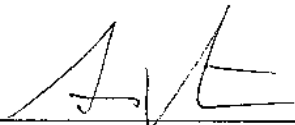
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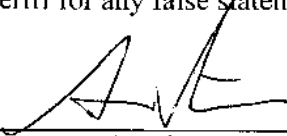
WACHOVIA BANK, N.A., Plaintiff	:	IN THE COURT OF COMMON PLEAS OF
	:	COLUMBIA COUNTY, PENNSYLVANIA
	:	CIVIL ACTION - LAW
v.	:	
	:	No. 2009-CV-651
DONALD PRANZONI	:	
and	:	
MARY R. PRANZONI	:	
Mortgagors and Real Owners,	:	
Defendants	:	ACTION OF MORTGAGE FORECLOSURE

CERTIFICATION

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

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

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



Anthony R. Distasio, Esquire
Counsel for Plaintiff

LINTON, DISTASIO & EDWARDS, P.C.
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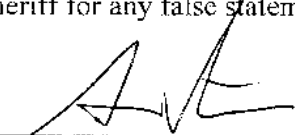
WACHOVIA BANK, N.A., Plaintiff	:	IN THE COURT OF COMMON PLEAS OF
	:	COLUMBIA COUNTY, PENNSYLVANIA
	:	CIVIL ACTION - LAW
v.	:	
	:	No. 2009-CV-651
DONALD PRANZONI	:	
and	:	
MARY R. PRANZONI	:	
Mortgagors and Real Owners,	:	
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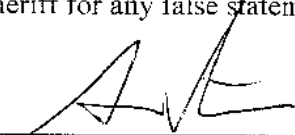
WACHOVIA BANK, N.A., Plaintiff	:	IN THE COURT OF COMMON PLEAS OF
	:	COLUMBIA COUNTY, PENNSYLVANIA
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v.	:	
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DONALD PRANZONI	:	
and	:	
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Mortgagors and Real Owners,	:	
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I hereby certify that I am the attorney of record for the Plaintiff in this action against the real property; and further certify that this property is:

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Anthony R. Distasio, Esquire
Counsel for Plaintiff

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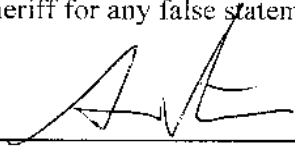
WACHOVIA BANK, N.A., Plaintiff	:	IN THE COURT OF COMMON PLEAS OF
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v.	:	
	:	No. 2009-CV-651
DONALD PRANZONI	:	
and	:	
MARY R. PRANZONI	:	
Mortgagors and Real Owners,	:	
Defendants	:	ACTION OF MORTGAGE FORECLOSURE

CERTIFICATION

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Anthony R. Distasio, Esquire
Counsel for Plaintiff

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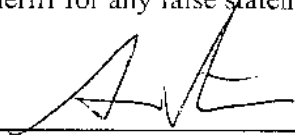
WACHOVIA BANK, N.A., Plaintiff	:	IN THE COURT OF COMMON PLEAS OF
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v.	:	
	:	No. 2009-CV-651
DONALD PRANZONI	:	
and	:	
MARY R. PRANZONI	:	
Mortgagors and Real Owners,	:	
Defendants	:	ACTION OF MORTGAGE FORECLOSURE

CERTIFICATION

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

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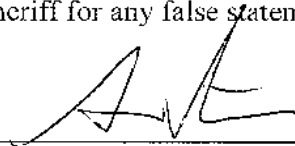
WACHOVIA BANK, N.A., Plaintiff	:	IN THE COURT OF COMMON PLEAS OF
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v.	:	
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DONALD PRANZONI	:	
and	:	
MARY R. PRANZONI	:	
Mortgagors and Real Owners,	:	
Defendants	:	ACTION OF MORTGAGE FORECLOSURE

CERTIFICATION

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

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Counsel for Plaintiff

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Attorney I.D. No. 46890
1720 Mineral Spring Road, P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

WACHOVIA BANK, N.A.,
Plaintiff

v.

DONALD PRANZONI
and
MARY R. PRANZONI
Mortgagors and Real Owners,
Defendants

: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW
:
: No. 2009-CV-651
:
:
:
:
:
:
: ACTION OF MORTGAGE FORECLOSURE
: AFFIDAVIT THAT THE DEFENDANT IS
: NOT IN THE MILITARY SERVICE
: PURSUANT TO "SOLDIERS AND
: SAILORS" CIVIL RELIEF ACT OF 1918,
: RE-ENACTED 1940

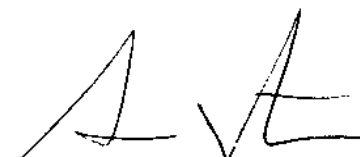
BERKS COUNTY, SS: Before me, the undersigned authority, personally appeared Anthony R. Distasio, Esquire, who being duly sworn according to law, doth depose and say that Donald Pranzoni and Mary R. Pranzoni, Defendants, are not in the Military or Naval Service, based on the following facts:

Age of Defendants;

Present place of employment;

Present place of residence; 121 Starview Drive, Berwick, PA 18603

ADDITIONAL FACTS, if any:

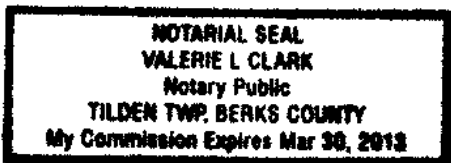


Anthony R. Distasio, Esquire

Sworn to and subscribed before me this
1st day of October, 2009.



Notary Public



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

WACHOVIA BANK, N.A.,
Plaintiff

v.

DONALD PRANZONI
and
MARY R. PRANZONI
Mortgagors and Real Owners,
Defendants

: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

: No. 2009-CV-651

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

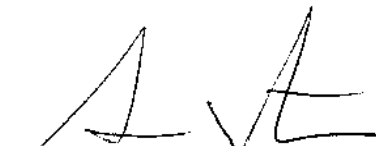
BERKS COUNTY, SS: Before me, the undersigned authority, personally appeared Anthony R. Distasio, Esquire, who being duly sworn according to law, doth depose and say that Donald Pranzoni and Mary R. Pranzoni, Defendants, are not in the Military or Naval Service, based on the following facts:

Age of Defendants;

Present place of employment;

Present place of residence; 121 Starview Drive, Berwick, PA 18603

ADDITIONAL FACTS, if any:



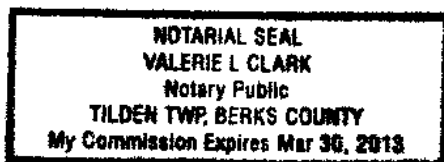
Anthony R. Distasio, Esquire

Sworn to and subscribed before me this

1st day of October, 2009.



Notary Public



LINTON, DISTASIO & EDWARDS, P.C.
By: Anthony R. Distasio, Esquire
Attorney I.D. No. 46890
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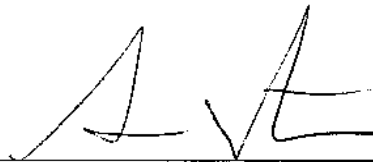
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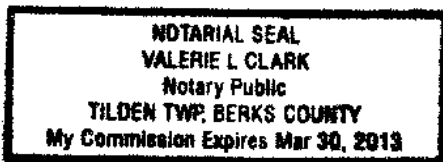
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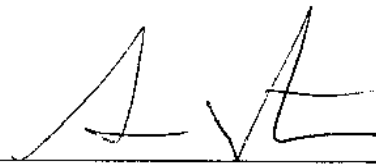
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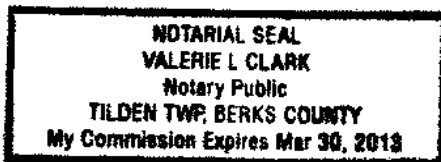
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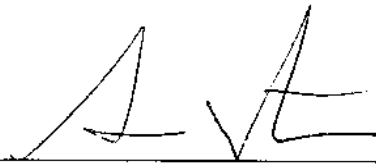
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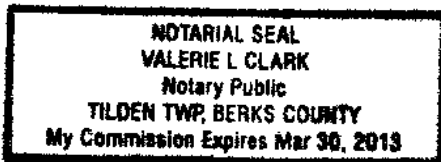
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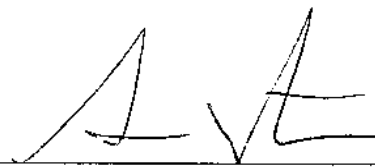
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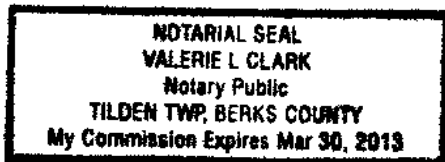


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1st day of October, 2009.


Notary Public



Anthony R. Distasio, Esquire
No. 2009-CV-651
Judgment: \$116,448.48

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: -

BOUNDED ON THE NORTH BY AN ALLEY; ON THE EAST BY LAND NOW OR LATE OF MARTIN HOUSENICK (FORMERLY WILLIAM S. JOHNSON); ON THE SOUTH BY FOURTH STREET; AND ON THE WEST BY LAND NOW OR LATE OF W. F. MACDONALD (FORMERLY HARRIET HUGHES).

BEING FORTY-NINE AND ONE-HALF (49½) FEET, MORE OR LESS IN WIDTH AND EXTENDING IN DEPTH ONE HUNDRED EIGHTY-ONE AND ONE-HALF (181½) FEET, MORE OR LESS.

PARCEL NO. 04A-08-039

BEING THE SAME PREMISES WHICH ROBERT MARVIN WALTON AND MARY ALICE WALTON, HIS WIFE, BY DEED DATED 07-14-87 AND RECORDED 07-17-87 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF COLUMBIA IN DEED BOOK 392 PAGE 958, GRANTED AND CONVEYED UNTO DONALD PRANZONI AND MARY R. PRANZONI, HUSBAND AND WIFE.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

TO BE SOLD AS THE PROPERTY OF DONALD PRANZONI AND MARY R. PRANZONI.

Anthony R. Distasio, Esquire
No. 2009-CV-651
Judgment: \$116,448.48

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No. 2009-CV-651
Judgment: \$116,448.48

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: -

BOUNDED ON THE NORTH BY AN ALLEY; ON THE EAST BY LAND NOW OR LATE OF MARTIN HOUSENICK (FORMERLY WILLIAM S. JOHNSON); ON THE SOUTH BY FOURTH STREET; AND ON THE WEST BY LAND NOW OR LATE OF W. F. MACDONALD (FORMERLY HARRIET HUGHES).

BEING FORTY-NINE AND ONE-HALF (49½) FEET, MORE OR LESS IN WIDTH AND EXTENDING IN DEPTH ONE HUNDRED EIGHTY-ONE AND ONE-HALF (181½) FEET, MORE OR LESS.

PARCEL NO. 04A-08-039

BEING THE SAME PREMISES WHICH ROBERT MARVIN WALTON AND MARY ALICE WALTON, HIS WIFE, BY DEED DATED 07-14-87 AND RECORDED 07-17-87 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF COLUMBIA IN DEED BOOK 392 PAGE 958, GRANTED AND CONVEYED UNTO DONALD PRANZONI AND MARY R. PRANZONI, HUSBAND AND WIFE.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

TO BE SOLD AS THE PROPERTY OF DONALD PRANZONI AND MARY R. PRANZONI.

2963

LINTON, DISTASIO & EDWARDS, P.C.

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

WACHOVIA BANK, N.A.
3-50-310

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

DATE 10/05/09

***AMOUNT 1,350.00

PAY
TO THE
ORDER
OF

Columbia Co Sheriff
P O Box 380
Bloomsburg, PA 17815

⑆00002963⑆ ⑆031000503⑆ 2000012309975⑆

68-913-6-88

MP