

Date: 11/19/2002

Columbia County Court of Common Pleas

NO. 0009487

Time: 02:49 PM

Receipt

Page 1 of 1

Received of: Col Co Sheriff office

\$ 10.00

Ten and 00/100 Dollars

	Amount
Misc Fee	10.00
<b>Total:</b>	<b>10.00</b>

Check: 612

Payment Method: Check

Amount Tendered: 10.00

Tami Kline, Prothonotary

By: \_\_\_\_\_  
Deputy Clerk

Clerk: TKLINE

6 ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES 8

**LAW OFFICES OF MARK J. UDREN & ASSOCIATES**  
 ESCROW ACCOUNT  
 1040 NORTH KINGS HIGHWAY, SUITE 500  
 CHERRY HILL, NJ 08034

**Commerce Bank**  
 America's Most Convenient Bank  
 1-800-YES-2000  
 55-136/312

10285

\*\*\* One Thousand Five Hundred Seventy Eight 58/100  
 \*\*\*

PAY TO THE ORDER OF Sheriff of Columbia County

DATE Sep 23, 2002

AMOUNT \$1,578.58

RE: Settle With The Sheriff #0124392 Shadle

*Mark J. Udren*

6 THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT. 8

10285 0312013601 74 3636 311

Call Ref. Parents  
 12?

10-4-02

1 parcel

10-10-02  
 Ass'n. not done

**LAW OFFICES**  
**MARK J. UDREN & ASSOCIATES**  
1040 NORTH KINGS HIGHWAY  
SUITE 500  
CHERRY HILL, NEW JERSEY 08034  
856 . 482 . 6900  
FAX: 856 . 482 . 1199

MARK J. UDREN\*  
STUART WINNEG\*\*  
GAYL SPIVAK ORLOFF\*\*\*  
HEIDI R. SPIVAK\*\*\*  
CHRISTOPHER J. FOX\*\*\*  
CORINA CANIZ\*\*\*  
\*ADMITTED NJ, PA, FL  
\*\*ADMITTED PA  
\*\*\*ADMITTED NJ, PA  
TINA MARIE RICH  
OFFICE ADMINISTRATOR

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

PENNSYLVANIA OFFICE  
24 NORTH MERION AVENUE  
SUITE 240  
BRYN MAWR, PA 19010  
215-568-9500  
215-568-1141 FAX

PLEASE RESPOND TO NEW JERSEY OFFICE

September 23, 2002

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

RE: First Union National Bank Successor by Consolidation to First  
Union National Bank of North Carolina  
vs.  
Daniel A. Shadle  
Barbara R. Shadle  
Property: RR4 Box 4038  
Berwick, PA 18603  
Colombia County C.C.P. No.: 2002-CV-457  
Sheriff's Sale Date: September 18, 2002

Dear Sir or Madam:

As attorney on the Writ, we are assigning the bid and requesting  
the DEED be prepared in the name of Fairbanks Capital Corp. as  
servicing agent for homecomings Financial Network Inc., 3815 South  
West Temple Salt Lake UT. 84115-4412.

Enclosed please find our check in the amount of \$1,578.58 payable  
to the Sheriff of Colombia County. This check represents payment  
of the sheriff settlement costs, less previous deposit of  
\$1,500.00. Also enclosed please find two original Realty Transfer  
Tax Statement of Value forms.

Thank you in advance for your kind assistance in this matter and as  
always, if you have any questions please feel free to contact me.

Sincerely,

  
Ed Morrison  
Legal Assistant

Enclosure

To the Sheriff of Columbia County:

We left in assigning the bid there for an assignment is not needed. The plaintiff and the one we foreclosed in are the same and we are now assigning the deed to Fairbanks.



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
DEPT. 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 Recorded of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when 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: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

### A CORRESPONDENT - All inquiries may be directed to the following person:

Name <b>Mark J. Udren &amp; Associates</b>		Telephone Number:	
Street Address <b>1040 N. Kings Highway, Suite 500</b>		Area Code (856) <b>482-6900</b>	
City <b>Cherry Hill</b>	State <b>NJ</b>	Zip Code <b>08034</b>	

### B TRANSFER DATA

Grantor(s)/Lessor(s) <b>Sheriff of Colombia County</b>			Date of Acceptance of Document		
Street Address <b>P.O. Box 382</b>			Grantee(s)/Lessee(s) <b>Fairbanks Capital Corp. as servicing agent for homecomings Financial Network Inc.</b>		
City <b>Blommsburgh</b>	State <b>PA</b>	Zip Code <b>17815</b>	Street Address <b>3815 South West Temple</b>		
			City <b>Salt Lake City</b>	State <b>UT</b>	Zip Code <b>84115</b>

### C PROPERTY LOCATION

Street Address <b>RR4 Box 4038</b>		City, Township, Borough <b>Berwick</b>	
County <b>Colombia</b>	School District <b>Berwick</b>	Tax Parcel Number <b>07-03B-020</b>	

### D VALUATION DATA

1. Actual Cash Consideration <b>\$3,018.58</b>	2. Other Consideration <b>+ 0</b>	3. Total Consideration <b>= \$3,018.58</b>
4. County Assessed Value <b>\$29,678.00</b>	5. Common Level Ratio Factor <b>x 2.80</b>	6. Fair Market Value <b>= \$83,098.40</b>

### E EXEMPTION DATA

1a. Amount of Exemption Claimed <b>100%</b>	1b. Percentage of Interest Conveyed <b>100%</b>
--	--

#### 2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or Interstate 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. (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. Mortgage Book Number **725**. Page Number **156**.
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.) **Transfer from sheriff to mortgagee as a result of an action in mortgage foreclosure**

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

*Ed Morris*

*9/23/02*

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

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

First Union National Bank vs Daniel & Brenda Shadke

NO. 72-02 ED NO. 457-02 JD

DATE/TIME OF SALE: \_\_\_\_\_

BID PRICE (INCLUDES COST) \$ 3018.22

POUNDAGE - 2% OF BID \$ \_\_\_\_\_

TRANSFER TAX - 2% OF FAIR MKT \$ 60.36

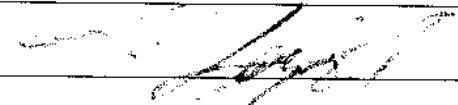
MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3678.58

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 3678.58

LESS DEPOSIT: \$ \_\_\_\_\_

DOWN PAYMENT: \$ 1500.00

TOTAL DUE IN 8 DAYS \$ 1578.58

# SHERIFF'S SALE COST SHEET

First Union National Bank vs. Daniel & Brenda Shuttle  
 NO. 72-02 ED NO. 457-02 JD DATE/TIME OF SALE 8-14-02/0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>57.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</u> 6.00
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>383.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>768.08</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>993.08</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>375.00</u> 4.50
TOTAL ***** \$ <u>475.00</u>	
51.50	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20 91	\$ <u>1480.64</u>
TOTAL ***** \$ <u>1480.64</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$
WATER 20	\$
TOTAL ***** \$	

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

TOTAL COSTS (OPENING BID) \$ 3018.22

# SHERIFF'S SALE

WEDNESDAY AUGUST 14, 2002 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 72 OF 2002 ED AND CIVIL WRIT NO. 457 OF 2002 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 those two certain pieces or parcels of land lying and being situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit;

PARCEL NO. 1 BEGINNING at a point in the center line of Township Road #475, said point being the northeast corner of land of William H. Moore et ux; thence by said lot south 53 degrees 30 minutes west 141.7 feet to a corner; thence along the same south 38 degrees 8 minutes east 197.1 feet to the center of State Highway 19046; thence along the center of said highway, south 44 degrees 10 minutes west 298.3 feet to lot of land of Marvin Church; thence along the same, north 47 degrees 43 minutes west 46 feet to a post; thence along the same, south 49 degrees 23 minutes west 295.2 feet to a post; thence along the same south 23 degrees 54 minutes east 61.7 feet to a point in the aforementioned state highway #19046; thence along the same south 63 degrees 45 minutes west 229.5 feet to the east side of a reserved sixteen and five-tenths (16.5) foot driveway; thence along the east side of the driveway and land formerly of Rube Miller and others, north 29 degrees 23 minutes west, 296.5 feet to a stone corner; thence along land formerly of Newman Bower and Gideon Michael, north 26 degrees 35 minutes east 403 feet to a point in the center of Township Road #475; thence along the same north 60 degrees 30 minutes east, 562 feet; thence along the same south 43 degrees 8 minutes east, 169.5 feet to the place of beginning. Containing 7.47 acres of land as surveyed by James Timbreli, Registered Engineer, April 18, 1957.

Together with a right-of-way across other property of William H. Moore et ux and along the creek running through said lands of William H. Moore et ux for the purpose of constructing a water pipe line to the site of the original ice dam on land of the Grantor, together with the right of ingress and egress for the purpose of constructing, repairing and maintaining said pipe line.

Title to said premises vested in Barbara R. Shadle and Daniel A. Shadle, her husband, by deed from Gordon R. Puterbaugh, unmarried, by Barbara R. Shadle, Attorney-in-fact, under Power of Attorney dated May 20, 1996, dated 7/12/96 and recorded 7/19/96 in deed book 630, page 1015.  
Known as RR#4 Box 4038, Berwick, PA 18603  
Tax ID No. 07-03B-020

## 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 is 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.

Plaintiff's Attorney  
March J. Udren  
1040 N. Kings Hwy, Ste. 500  
Cherry Hill NJ 08034

Sheriff of Columbia County  
Harry A. Roadarmel, Jr.  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

MARK J. UDREN & ASSOCIATES  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034  
856-482-6900

ATTORNEY FOR PLAINTIFF

First Union National Bank	:	COURT OF COMMON PLEAS
Successor by Consolidation to	:	CIVIL DIVISION
First Union National Bank of	:	Colombia County
North Carolina	:	
338 South Warminster Rd.	:	MORTGAGE FORECLOSURE
Hatboro, PA 19040	:	

Plaintiff

v.

Daniel A. Shadle  
Barbara R. Shadle  
46 Old Mill Road  
Berwick, PA 18603

NO. 2002-CV-457

*2002-ED-72*

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Barbara R. Shadle  
RR4 Box 4038  
Berwick, PA 18603

Your house (real estate) at RR4 Box 4038, Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ in the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the court judgment of \$62,710.72, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856)-482-6900.
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 on page two on 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 856-482-6900.
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 856-482-6900.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount 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 your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

LAWYER REFERRAL SERVICE  
Susquehanna Legal Services  
168 E. 5th Street  
Bloomsburg, PA 17815  
570-784-8760

ASSOCIATION DE LICENCIADOS DE FILADELFIA  
Susquehanna Legal Services  
168 E. 5th Street  
Bloomsburg, PA 17815  
570-784-8760

MARK J. UDREN & ASSOCIATES

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren

ATTY I.D. NO. 04302

1040 N. KINGS HIGHWAY, SUITE 500

CHERRY HILL, NJ 08034

856-482-6900

First Union National Bank  
Successor by Consolidation to  
First Union National Bank of  
North Carolina  
338 South Warminster Rd.  
Hatboro, PA 19040  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Colombia County

v.

Daniel A. Shadle  
Barbara R. Shadle  
46 Old Mill Road  
Berwick, PA 18603  
Defendant(s)

NO. 2002-CV-457

AMENDED AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P. RULE 3129.1

Plaintiff, by its/his/her Attorney, Mark J. Udren, Esquire, hereby verifies that:

1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.

2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".

3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".

4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

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

Dated: August 13, 2002

MARK J. UDREN & ASSOCIATES

BY:

Mark J. Udren, Esquire  
Attorney for Plaintiff

COPY

MARK J. UDREN & ASSOCIATES

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

ATTY I.D. NO. 04302

1040 N. KINGS HIGHWAY, SUITE 500

CHERRY HILL, NJ 08034

856-482-6900

First Union National Bank	:	COURT OF COMMON PLEAS
Successor by Consolidation to	:	CIVIL DIVISION
First Union National Bank of	:	Colombia County
North Carolina	:	
338 South Warminster Rd.	:	MORTGAGE FORECLOSURE
Hatboro, PA 19040	:	
	:	
Plaintiff	:	
	:	
v.	:	
	:	
Daniel A. Shadle	:	NO. 2002-CV-457
Barbara R. Shadle	:	
46 Old Mill Road	:	
Berwick, PA 18603	:	
	:	
Defendant(s)	:	

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

First Union National Bank Successor by Consolidation to First Union National Bank of North Carolina, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: RR4 Box 4038, Berwick, PA 18603

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

Name	Address
------	---------

Daniel A. Shadle	235 Maple Street, Springfield, NE 68059
------------------	---

Barbara R. Shadle	235 Maple Street, Springfield, NE 68059
-------------------	---

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

Name	Address
------	---------

same as above

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

Name	Address
------	---------

none

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

Name	Address
------	---------

Plaintiff herein.	See Caption above.
-------------------	--------------------

Delta Funding Corp.	1000 Woodbury Road, Woodbury, NY 11797
---------------------	--

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

Name

Address

Berwick Area Joint  
Sewer Authority

344 N. Market St., Berwick, PA 18603-3718

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

Domestic Relations Section

PO Box 380  
Bloomsburg, PA 17815

Columbia County Tax Claim  
Bureau

PO Box 380  
Bloomsburg, PA 17815

Commonwealth of PA,  
Department of Revenue

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

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

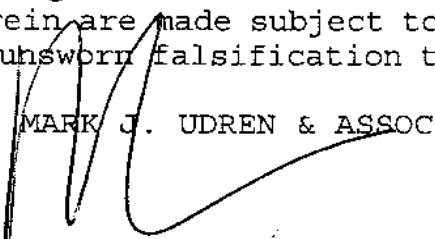
Tenants/Occupants

RR4 Box 4038  
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. sec. 4904 relating to unsworn falsification to authorities.

MARK J. UDREN & ASSOCIATES

DATED: August 13, 2002

  
\_\_\_\_\_  
Mark J. Udren, Esquire  
Attorney for Plaintiff

MARK J. UDREN & ASSOCIATES

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

ATTY I.D. NO. 04302

1040 N. KINGS HIGHWAY, SUITE 500

CHERRY HILL, NJ 08034

856-482-6900

First Union National Bank  
Successor by Consolidation to  
First Union National Bank of  
North Carolina

338 South Warminster Rd.

Hatboro, PA 19040

Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Colombia County

NO. 2002-CV-457

v.

Daniel A. Shadle

Barbara R. Shadle

46 Old Mill Road

Berwick, PA 18603

Defendant(s)

DATE: June 14, 2002

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

OWNER(S): DANIEL A. SHADLE & BARBARA R. SHADLE

PROPERTY: RR4 Box 4038, Berwick, PA 18603

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on August 14, 2002, at 9:00 a.m., IN THE COLUMBIA COUNTY COURTHOUSE, P.O. BOX 380, BLOOMSBURG, PA. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

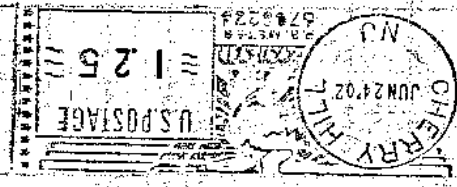
**EXHIBIT A**

Name and Address of Sender  
**JODIE**

**LAW OFFICES**

**MARK J. UDREN & ASSOCIATES**  
1040 N. KINGS HIGHWAY SUITE 500  
CHERRY HILL, NJ 08034

Line	Article Number	Name of Addressee, Street, and Post Office Address	Check appropriate block for Registered Mail:			Postmark and Date of Receipt			Affix stamp here if issued as certificate of mailing or for additional copies of this bill.					
			Registered	Insured	Postage	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender if COD	R.R. Fee	S.O. Fee	S.H. Fee	Rst. Del. Fee	Remarks
1	0124392	DELTA FUNDING CORP. 1000 WOODBURY ROAD, WOODBURY, NY 11797	<input type="checkbox"/>	<input type="checkbox"/>										
2	SHADLE	DOMESTIC RELATIONS SECTION, COLUMBIA COUNTY COURTHOUSE, P.O. BOX 380, BLOOMSBURG, PA 17815	<input type="checkbox"/>	<input type="checkbox"/>										
3	COLUMBIA COUNTY	COLUMBIA COUNTY TAX CLAIM BUREAU, P.O. BOX 380, BLOOMSBURG, PA 17815	<input type="checkbox"/>	<input type="checkbox"/>										
4		COMMONWEALTH OF PA, DEPT. OF REVENUE, BUREAU OF COMPLIANCE, DEPT., 280946, HARRISBURGH, PA 17128-0946	<input type="checkbox"/>	<input type="checkbox"/>										
5		TENANTS/OCCUPANTS <i>Box 4030</i>	<input type="checkbox"/>	<input type="checkbox"/>										
6		<i>Burch PA 18003</i>	<input type="checkbox"/>	<input type="checkbox"/>										
7			<input type="checkbox"/>	<input type="checkbox"/>										
8			<input type="checkbox"/>	<input type="checkbox"/>										
9			<input type="checkbox"/>	<input type="checkbox"/>										
10			<input type="checkbox"/>	<input type="checkbox"/>										
11			<input type="checkbox"/>	<input type="checkbox"/>										
12			<input type="checkbox"/>	<input type="checkbox"/>										
13			<input type="checkbox"/>	<input type="checkbox"/>										
14			<input type="checkbox"/>	<input type="checkbox"/>										
15			<input type="checkbox"/>	<input type="checkbox"/>										
Total number of Pieces Listed by Sender <i>5</i>			Total Number of Pieces Received at Post Office			Postmaster, Per (Name of Receiving Employee)			The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.					



**EXHIBIT A**

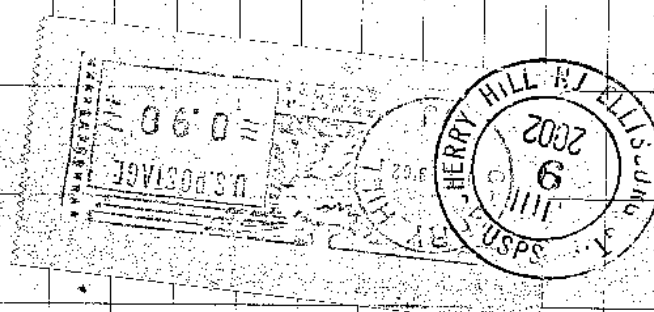
**MARK J. UDREN & ASSOCIATES**  
 1040 N. KINGS HIGHWAY  
 SUITE 500  
 CHERRY HILL, NJ 08034

Check type of mail or service:

- ☐ Certified  
☐ COD  
☐ Registered  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured  
☐ Recorded Delivery (International)  
☐ Registered  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation

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

Line	Article Number	Addressee Name, Street, and PO Address	Postage	Handling Charge	Fee	Actual Value If Registered	Insured Value	Due Sender If COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1	Shadle	Burwick Area Post Office											
2	0124392	344 N. Market St, Brunswick PA 18603-3718											
3	Columbia City												
4													
5													
6													
7													
8													
9													
10													
11													
12													
13													
14													
15													



Postmaster, Per (Name of receiving employee)

*LD*

Total Number of Places Listed by Sender

1

Total Number of Places Received at Post Office

1

PS Form 3877, August 2000

Complete by Typewriter, Ink, or Ball Point Pen

EXHIBIT A

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$500 per piece subject to additional limitations for multiple pieces lost or damaged in a single catastrophic occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500, but optional Express Mail Service merchandise insurance is available for up to \$5,000 to some, but not all countries. The maximum indemnity payable is \$25,000 for registered mail. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.

Delivery Confirmation  
 Signature Confirmation  
 Registered Mail  
 Registered Mail Delivery

MARK J. UDREN & ASSOCIATES  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034  
856-482-6900

ATTORNEY FOR PLAINTIFF

First Union National Bank  
Successor by Consolidation to  
First Union National Bank of  
North Carolina  
338 South Warminster Rd.  
Hatboro, PA 19040  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Colombia County

NO. 2002-CV-457

v.  
Daniel A. Shadle  
Barbara R. Shadle  
46 Old Mill Road  
Berwick, PA 18603

Defendant(s)

PRAECIPE TO FILE PROOF OF SERVICE


TO THE PROTHONOTARY:

Kindly file the attached Proofs of Service with regard to the  
captioned matter.

MARK J. UDREN & ASSOCIATES

Date: August 12, 2002

BY:

  
Mark J. Udren, ESQUIRE  
Attorney for Plaintiff

**EXHIBIT E**

First Union National Bank, et. al., Plaintiff(s)

vs.

Daniel A. Shadle, et. al., Defendant(s)



Service of Process by

APS International, Ltd.

1-800-328-7171

APS International Plaza  
7800 Glenway Rd.  
Minneapolis, MN 55439-3122

## AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

--Daniel A. Shadle  
Court Case No. 2002-CV-457

MARK J. UDREN

Ms. Joella L. Boos

1040 North Kings Highway  
Suite 500

Cherry Hill NJ 08004

State of NEBRASKA ) ss.County of DOUGLAS )Name of Server: BARBARA J. ADAMS undersigned, being duly sworn, deposes and says  
that at the time of service, s/he was over the age of twenty-one, was not a party to this action:Date/Time of Service: that on the 2ND day of AUGUST, 20 02 at 5:20 o'clock P.M.Place of Service: at 235 Maple Street, city of Springfield, state of NEDocuments Served: the undersigned served the documents described as:  
Notice of Sheriff's Sale of Real PropertyService of Process on: A true and correct copy of the aforesaid document(s) was served on:  
Daniel A. ShadlePerson Served, and  
Method of Service:

- ☒ By personally delivering them into the hands of the person to be served.
- ☐ By delivering them into the hands of \_\_\_\_\_, a person of  
suitable age and discretion residing at the Place of Service,  
whose relationship to the person to be served is \_\_\_\_\_

Description of Person  
Receiving Document(s):

The person receiving documents is described as follows:

Sex \_\_\_\_; Skin Color \_\_\_\_; Hair Color \_\_\_\_; Facial Hair \_\_\_\_  
Approx. Age \_\_\_\_; Approx. Height \_\_\_\_; Approx. Weight \_\_\_\_

- ☐ To the best of my knowledge and belief, said person was not engaged in the US Military at  
the time of service.

Signature of Server:

Undersigned declares under penalty of perjury  
that the foregoing is true and correct.

Signature of Server (Date)

BARBARA J. ADAMS

APS International, Ltd.

APS File #: 034413-0001

Subscribed and sworn to before me this

3 day of AUGUST, 20 02

Notary Public

(Commission Expires)

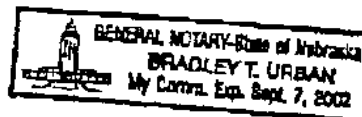


EXHIBIT B

First Union National Bank, et. al., Plaintiff(s)  
vs.  
Daniel A. Shadle, et. al., Defendant(s)



Service of Process by  
**APS International, Ltd.**  
**1-800-328-7171**

APS International Plaza  
7800 Glenroy Rd.  
Minneapolis, MN 55425-3122

# AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

—Barbara R. Shadle  
Court Case No. 2002-CV-457

MARK J. UDREN  
Mr. Jodie L. Boos  
1048 North Kings Highway  
Suite 500  
Cherry Hill NJ 08034

State of: NEBRASKA ss.

County of: DOUGLAS

Name of Server: BARBARA J. ADAMS, undersigned, being duly sworn, deposes and says that at the time of service, s/he was over the age of twenty-one, was not a party to this action;

Date/Time of Service: that on the 2ND day of AUGUST, 20 02, at 8:20 o'clock P.M.

Place of Service: at 235 Maple Street, city of Springfield, state of NE

Documents Served: the undersigned served the documents described as:  
Notice of Sheriff's Sale of Real Property

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:  
Barbara R. Shadle

Person Served, and  
Method of Service:

- ☒ By personally delivering them into the hands of the person to be served.
- ☐ By delivering them into the hands of \_\_\_\_\_, a person of suitable age and discretion residing at the Place of Service, whose relationship to the person to be served is \_\_\_\_\_

Description of Person  
Receiving Document(s)

The person receiving documents is described as follows:

Sex \_\_\_\_\_; Skin Color \_\_\_\_\_; Hair Color \_\_\_\_\_; Facial Hair \_\_\_\_\_  
Approx. Age \_\_\_\_\_; Approx. Height \_\_\_\_\_; Approx. Weight \_\_\_\_\_

☐ To the best of my knowledge and belief, said person was not engaged in the US Military at the time of service.

Signature of Server: Undersigned declares under penalty of perjury that the foregoing is true and correct.

*Barbara J. Adams*  
Signature of Server (Date)  
BARBARA J. ADAMS

APS International, Ltd.

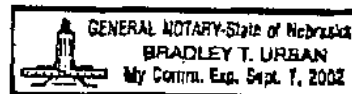
APS File #: 054613-0001

Subscribed and sworn to before me this

3 day of August, 20 02

*Bradley T. Urban* 9/2/02

Notary Public (Commission Expires)



**EXHIBIT B**

MARK J. UDREN & ASSOCIATES  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034  
856-482-6900

ATTORNEY FOR PLAINTIFF

First Union National Bank  
Successor by Consolidation to  
First Union National Bank of  
North Carolina  
338 South Warminster Rd.  
Hatboro, PA 19040  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Colombia County

NO. 2002-CV-457

v.  
Daniel A. Shadle  
Barbara R. Shadle  
46 Old Mill Road  
Berwick, PA 18603

Defendant(s)

PRAECIPE TO FILE PROOF OF SERVICE

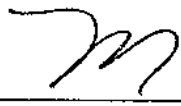
TO THE PROTHONOTARY:

Kindly file the attached Proofs of Service with regard to the  
captioned matter.

MARK J. UDREN & ASSOCIATES

Date: August 12, 2002

BY:

  
Mark J. Udren, ESQUIRE  
Attorney for Plaintiff

First Union National Bank, et. al., Plaintiff(s)  
 vs.  
 Daniel A. Shadle, et. al., Defendant(s)



Service of Process by  
**APS International, Ltd.**  
**1-800-328-7171**

APS International Plaza  
 7800 Glenway Rd.  
 Minneapolis MN 55439-3122

### AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

--Daniel A. Shadle  
 Court Case No. 2002-CV-457

MARK J. UDREN  
 Mr. Jodie L. Bove  
 1040 North Kings Highway  
 Suite 500  
 Cherry Hill NJ 08034

State of NEBRASKA ss.

County of DOUGLAS

Name of Server: BARBARA J. ADAMS, undersigned, being duly sworn, deposes and says that at the time of service, s/he was over the age of twenty-one, was not a party to this action;

Date/Time of Service: that on the 2ND day of AUGUST, 20 02 at 8:20 o'clock P.M.

Place of Service: at 235 Maple Street, city of Springfield, state of NE

Documents Served: the undersigned served the documents described as:  
Notice of Sheriff's Sale of Real Property

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:  
Daniel A. Shadle

Person Served, and Method of Service:

- ☒ By personally delivering them into the hands of the person to be served.  
☐ By delivering them into the hands of \_\_\_\_\_, a person of suitable age and discretion residing at the Place of Service, whose relationship to the person to be served is \_\_\_\_\_

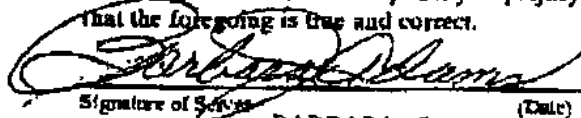
Description of Person Receiving Documents:

The person receiving documents is described as follows:

Sex \_\_\_\_: Skin Color \_\_\_\_: Hair Color \_\_\_\_: Facial Hair \_\_\_\_  
 Approx. Age \_\_\_\_: Approx. Height \_\_\_\_: Approx. Weight \_\_\_\_

- ☐ To the best of my knowledge and belief, said person was not engaged in the US Military at the time of service.

Signature of Server: Undersigned declares under penalty of perjury that the foregoing is true and correct.

  
 Signature of Server (Date)

**BARBARA J. ADAMS**

APS International, Ltd.  
 APS File #: 044615-0001

Subscribed and sworn to before me this

3 day of AUGUST, 20 02

  
 Notary Public (Commission Expires)



First Union National Bank, et. al., Plaintiff(s)  
 vs.  
 Daniel A. Shadle, et. al., Defendant(s)



Service of Process by  
**APS International, Ltd.**  
**1-800-328-7171**

APS International Plaza  
 7800 Glenroy Rd.  
 Minneapolis, MN 55429-3122

### AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

—Barbara R. Shadle  
 Court Case No. 2002-CV-457

MARK J. UDREN  
 Mr. Jodie L. Boos  
 1048 North Kings Highway  
 Suite 500  
 Cherry Hill NJ 08034

State of: NEBRASKA ) ss.

County of: DOUGLAS )

Name of Server: BARBARA J. ADAMS, undersigned, being duly sworn, deposes and says that at the time of service, s/he was over the age of twenty-one, was not a party to this action;

Date/Time of Service: that on the 2ND day of AUGUST, 20 02, at 8:20 o'clock P.M.

Place of Service: at 133 Maple Street, city of Springfield, state of NE

Documents Served: the undersigned served the documents described as:  
Notice of Sheriff's Sale of Real Property

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:  
Barbara R. Shadle

Person Served, and  
 Method of Service:

☒ By personally delivering them into the hands of the person to be served.

☐ By delivering them into the hands of \_\_\_\_\_, a person of suitable age and discretion residing at the Place of Service, whose relationship to the person to be served is \_\_\_\_\_

Description of Person  
 Receiving Documents:

The person receiving documents is described as follows:

Sex \_\_\_\_; Skin Color \_\_\_\_; Hair Color \_\_\_\_; Facial Hair \_\_\_\_

Approx. Age \_\_\_\_; Approx. Height \_\_\_\_; Approx. Weight \_\_\_\_

☐ To the best of my knowledge and belief, said person was not engaged in the US Military at the time of service.

Signature of Server:

Undersigned declares under penalty of perjury that the foregoing is true and correct.

Signature of Server: BARBARA J. ADAMS (Date)  
 APS International, Ltd.

APS File #: 054615-0001

Subscribed and sworn to before me this

3 day of August, 20 02

Notary Public (Commission Expires)

Notary Public (Commission Expires)



1. ☒ Attach this form to the front of the mailpiece, or on the back if space does not permit.  
2. ☒ Write "Return Receipt Requested" on the mailpiece below the article number.  
3. ☒ The Return Receipt will show to whom the article was delivered and the date delivered.

1. ☒ Addressee's Address  
2. ☐ Restricted Delivery  
Consult postmaster for fee.

4a. Article Number 70011940000139919307  
4b. Service Type  
☐ Registered ☒ Certified  
☐ Express Mail ☐ Insured  
☐ Return Receipt for Merchandise ☐ COD  
7. Date of Delivery JUN 11 2002  
8. Addressee's Address (Only if requested and fee is paid)  
OFFICE OF F.A.I.R.  
DEPT. OF PUBLIC WELFARE  
PO BOX 8016  
HARRISBURG, PA 17105  
5. Received By: (Print Name)  
6. Signature: (Addressee or Agent)  
PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?

SENDER:  
■ Complete items 1 and 2 for additional services.  
■ Complete items 3 and 4b.  
■ Print your name and address on the reverse of this form so that we can return this card to you.  
■ Attach this form to the front of the mailpiece, or on the back if space does not permit.  
■ Write "Return Receipt Requested" on the mailpiece below the article number.  
■ The Return Receipt will show to whom the article was delivered and the date delivered.

I wish to receive the following services (for an extra fee):  
1. ☒ Addressee's Address  
2. ☐ Restricted Delivery  
Consult postmaster for fee.

COMMONWEALTH OF PENNSYLVANIA 70011940000139919314  
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE  
BUREAU OF COMPLIANCE  
CLEARANCE SUPPORT SECTION  
DEPARTMENT 281230  
HARRISBURG PA 17128-1230

☒ Certified  
☐ Insured  
Merchandise ☐ COD

5. Received By: (Print Name)  
6. Signature: (Addressee or Agent)  
PS Form 3811, December 1994  
7. Date of Delivery JUN 11 2002  
8. Addressee's Address (Only if requested and fee is paid)  
102595-97-B-0179 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1 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:  
Delta Funding Corp.  
1000 Woodbury Road  
Woodbury, NY 11797

COMPLETE THIS SECTION ON DELIVERY

A. Signature 72-0  
X [Signature]  
B. Received by (Printed Name)  
C. Date of Delivery JUN 19 2002  
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) 70020460000174607093

PS Form 3811, August 2001 Domestic Return Receipt 102595-01-M-2

SENDER: COMPLETE THIS SECTION

- Complete items 1 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 PA  
Dept. 280946  
Harrisburg, PA 17128

COMPLETE THIS SECTION ON DELIVERY

A. Signature 72-0  
X [Signature]  
B. Received by (Printed Name)  
C. Date of Delivery JUN 11 2002  
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) 70020460000174607109

PS Form 3811, August 2001 Domestic Return Receipt 102595-01-M-2

## LAW OFFICES

**MARK J. UDREN & ASSOCIATES**

1040 NORTH KINGS HIGHWAY

SUITE 500

CHERRY HILL, NEW JERSEY 08034

856 . 482 . 6900

FAX: 856 . 482 . 1199

MARK J. UDREN\*  
STUART WINNEG\*\*  
GAYL SPIVAK ORLOFF\*\*\*  
HEIDI R. SPIVAK\*\*\*  
CHRISTOPHER J. FOX\*\*\*  
CORINA CANIZ\*\*\*  
\*ADMITTED NJ, VA, FL  
\*\*ADMITTED PA  
\*\*\*ADMITTED NJ, PA  
TINA MARIE RICH  
OFFICE ADMINISTRATOR

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

PENNSYLVANIA OFFICE  
34 NORTH MERION AVENUE  
SUITE 240  
BRYN MAWR, PA 19010  
215-568-9500  
215-568-1141 FAX

PLEASE RESPOND TO NEW JERSEY OFFICE

August 12, 2002

Sent via telefax #570-389-5625  
and Regular Mail

Colombia County Sheriff's Office  
Colombia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815  
ATTN: Tim Chamberland

Re: First Union National Bank Successor by Consolidation to First  
Union National Bank of North Carolina  
vs.  
Daniel A. Shadle & Barbara R. Shadle  
Colombia County C.C.P. No. 2002-CV-457  
Premises: RR4 Box 4038, Berwick, PA 18603  
SS Date: August 14, 2002

Dear Tim:


Please Postpone the Sheriff's Sale scheduled for August 14, 2002 to  
September 18, 2002 at 9:00 a.m.

Sale is postponed for the following reason:

To allow time for Service of the Notice of Sale.

Thank you for your attention to this matter.

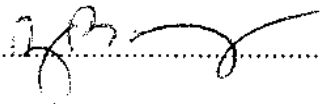
Sincerely yours,

  
Mark J. Udren  
MARK J. UDREN & ASSOCIATES


/jlb

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula J. Barry, Publisher's Assistant, 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 the day of its establishment; that hereto attached is a copy of the notice or advertisement in the July 24, 31; August 7, 2002 exactly as printed and published; that the affiant is one of the owners and publishers 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.

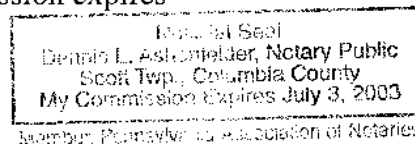
.....  


Sworn and subscribed to before me this 9th day of AUGUST, 2002

.....  


(Notary Public)

My commission expires



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.

.....

HARRY A. ROADARMEL, JR.



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.

FIRST UNION NATIONAL BANK

VS.

DANIEL & BARBARA SHADLE

WRIT OF EXECUTION #72 OF 2002 ED

POSTING OF PROPERTY

JULY 12, 2002        POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF DANIEL & BARBARA SHADLE AT RR#4 BOX 4038 BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
CHIEF DEPUTY SHERIFF TIMOTHY CHAMBERLAIN.

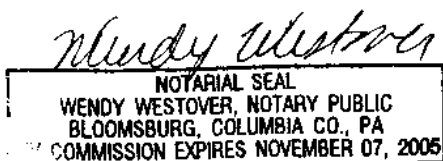
SO ANSWERS:

  
DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 17TH DAY OF JULY 2002



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/5/2002

SERVICE# 5 - OF - 11 SERVICES  
DOCKET # 72ed2002

PLAINTIFF FIRST UNION NATIONAL BANK

DEFENDANT DANIEL A. SHADLE  
BARBARA R. SHADLE

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	WRIT OF EXECUTION - MORTGAGE
RR#4 BOX 4038	FORECLOSURE
BERWICK	

SERVED UPON \_\_\_\_\_

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ 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
06/12/02	1055	M. Ward	House is Empty
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY \_\_\_\_\_ DATE \_\_\_\_\_

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 784-0257

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

Friday, June 07, 2002

TENANT(S)  
RR#4 BOX 4038  
BERWICK, PA 18603-

FIRST UNION NATIONAL BANK  
VS  
DANIEL A. SHADLE  
BARBARA R. SHADLE

DOCKET # 72ed2002

JD # 457JD2002

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,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

MARK J. UDREN & ASSOCIATES  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034  
856-482-6900

ATTORNEY FOR PLAINTIFF

First Union National Bank : COURT OF COMMON PLEAS  
Successor by Consolidation to : CIVIL DIVISION  
First Union National Bank of : Colombia County  
North Carolina :  
338 South Warminster Rd. : MORTGAGE FORECLOSURE  
Hatboro, PA 19040 :

Plaintiff

v.

Daniel A. Shadle : NO. 2002-CV-457  
Barbara R. Shadle :  
46 Old Mill Road :  
Berwick, PA 18603 :

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Barbara R. Shadle  
46 Old Mill Road  
Berwick, PA 18603

Your house (real estate) at RR4 Box 4038, Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on August 14, 2002, at 9:30 AM in the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the court judgment of \$62,710.72, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 482-6900.
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 on page two on 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 856-482-6900.

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 856-482-6900.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have the right to remain in the property until the full amount 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 your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

LAWYER REFERRAL SERVICE  
Susquehanna Legal Services  
168 E. 5th Street  
Bloomsburg, PA 17815  
570-784-8760

ASSOCIATION DE LICENCIADOS DE FILADELFIA  
Susquehanna Legal Services  
168 E. 5th Street  
Bloomsburg, PA 17815  
570-784-8760

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
 DATE RECEIVED 6/5/2002

SERVICE# 1 - OF - 11 SERVICES  
 DOCKET # 72ed2002

PLAINTIFF FIRST UNION NATIONAL BANK

DEFENDANT DANIEL A. SHADLE  
 BARBARA R. SHADLE

PERSON/CORP TO SERVED
DANIEL SHADLE
46 OLD MILL ROAD
BERWICK

PAPERS TO SERVED  
 WRIT OF EXECUTION - MORTGAGE  
 FORECLOSURE

SERVED UPON \_\_\_\_\_

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ 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
06/12/02	1058	Millard	House Empty

DEPUTY \_\_\_\_\_ DATE \_\_\_\_\_

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/5/2002

SERVICE# 2 - OF - 11 SERVICES  
DOCKET # 72ed2002

PLAINTIFF FIRST UNION NATIONAL BANK

DEFENDANT DANIEL A. SHADLE  
BARBARA R. SHADLE

PERSON/CORP TO SERVED	PAPERS TO SERVED
BARBARA SHADLE	WRIT OF EXECUTION - MORTGAGE
46 OLD MILL ROAD	FORECLOSURE
BERWICK	

SERVED UPON \_\_\_\_\_

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ 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
06/12/02	1058	Chamberlain	House Empty
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY \_\_\_\_\_

DATE \_\_\_\_\_

New Address as per Post Office in Berwick  
PO Box 33  
Springfield, NE. 68069-0033  
Mary Ann Shadle (Mother)  
Stated De R. Moved in Nov. of 2001  
2/4/02

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 6/5/2002

SERVICE# 9 - OF - 11 SERVICES  
DOCKET # 72cd2002

PLAINTIFF FIRST UNION NATIONAL BANK

DEFENDANT DANIEL A. SHADLE  
BARBARA R. SHADLE

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Core Dunn

RELATIONSHIP Tax Claims IDENTIFICATION \_\_\_\_\_

DATE 06/12/02 TIME 0912 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 Millard DATE 06/12/02

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 6/5/2002

SERVICE# 6 - OF - 11 SERVICES  
DOCKET # 72ed2002

PLAINTIFF FIRST UNION NATIONAL BANK

DEFENDANT DANIEL A. SHADLE  
BARBARA R. SHADLE

<b>PERSON/CORP TO SERVED</b>	<b>PAPERS TO SERVED</b>
DOMESTIC RELATIONS	WRIT OF EXECUTION - MORTGAGE
15 PERRY AVE.	FORECLOSURE
BLOOMSBURG	

SERVED UPON Leslie Levan.

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 06/12/02 TIME 0942 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 Miller DATE 06/12/02

## HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 784-0257

72-02

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

## SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT 6-5-02  
DOCKET AND INDEX 6-7-02  
SET FILE FOLDER UP 6-7-02

## CHECK FOR PROPER INFO

WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LAST KNOWN ADDRESS ✓  
NON-MILITARY AFFIDAVIT \_\_\_\_\_  
NOTICES OF SHERIFF'S SALE 16  
WATCHMAN RELEASE FORM ✓  
AFFIDAVIT OF LEINS LIST ✓  
CHECK FOR \$1200.00 CK 73719 for \$1500.00

\* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE  
NOTIFY THE ATTY TO SEND ADDITIONAL INFO.

SET SALE DATE AND ADV. DATES AND POSTING DATES sale Aug. 14, 2002 at 0930  
POST ALL DATES ON CALANDER Post 7-12 Adv. 7-24/31 + 8-7

- \* SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT
- \* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THUR. TILL SALE 3 TIMES
- \* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE \_\_\_\_\_

- \* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)
- \* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO.'s ON EXECUTION PAPERS \_\_\_\_\_

TYPE PROPER INFO ON DESCRIPTION (REFER TO PREVIOUS SALES) \_\_\_\_\_

## SERVICE

TYPE CARDS FOR DEFENDANTS \_\_\_\_\_

PUT PAPERS TOGETHER FOR DEFENDANTS \_\_\_\_\_

- \* COPY OF WRIT FOR EACH DEFENDANT
- \* NOTICE OF SHERIFF SALE
- \* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LEIN HOLDERS \_\_\_\_\_

- \* NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT \_\_\_\_\_

- \* DOCKET ALL DATES

MARK J. UDREN & ASSOCIATES  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034  
856-482-6900

ATTORNEY FOR PLAINTIFF

First Union National Bank  
Successor by Consolidation to  
First Union National Bank of  
North Carolina  
338 South Warminster Rd.  
Hatboro, PA 19040

Plaintiff

v.

Daniel A. Shadle  
Barbara R. Shadle  
46 Old Mill Road  
Berwick, PA 18603

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Colombia County  
MORTGAGE FORECLOSURE

NO. 2002-CV-457

*2002-ED-72*

WRIT OF EXECUTION

TO THE SHERIFF OF Colombia COUNTY:

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

RR4 Box 4038  
Berwick, PA 18603  
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$62,710.72

Interest From May 22, 2002  
to Date of Sale  
Per diem @\$11.53

(Costs to be added)

\$

Prothonotary

By

*Fanni B. Kline*  
Clerk

*6/5/02*

Date

*Elizabeth A. Brennan*

MARK J. UDREN & ASSOCIATES

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

ATTY I.D. NO. 04302

1040 N. KINGS HIGHWAY, SUITE 500

CHERRY HILL, NJ 08034

856-482-6900

First Union National Bank	:	COURT OF COMMON PLEAS
Successor by Consolidation to	:	CIVIL DIVISION
First Union National Bank of	:	Colombia County
North Carolina	:	
338 South Warminster Rd.	:	MORTGAGE FORECLOSURE
Hatboro, PA 19040	:	

Plaintiff

v.

Daniel A. Shadle  
Barbara R. Shadle  
46 Old Mill Road  
Berwick, PA 18603

NO. 2002-CV-457

*2002-ED-72*

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

First Union National Bank Successor by Consolidation to First Union National Bank of North Carolina, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: RR4 Box 4038, Berwick, PA 18603

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

Name

Address

Daniel A. Shadle

46 Old Mill Road  
Berwick, PA 18603

RR4 Box 4038, Berwick, PA 18603

Barbara R. Shadle

46 Old Mill Road  
Berwick, PA 18603

RR4 Box 4038, Berwick, PA 18603

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

Name

Address

same as above

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

Name

Address

none

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

Name

Address

Plaintiff herein.

See Caption above.

Delta Funding Corp.

1000 Woodbury Road  
Woodbury, NY 11797

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

Name

Address

none

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

Name

Address

Domestic Relations Section

PO Box 380  
Bloomsburg, PA 17815

Columbia County Tax Claim  
Bureau

PO Box 380  
Bloomsburg, PA 17815

Commonwealth of PA,  
Department of Revenue

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

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

Tenants/Occupants

RR4 Box 4038  
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. sec. 4904 relating to unsworn falsification to authorities.

DATED: May 21, 2002

MARK J. UDREN & ASSOCIATES

Mark J. Udren, ESQ.  
Attorney for Plaintiff

# SHERIFF'S SALE

WEDNESDAY AUGUST 14, 2002 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 72 OF 2002 ED AND CIVIL WRIT NO. 457 OF 2002 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' 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 those two certain pieces or parcels of land lying and being situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit;

PARCEL NO. 1 BEGINNING at a point in the center line of Township Road #475, said point being the northeast corner of land of William H. Moore et ux; thence by said lot south 53 degrees 30 minutes west 141.7 feet to a corner; thence along the same south 38 degrees 8 minutes east 197.1 feet to the center of State Highway 19046; thence along the center of said highway, south 44degrees 10 minutes west 298.3 feet to lot of land of Marvin Church; thence along the same, north 47 degrees 43 minutes west 46 feet to a post; thence along the same, south 49 degrees 23 minutes west 295.2 feet to a post; thence along the same south 23 degrees 54 minutes east 61.7 feet to a point in the aforementioned state highway #19046; thence along the same south 63 degrees 45 minutes west 229.5 feet to the east side of a reserved sixteen and five-tenths (16.5) foot driveway; thence along the east side of the driveway and land formerly of Rube Miller and others, north 29 degrees 23 minutes west, 296.5 feet to a stone corner; thence along land formerly of Newman Bower and Gideon Michael, north 26 degrees 35 minutes east 403 feet to a point in the center of Township Road #475; thence along the same north 60 degrees 30 minutes east, 562 feet; thence along the same south 43 degrees 8 minutes east, 169.5 feet to the place of beginning. Containing 7.47 acres of land as surveyed by James Timbrell, Registered Engineer, April 18, 1957.

Together with a right-of-way across other property of William H. Moore et ux and along the creek running through said lands of William H. Moore et ux for the purpose of constructing a water pipe line to the site of the original ice dam on land of the Grantor, together with the right of ingress and egress for the purpose of constructing, repairing and maintaining said pipe line.

Title to said premises vested in Barbara R. Shadle and Daniel A. Shadle, her husband, by deed from Gordon R. Puterbaugh, unmarried, by Barbara R. Shadle, Attorney-in-fact, under Power of Attorney dated May 20, 1996, dated 7/12/96 and recorded 7/19/96 in deed book 630, page 1015.  
Known as RR#4 Box 4038, Berwick, PA 18603  
Tax ID No. 07-03B-020

## 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 is 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.

Plaintiff's Attorney  
March J. Udren  
1040 N. Kings Hwy, Ste. 500  
Cherry Hill NJ 08034

Sheriff of Columbia County  
Harry A. Roadarmel, Jr.  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

MARK J. UDREN & ASSOCIATES  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034  
856-482-6900

ATTORNEY FOR PLAINTIFF

First Union National Bank : COURT OF COMMON PLEAS  
Successor by Consolidation to : CIVIL DIVISION  
First Union National Bank of : Colombia County  
North Carolina :  
338 South Warminster Rd. : MORTGAGE FORECLOSURE  
Hatboro, PA 19040 :

Plaintiff

v.

Daniel A. Shadle  
Barbara R. Shadle  
46 Old Mill Road  
Berwick, PA 18603

NO. 2002-CV-457

*2002-ED-72*

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

First Union National Bank Successor by Consolidation to First Union National Bank of North Carolina, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: RR4 Box 4038, Berwick, PA 18603

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

Name

Address

Daniel A. Shadle

46 Old Mill Road  
Berwick, PA 18603

RR4 Box 4038, Berwick, PA 18603

Barbara R. Shadle

46 Old Mill Road  
Berwick, PA 18603

RR4 Box 4038, Berwick, PA 18603

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

Name

Address

same as above

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

Name

Address

none

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

Name

Address

Plaintiff herein.

See Caption above.

Delta Funding Corp.

1000 Woodbury Road  
Woodbury, NY 11797

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

Name

Address

none

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

Name

Address

Domestic Relations Section

PO Box 380  
Bloomsburg, PA 17815

Columbia County Tax Claim  
Bureau

PO Box 380  
Bloomsburg, PA 17815

Commonwealth of PA,  
Department of Revenue

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

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

Tenants/Occupants

RR4 Box 4038  
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. sec. 4904 relating to unsworn falsification to authorities.

MARK J. UDREN & ASSOCIATES

DATED: May 21, 2002

Mark J. Udren, ESQ.  
Attorney for Plaintiff

MARK J. UDREN & ASSOCIATES  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034  
856-482-6900

ATTORNEY FOR PLAINTIFF

First Union National Bank	:	COURT OF COMMON PLEAS
Successor by Consolidation to	:	CIVIL DIVISION
First Union National Bank of	:	Colombia County
North Carolina	:	
338 South Warminster Rd.	:	MORTGAGE FORECLOSURE
Hatboro, PA 19040	:	

Plaintiff

v.

Daniel A. Shadle  
Barbara R. Shadle  
46 Old Mill Road  
Berwick, PA 18603

NO. 2002-CV-457

*2002-ED-72*

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

First Union National Bank Successor by Consolidation to First Union National Bank of North Carolina, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: RR4 Box 4038, Berwick, PA 18603

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

Name

Address

Daniel A. Shadle

46 Old Mill Road  
Berwick, PA 18603

RR4 Box 4038, Berwick, PA 18603

Barbara R. Shadle

46 Old Mill Road  
Berwick, PA 18603

RR4 Box 4038, Berwick, PA 18603

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

Name

Address

same as above

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

Name

Address

none

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

Name

Address

Plaintiff herein.

See Caption above.

Delta Funding Corp.

1000 Woodbury Road  
Woodbury, NY 11797

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

Name

Address

none

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

Name

Address

Domestic Relations Section

PO Box 380  
Bloomsburg, PA 17815

Columbia County Tax Claim  
Bureau

PO Box 380  
Bloomsburg, PA 17815

Commonwealth of PA,  
Department of Revenue

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

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

Tenants/Occupants

RR4 Box 4038  
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. sec. 4904 relating to unsworn falsification to authorities.

MARK J. UDREN & ASSOCIATES

DATED: May 21, 2002

Mark J. Udren, ESQ.  
Attorney for Plaintiff

MARK J. UDREN & ASSOCIATES  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034  
856-482-6900

ATTORNEY FOR PLAINTIFF

First Union National Bank  
Successor by Consolidation to  
First Union National Bank of  
North Carolina  
338 South Warminster Rd.  
Hatboro, PA 19040

Plaintiff

v.

Daniel A. Shadle  
Barbara R. Shadle  
46 Old Mill Road  
Berwick, PA 18603

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Colombia County  
MORTGAGE FORECLOSURE

NO. 2002-CV-457

*2002-ED-72*

AFFIDAVIT PURSUANT TO RULE 3129.1

First Union National Bank Successor by Consolidation to First Union National Bank of North Carolina, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: RR4 Box 4038, Berwick, PA 18603

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

Name

Address

Daniel A. Shadle

46 Old Mill Road  
Berwick, PA 18603

RR4 Box 4038, Berwick, PA 18603

Barbara R. Shadle

46 Old Mill Road  
Berwick, PA 18603

RR4 Box 4038, Berwick, PA 18603

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

Name

Address

same as above

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

Name

Address

none

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

Name

Address

Plaintiff herein.

See Caption above.

Delta Funding Corp.

1000 Woodbury Road  
Woodbury, NY 11797

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

Name

Address

none

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

Name

Address

Domestic Relations Section

PO Box 380  
Bloomsburg, PA 17815

Columbia County Tax Claim  
Bureau

PO Box 380  
Bloomsburg, PA 17815

Commonwealth of PA,  
Department of Revenue

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

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

Tenants/Occupants

RR4 Box 4038  
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. sec. 4904 relating to unsworn falsification to authorities.

DATED: May 21, 2002

MARK J. UDREN & ASSOCIATES

Mark J. Udren, ESQ.  
Attorney for Plaintiff

MARK J. UDREN & ASSOCIATES  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO.04302  
1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034  
856-482-6900

ATTORNEY FOR PLAINTIFF

First Union National Bank  
Successor by Consolidation to  
First Union National Bank of  
North Carolina  
338 South Warminster Rd.  
Hatboro, PA 19040

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Colombia County  
MORTGAGE FORECLOSURE

Plaintiff

v.

Daniel A. Shadle  
Barbara R. Shadle  
46 Old Mill Road  
Berwick, PA 18603

NO. 2002-CV-457

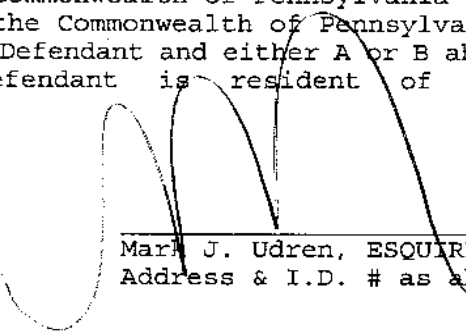
*2002 ED-72*

Defendant(s)

CERTIFICATE TO THE SHERIFF

I HEREBY CERTIFY THAT:

- I. The judgment entered in the above matter is based on an Action:
- A. In Assumpsit (Contract)
  - B. In Trespass (Accident)
  - X C. In Mortgage Foreclosure
  - D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.
- II. The Defendant(s) own the property being exposed to sale as:
- A. An individual
  - X B. Tenants by Entireties
  - C. Joint Tenants with right of survivorship
  - D. A partnership
  - E. Tenants in Common
  - F. A corporation
- III. The Defendant(s) is (are):
- X A. Resident in the Commonwealth of Pennsylvania
  - B. Not resident in the Commonwealth of Pennsylvania
  - C. If more than one Defendant and either A or B above is not applicable, state which Defendant is resident of the Commonwealth of Pennsylvania.  
Resident:

  
\_\_\_\_\_  
Mark J. Udren, ESQUIRE  
Address & I.D. # as above

MARK J. UDREN & ASSOCIATES  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034  
856-482-6900

ATTORNEY FOR PLAINTIFF

First Union National Bank  
Successor by Consolidation to  
First Union National Bank of  
North Carolina  
338 South Warminster Rd.  
Hatboro, PA 19040

Plaintiff

v.

Daniel A. Shadle  
Barbara R. Shadle  
46 Old Mill Road  
Berwick, PA 18603

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Colombia County  
MORTGAGE FORECLOSURE

NO. 2002-CV-457

*2002-ED-72*

C E R T I F I C A T E

Mark J. Udren, Esquire, hereby states that he is the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- ( ) An FHA insured mortgage
- ( ) Non-owner occupied
- ( ) Vacant
- ( x ) Act 91 procedures have been fulfilled.
- ( ) Over 24 months delinquent.

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

MARK J. UDREN & ASSOCIATES

Mark J. Udren, ESQUIRE  
ATTORNEY FOR PLAINTIFF

MARK J. UDREN & ASSOCIATES  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034  
856-482-6900

ATTORNEY FOR PLAINTIFF

First Union National Bank  
Successor by Consolidation to  
First Union National Bank of  
North Carolina  
338 South Warminster Rd.  
Hatboro, PA 19040

Plaintiff

v.

Daniel A. Shadle  
Barbara R. Shadle  
46 Old Mill Road  
Berwick, PA 18603

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Colombia County  
MORTGAGE FORECLOSURE

NO. 2002-CV-457

*2002-ED-72*

### C E R T I F I C A T E

Mark J. Udren, Esquire, hereby states that he is the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- ( ) An FHA insured mortgage
- ( ) Non-owner occupied
- ( ) Vacant
- ( x ) Act 91 procedures have been fulfilled.
- ( ) Over 24 months delinquent.

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

MARK J. UDREN & ASSOCIATES

Mark J. Udren, ESQUIRE  
ATTORNEY FOR PLAINTIFF

MARK J. UDREN & ASSOCIATES  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034  
856-482-6900

ATTORNEY FOR PLAINTIFF

First Union National Bank : COURT OF COMMON PLEAS  
Successor by Consolidation to : CIVIL DIVISION  
First Union National Bank of : Colombia County  
North Carolina :  
338 South Warminster Rd. : MORTGAGE FORECLOSURE  
Hatboro, PA 19040 :

Plaintiff

v.

Daniel A. Shadle  
Barbara R. Shadle  
46 Old Mill Road  
Berwick, PA 18603

NO. 2002-CV-457

*2002-ED-72*

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Daniel A. Shadle]  
RR4 Box 4038  
Berwick, PA 18603

Your house (real estate) at RR4 Box 4038, Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_ at \_\_\_\_\_ in the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the court judgment of \$62,710.72, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 482-6900.
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 on page two on 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 856-482-6900.
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 856-482-6900.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount 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 your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

LAWYER REFERRAL SERVICE  
Susquehanna Legal Services  
168 E. 5th Street  
Bloomsburg, PA 17815  
570-784-8760

ASSOCIATION DE LICENCIADOS DE FILADELFIA  
Susquehanna Legal Services  
168 E. 5th Street  
Bloomsburg, PA 17815  
570-784-8760

MARK J. UDREN & ASSOCIATES  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034  
856-482-6900

ATTORNEY FOR PLAINTIFF

First Union National Bank : COURT OF COMMON PLEAS  
Successor by Consolidation to : CIVIL DIVISION  
First Union National Bank of : Colombia County  
North Carolina :  
338 South Warminster Rd. : MORTGAGE FORECLOSURE  
Hatboro, PA 19040 :

Plaintiff

v.

Daniel A. Shadle  
Barbara R. Shadle  
46 Old Mill Road  
Berwick, PA 18603

NO. 2002-CV-457

*2002-ED-72*

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Daniel A. Shadle  
RR4 Box 4038  
Berwick, PA 18603

Your house (real estate) at RR4 Box 4038, Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_ at \_\_\_\_\_ in the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the court judgment of \$62,710.72, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 482-6900.
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 on page two on 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 856-482-6900.
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 856-482-6900.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount 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 your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

LAWYER REFERRAL SERVICE  
Susquehanna Legal Services  
168 E. 5th Street  
Bloomsburg, PA 17815  
570-784-8760

ASSOCIATION DE LICENCIADOS DE FILADELFIA  
Susquehanna Legal Services  
168 E. 5th Street  
Bloomsburg, PA 17815  
570-784-8760

MARK J. UDREN & ASSOCIATES  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034  
856-482-6900

ATTORNEY FOR PLAINTIFF

First Union National Bank : COURT OF COMMON PLEAS  
Successor by Consolidation to : CIVIL DIVISION  
First Union National Bank of : Colombia County  
North Carolina :  
338 South Warminster Rd. : MORTGAGE FORECLOSURE  
Hatboro, PA 19040 :

Plaintiff

v.

Daniel A. Shadle  
Barbara R. Shadle  
46 Old Mill Road  
Berwick, PA 18603

NO. 2002-CV-457

*2002-ED-72*

Defendant(s)

#### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Barbara R. Shadle  
RR4 Box 4038  
Berwick, PA 18603

Your house (real estate) at RR4 Box 4038, Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_ at \_\_\_\_\_ in the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the court judgment of \$62,710.72, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

#### NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856)-482-6900.
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 on page two on 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 856-482-6900.
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 856-482-6900.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount 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 your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

**LAWYER REFERRAL SERVICE  
Susquehanna Legal Services  
168 E. 5th Street  
Bloomsburg, PA 17815  
570-784-8760**

**ASSOCIATION DE LICENCIADOS DE FILADELFIA  
Susquehanna Legal Services  
168 E. 5th Street  
Bloomsburg, PA 17815  
570-784-8760**

MARK J. UDREN & ASSOCIATES  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034  
856-482-6900

ATTORNEY FOR PLAINTIFF

First Union National Bank : COURT OF COMMON PLEAS  
Successor by Consolidation to : CIVIL DIVISION  
First Union National Bank of : Colombia County  
North Carolina :  
338 South Warminster Rd. : MORTGAGE FORECLOSURE  
Hatboro, PA 19040 :

Plaintiff

v.

Daniel A. Shadle  
Barbara R. Shadle  
46 Old Mill Road  
Berwick, PA 18603

NO. 2002-CV-457

*2002-ED-72*

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Barbara R. Shadle  
RR4 Box 4038  
Berwick, PA 18603

Your house (real estate) at RR4 Box 4038, Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ in the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the court judgment of \$62,710.72, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856)-482-6900.
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 on page two on 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 856-482-6900.
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 856-482-6900.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount 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 your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

LAWYER REFERRAL SERVICE  
Susquehanna Legal Services  
168 E. 5th Street  
Bloomsburg, PA 17815  
570-784-8760

ASSOCIATION DE LICENCIADOS DE FILADELFIA  
Susquehanna Legal Services  
168 E. 5th Street  
Bloomsburg, PA 17815  
570-784-8760

MARK J. UDREN & ASSOCIATES  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034  
856-482-6900

ATTORNEY FOR PLAINTIFF

First Union National Bank : COURT OF COMMON PLEAS  
Successor by Consolidation to : CIVIL DIVISION  
First Union National Bank of : Colombia County  
North Carolina :  
338 South Warminster Rd. : MORTGAGE FORECLOSURE  
Hatboro, PA 19040 :

Plaintiff

v.

Daniel A. Shadle  
Barbara R. Shadle  
46 Old Mill Road  
Berwick, PA 18603

NO. 2002-CV-457

*2002-ED-72*

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Barbara R. Shadle  
RR4 Box 4038  
Berwick, PA 18603

Your house (real estate) at RR4 Box 4038, Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ in the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the court judgment of \$62,710.72, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856)-482-6900.
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 on page two on 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 856-482-6900.
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 856-482-6900.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount 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 your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

LAWYER REFERRAL SERVICE  
Susquehanna Legal Services  
168 E. 5th Street  
Bloomsburg, PA 17815  
570-784-8760

ASSOCIATION DE LICENCIADOS DE FILADELFIA  
Susquehanna Legal Services  
168 E. 5th Street  
Bloomsburg, PA 17815  
570-784-8760

All those two certain pieces or parcels of land lying and being situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1: BEGINNING at a point in the center line of Township Road #475, said point being the northeast corner of land of William H. Moore et ux; thence by said lot south 53 degrees 30 minutes west 141.7 feet to a corner; thence along the same south 38 degrees 8 minutes east 197.1 feet to the center of State Highway #19046; thence along the center of said highway, south 44 degrees 10 minutes west 298.3 feet to lot of land of Marvin Church; thence along the same, north 47 degrees 43 minutes west 46 feet to a post; thence along the same, south 49 degrees 23 minutes west, 295.2 feet to a post; thence along the same south 23 degrees, 54 minutes east 61.7 feet to a point in the aforementioned state highway #19046; thence along the same south 63 degrees 45 minutes west 229.5 feet to the east side of a reserved sixteen and five-tenths (16.5) foot driveway; thence along the east side of the driveway and land formerly of Rube Miller and others, north 29 degrees 23 minutes west, 296.5 feet to a stone corner; thence along land formerly of Newman Bower and Gideon Michael, north 26 degrees 35 minutes east 403 feet to a point in the center of Township Road #475; thence along the same north 60 degrees 30 minutes east, 562 feet; thence along the same south 43 degrees 8 minutes east, 169.5 feet to the place of beginning. Containing 7.47 acres of land as surveyed by James Timbrell, Registered Engineer, April 18, 1957.

Together with a right-of-way across other property of William H. Moore et ux and along the creek running through said lands of William H. Moore et ux for the purpose of constructing a water pipe line to the site of the original ice dam on land of the Grantor, together with the right of ingress and egress for the purpose of constructing, repairing and maintaining said pipe line.

Title to said premises vested in Barbara R. Shadle and Daniel A. Shadle, her husband, by deed from Gordon R. Puterbaugh, unmarried, by Barbara R. Shadle, Attorney-in-fact, under Power of Attorney dated May 20, 1996, dated 7/12/96 and recorded 7/19/96 in deed book 630, page 1015.

Known as RR #4, Box 4038, Berwick, PA 18603

Tax ID No. 07-03B-020

All those two certain pieces or parcels of land lying and being situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1: BEGINNING at a point in the center line of Township Road #475, said point being the northeast corner of land of William H. Moore et ux; thence by said lot south 53 degrees 10 minutes west 141.7 feet to a corner; thence along the same south 38 degrees 8 minutes east 197.1 feet to the center of State Highway #19046; thence along the center of said highway, south 44 degrees 10 minutes west 298.3 feet to lot of land of Marvin Church; thence along the same, north 47 degrees 43 minutes west 46 feet to a post; thence along the same, south 49 degrees 23 minutes west, 295.2 feet to a post; thence along the same south 23 degrees, 54 minutes east 61.7 feet to a point in the aforementioned state highway #19046; thence along the same south 63 degrees 45 minutes west 229.5 feet to the east side of a reserved sixteen and five-tenths (16.5) foot driveway; thence along the east side of the driveway and land formerly of Rube Miller and others, north 29 degrees 23 minutes west, 296.5 feet to a stone corner; thence along land formerly of Newman Bower and Gideon Michael, north 26 degrees 35 minutes east 403 feet to a point in the center of Township Road #475; thence along the same north 60 degrees 30 minutes east, 562 feet; thence along the same south 43 degrees 8 minutes east, 169.5 feet to the place of beginning. Containing 7.47 acres of land as surveyed by James Timbrell, Registered Engineer, April 18, 1957.

Together with a right-of-way across other property of William H. Moore et ux and along the creek running through said lands of William H. Moore et ux for the purpose of constructing a water pipe line to the site of the original ice dam on land of the Grantor, together with the right of ingress and egress for the purpose of constructing, repairing and maintaining said pipe line.

Title to said premises vested in Barbara R. Shadle and Daniel A. Shadle, her husband, by deed from Gordon R. Puterbaugh, unmarried, by Barbara R. Shadle, Attorney-in-fact, under Power of Attorney dated May 20, 1996, dated 7/12/96 and recorded 7/19/96 in deed book 630, page 1015.

Known as RR #4, Box 4038, Berwick, PA 18603

Tax ID No. 07-03B-020

All those two certain pieces or parcels of land lying and being situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1: BEGINNING at a point in the center line of Township Road #475, said point being the northeast corner of land of William H. Moore et ux; thence by said lot south 53 degrees 10 minutes west 141.7 feet to a corner; thence along the same south 38 degrees 8 minutes east 197.1 feet to the center of State Highway #19046; thence along the center of said highway, south 44 degrees 10 minutes west 298.3 feet to lot of land of Marvin Church; thence along the same, north 47 degrees 43 minutes west 46 feet to a post; thence along the same, south 49 degrees 23 minutes west, 295.2 feet to a post; thence along the same south 23 degrees, 54 minutes east 61.7 feet to a point in the aforementioned state highway #19046; thence along the same south 63 degrees 45 minutes west 229.5 feet to the east side of a reserved sixteen and five-tenths (16.5) foot driveway; thence along the east side of the driveway and land formerly of Rube Miller and others, north 29 degrees 23 minutes west, 296.5 feet to a stone corner; thence along land formerly of Newman Bower and Gideon Michael, north 26 degrees 35 minutes east 403 feet to a point in the center of Township Road #475; thence along the same north 60 degrees 30 minutes east, 562 feet; thence along the same south 43 degrees 8 minutes east, 169.5 feet to the place of beginning. Containing 7.47 acres of land as surveyed by James Timbrall, Registered Engineer, April 18, 1957.

Together with a right-of-way across other property of William H. Moore et ux and along the creek running through said lands of William H. Moore et ux for the purpose of constructing a water pipe line to the site of the original ice dam on land of the Grantor, together with the right of ingress and egress for the purpose of constructing, repairing and maintaining said pipe line.

Title to said premises vested in Barbara R. Shadle and Daniel A. Shadle, her husband, by deed from Gordon R. Puterbaugh, unmarried, by Barbara R. Shadle, Attorney-in-fact, under Power of Attorney dated May 20, 1996, dated 7/12/96 and recorded 7/19/96 in deed book 630, page 1015.

Known as RR #4, Box 4038, Berwick, PA 18603

Tax ID No. 07-03B-020

All those two certain pieces or parcels of land lying and being situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1: BEGINNING at a point in the center line of Township Road #475, said point being the northeast corner of land of William H. Moore et ux; thence by said lot south 53 degrees 10 minutes west 141.7 feet to a corner; thence along the same south 38 degrees 8 minutes east 197.1 feet to the center of State Highway #19046; thence along the center of said highway, south 44 degrees 10 minutes west 298.3 feet to lot of land of Marvin Church; thence along the same, north 47 degrees 43 minutes west 46 feet to a post; thence along the same, south 49 degrees 23 minutes west, 295.2 feet to a post; thence along the same south 23 degrees, 54 minutes east 61.7 feet to a point in the aforementioned state highway #19046; thence along the same south 63 degrees 45 minutes west 229.5 feet to the east side of a reserved sixteen and five-tenths (16.5) foot driveway; thence along the east side of the driveway and land formerly of Rube Miller and others, north 29 degrees 23 minutes west, 296.5 feet to a stone corner; thence along land formerly of Newman Bower and Gideon Michael, north 26 degrees 35 minutes east 403 feet to a point in the center of Township Road #475; thence along the same north 60 degrees 30 minutes east, 562 feet; thence along the same south 43 degrees 8 minutes east, 169.5 feet to the place of beginning. Containing 7.47 acres of land as surveyed by James Timbrell, Registered Engineer, April 18, 1957.

Together with a right-of-way across other property of William H. Moore et ux and along the creek running through said lands of William H. Moore et ux for the purpose of constructing a water pipe line to the site of the original ice dam on land of the Grantor, together with the right of ingress and egress for the purpose of constructing, repairing and maintaining said pipe line.

Title to said premises vested in Barbara R. Shadle and Daniel A. Shadle, her husband, by deed from Gordon R. Puterbaugh, unmarried, by Barbara R. Shadle, Attorney-in-fact, under Power of Attorney dated May 20, 1996, dated 7/12/96 and recorded 7/19/96 in deed book 630, page 1015.

Known as RR #4, Box 4038, Berwick, PA 18603

Tax ID No. 07-03B-020

All those two certain pieces or parcels of land lying and being situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1: BEGINNING at a point in the center line of Township Road #475, said point being the northeast corner of land of William H. Moore et ux; thence by said lot south 53 degrees 10 minutes west 141.7 feet to a corner; thence along the same south 38 degrees 8 minutes east 197.1 feet to the center of State Highway #19046; thence along the center of said highway, south 44 degrees 10 minutes west 298.3 feet to lot of land of Marvin Church; thence along the same, north 47 degrees 43 minutes west 46 feet to a post; thence along the same, south 49 degrees 23 minutes west, 295.2 feet to a post; thence along the same south 23 degrees, 54 minutes east 61.7 feet to a point in the aforementioned state highway #19046; thence along the same south 63 degrees 45 minutes west 229.5 feet to the east side of a reserved sixteen and five-tenths (16.5) foot driveway; thence along the east side of the driveway and land formerly of Rube Miller and others, north 29 degrees 23 minutes west, 296.5 feet to a stone corner; thence along land formerly of Newman Bower and Gideon Michael, north 26 degrees 35 minutes east 403 feet to a point in the center of Township Road #475; thence along the same north 60 degrees 30 minutes east, 562 feet; thence along the same south 43 degrees 8 minutes east, 169.5 feet to the place of beginning. Containing 7.47 acres of land as surveyed by James Timbrall, Registered Engineer, April 18, 1957.

Together with a right-of-way across other property of William H. Moore et ux and along the creek running through said lands of William H. Moore et ux for the purpose of constructing a water pipe line to the site of the original ice dam on land of the Grantor, together with the right of ingress and egress for the purpose of constructing, repairing and maintaining said pipe line.

Title to said premises vested in Barbara R. Shadle and Daniel A. Shadle, her husband, by deed from Gordon R. Puterbaugh, unmarried, by Barbara R. Shadle, Attorney-in-fact, under Power of Attorney dated May 20, 1996, dated 7/12/96 and recorded 7/19/96 in deed book 630, page 1015.

Known as RR #4, Box 4038, Berwick, PA 18603

Tax ID No. 07-03B-020

All those two certain piecas or parcels of land lying and being situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1: BEGINNING at a point in the center line of Township Road #475, said point being the northeast corner of land of William H. Moore et ux; thence by said lot south 53 degrees 10 minutes west 141.7 feet to a corner; thence along the same south 38 degrees 8 minutes east 197.1 feet to the center of State Highway #19046; thence along the center of said highway, south 44 degrees 10 minutes west 298.3 feet to lot of land of Marvin Church; thence along the same, north 47 degrees 43 minutes west 46 feet to a post; thence along the same, south 49 degrees 23 minutes west, 295.2 feet to a post; thence along the same south 23 degrees, 54 minutes east 61.7 feet to a point in the aforementioned state highway #19046; thence along the same south 63 degrees 45 minutes west 229.5 feet to the east side of a reserved sixteen and five-tenths (16.5) foot driveway; thence along the east side of the driveway and land formerly of Rube Miller and others, north 29 degrees 23 minutes west, 296.5 feet to a stone corner; thence along land formerly of Newman Bower and Gideon Michael, north 26 degrees 35 minutes east 403 feet to a point in the center of Township Road #475; thence along the same north 60 degrees 30 minutes east, 562 feet; thence along the same south 43 degrees 8 minutes east, 169.5 feet to the place of beginning. Containing 7.47 acres of land as surveyed by James Timbrell, Registered Engineer, April 18, 1957.

Together with a right-of-way across other property of William H. Moore et ux and along the creek running through said lands of William H. Moore et ux for the purpose of constructing a water pipe line to the site of the original ice dam on land of the Grantor, together with the right of ingress and egress for the purpose of constructing, repairing and maintaining said pipe line.

Title to said premises vested in Barbara R. Shadle and Daniel A. Shadle, her husband, by deed from Gordon R. Puterbaugh, unmarried, by Barbara R. Shadle, Attorney-in-fact, under Power of Attorney dated May 20, 1996, dated 7/12/96 and recorded 7/19/96 in deed book 630, page 1015.

Known as RR #4, Box 4038, Berwick, PA 18603

Tax ID No. 07-03B-020

2  
All those two certain pieces or parcels of land lying and being situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

→ PARCEL NO. 1: BEGINNING at a point in the center line of Township Road #475, said point being the northeast corner of land of William H. Moore et ux; thence by said lot south 53 degrees 10 minutes west 141.7 feet to a corner; thence along the same south 18 degrees 8 minutes east 197.1 feet to the center of State Highway #19046; thence along the center of said highway, south 44 degrees 10 minutes west 298.3 feet to lot of land of Marvin Church; thence along the same, north 47 degrees 43 minutes west 46 feet to a post; thence along the same, south 49 degrees 23 minutes west, 295.2 feet to a post; thence along the same south 23 degrees, 54 minutes east 61.7 feet to a point in the aforementioned state highway #19046; thence along the same south 63 degrees 45 minutes west 229.5 feet to the east side of a reserved sixteen and five-tenths (16.5) foot driveway; thence along the east side of the driveway and land formerly of Rube Miller and others, north 29 degrees 23 minutes west, 296.5 feet to a stone corner; thence along land formerly of Newman Bower and Gideon Michael, north 26 degrees 15 minutes east 403 feet to a point in the center of Township Road #475; thence along the same north 60 degrees 30 minutes east, 562 feet; thence along the same south 43 degrees 8 minutes east, 169.5 feet to the place of beginning. Containing 7.47 acres of land as surveyed by James Timbrall, Registered Engineer, April 18, 1957.

Together with a right-of-way across other property of William H. Moore et ux and along the creek running through said lands of William H. Moore et ux for the purpose of constructing a water pipe line to the site of the original ice dam on land of the Grantor, together with the right of ingress and egress for the purpose of constructing, repairing and maintaining said pipe line.

Title to said premises vested in Barbara R. Shadle and Daniel A. Shadle, her husband, by deed from Gordon R. Puterbaugh, unmarried, by Barbara R. Shadle, Attorney-in-fact, under Power of Attorney dated May 20, 1996, dated 7/12/96 and recorded 7/19/96 in deed book 630, page 1015.

Known as RR #4, Box 4038, Berwick, PA 18603

Tax ID No. 07-03B-020

All those two certain pieces or parcels of land lying and being situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1: BEGINNING at a point in the center line of Township Road #475, said point being the northeast corner of land of William H. Moore et ux; thence by said lot south 53 degrees 30 minutes west 141.7 feet to a corner; thence along the same south 38 degrees 8 minutes east 197.1 feet to the center of State Highway #19046; thence along the center of said highway, south 44 degrees 10 minutes west 298.3 feet to lot of land of Marvin Church; thence along the same, north 47 degrees 43 minutes west 46 feet to a post; thence along the same, south 49 degrees 23 minutes west, 295.2 feet to a post; thence along the same south 23 degrees, 54 minutes east 61.7 feet to a point in the aforementioned state highway #19046; thence along the same south 63 degrees 45 minutes west 229.5 feet to the east side of a reserved sixteen and five-tenths (16.5) foot driveway; thence along the east side of the driveway and land formerly of Rube Miller and others, north 29 degrees 23 minutes west, 296.5 feet to a stone corner; thence along land formerly of Newman Bower and Gideon Michael, north 26 degrees 35 minutes east 403 feet to a point in the center of Township Road #475; thence along the same north 60 degrees 30 minutes east, 562 feet; thence along the same south 43 degrees 8 minutes east, 169.5 feet to the place of beginning. Containing 7.47 acres of land as surveyed by James Timbrell, Registered Engineer, April 18, 1957.

Together with a right-of-way across other property of William H. Moore et ux and along the creek running through said lands of William H. Moore et ux for the purpose of constructing a water pipe line to the site of the original ice dam on land of the Grantor, together with the right of ingress and egress for the purpose of constructing, repairing and maintaining said pipe line.

Title to said premises vested in Barbara R. Shadle and Daniel A. Shadle, her husband, by deed from Gordon R. Puterbaugh, unmarried, by Barbara R. Shadle, Attorney-in-fact, under Power of Attorney dated May 20, 1996, dated 7/12/96 and recorded 7/19/96 in deed book 630, page 1015.

Known as RR #4, Box 4038, Berwick, PA 18603

Tax ID No. 07-03B-020

PLAINTIFF

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

NO.


J.D.

NO.

E.D.

DEFENDANT

CIVIL ACTION--LAW  
MORTGAGE FORECLOSUREWAIVER OF WATCHMAN

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

Attorney for Plaintiff

*LAW OFFICES*  
**MARK J. UDREN & ASSOCIATES**  
*1040 NORTH KINGS HIGHWAY*  
*SUITE 500*  
*CHERRY HILL, NEW JERSEY 08034*  
*856 . 482 . 6900*  
*FAX: 856 . 482 . 1199*

*FREDDIE MAC*  
*PENNSYLVANIA*  
*DESIGNATED COUNSEL*

May 21, 2002

Sheriff of Colombia County  
Colombia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Re: First Union National Bank Successor by Consolidation to  
First Union National Bank of North Carolina  
vs.  
Daniel A. Shadle  
Barbara R. Shadle  
Colombia County C.C.P. No.2002-CV-457

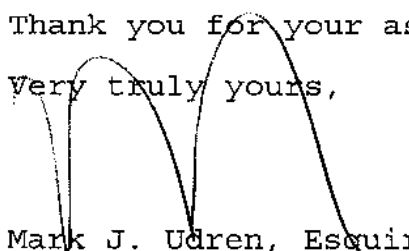
Dear Sir or Madam:

Please serve the Defendant's, Daniel A. Shadle and Barbara R. Shadle, with the Notice of Sale and any other required documents at 46 Old Mill Road, Berwick, PA 18603.

Please return a copy of the completed service form in the enclosed self addressed stamped envelope.

Thank you for your assistance in this matter.

Very truly yours,

  
Mark J. Udren, Esquire  
MARK J. UDREN & ASSOCIATES

MJU/cms

Enclosures

LAW OFFICES  
**MARK J. UDREN & ASSOCIATES**  
1040 NORTH KINGS HIGHWAY  
SUITE 500  
CHERRY HILL, NEW JERSEY 08034  
856 . 482 . 6900  
FAX: 856 . 482 . 1199

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

May 21, 2002

Sheriff of Colombia County  
Colombia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Re: First Union National Bank Successor by Consolidation to  
First Union National Bank of North Carolina  
vs.  
Daniel A. Shadle  
Barbara R. Shadle  
Colombia County C.C.P. No.2002-CV-457

Dear Sir or Madam:

Please serve the Defendant's, Daniel A. Shadle and Barbara R. Shadle, with the Notice of Sale and any other required documents at 46 Old Mill Road, Berwick, PA 18603.

Please return a copy of the completed service form in the enclosed self addressed stamped envelope.

Thank you for your assistance in this matter.

Very truly yours,

Mark J. Udren, Esquire  
MARK J. UDREN & ASSOCIATES

MJU/cms

Enclosures

73719

PNC BANK, N.A.  
PHILADELPHIA, PA 020

3-51  
310

LAW OFFICES OF MARK J. UDREN & ASSOCIATES  
ESCROW ACCOUNT  
CHERRY HILL, NJ 08034

73719

00/100

\*\*\* One Thousand Five Hundred \*\*\*

AMOUNT  
\$1,500.00

DATE  
May 21, 2002

Sheriff of Columbia County

#0124392

Shadle

RE: Sheriff Sale Deposit

*Mark J. Udren*

⑈073719⑈ ⑆031000053⑆ 8812171472⑈

PAY  
TO THE  
ORDER OF

Security Features Included  
Details on back