

Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-5534

Stephen Ames, Ext.1244
Foreclosure Manager

Representing Lenders in
Pennsylvania and New Jersey

February 6, 2008

Office of the Sheriff
COLUMBIA County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: RESIDENTIAL FUNDING COMPANY, LLC v.
STEVE J. PADEN
Court No. 2007-CV-1099

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for February 6, 2008 due to the following: Per Client.

\$0.00 was received in consideration of the stay. Please be advised that no funds were reported to be received.

You are hereby directed to immediate discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible..

Thank you for your correspondence in this matters.

Very Truly Yours,
PETER TREMPER for
Phelan Hallinan & Schmieg, LLP

SHERIFF'S SALE COST SHEET

Residential Foreclosing vs. Packer
 NO. 196-07 ED NO. 1099-07 JD DATE/TIME OF SALE stay

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>30.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.10</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>306.60</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>878.40</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1028.40</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ _____
TOTAL ***** \$ <u>-0-</u>	

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>-0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>10.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 1350.00

SHERIFF'S SALE COST SHEET

Residential Funding Co. vs. Steve Adler
 NO. 190-07 ED NO. 1099-07 JD DATE/TIME OF SALE 2-6-08 / 1000

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>391.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>878.40</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1103.40</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>42.50</u>	
TOTAL *****		\$ <u>52.50</u>

REAL ESTATE TAXES:			
BORO, TWP & COUNTY	20	\$	
SCHOOL DIST.	20	\$	
DELINQUENT	20	\$ <u>1815.08</u>	
TOTAL *****		\$	<u>1815.08</u>

MUNICIPAL FEES DUE:			
SEWER	20	\$ <u>170.58</u>	
WATER	20	\$	
TOTAL *****		\$	<u>170.58</u>

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

TOTAL COSTS (OPENING BID) \$ 3643.06

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Residential Funding Co. VS Steve Padua

NO. 190-07 ED NO. 1099-07 JD

DATE/TIME OF SALE: 2-6-08 1000

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA) SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice January 16, 23, 30, 2008 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....
Sworn and subscribed to before me this 20th day of January, 2008.....

.....
(Notary Public)
COMMONWEALTH OF PENNSYLVANIA
My commission expires.....
Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
Member, Pennsylvania Association of Notaries

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

.....

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:28-JAN-08

FEE:\$5.00

CERT. NO:4133

PADEN STEVE J
300 BOWERS LANE
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 20070-1175
LOCATION: 300 BOWERS LN BERWICK
PARCEL: 04A-01 -076-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2007	PRIM	1,796.72	13.36		0.00	1,810.08
TOTAL DUE :						\$1,810.08

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: February ,2008

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2007

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/11/2007

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 190ED2007

PLAINTIFF RESIDENTIAL FUNDING COMPANY, LLC

DEFENDANT STEVE J. PADEN
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Deb

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-25-08 TIME 1530 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

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

DEPUTY TC DATE _____

199

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

Automated Attendant # 215-320-0007 ext 1365

Operated Assisted # 215-563-7000 ext 1365

Fax # 215-563-7009

Kevin.olinger@fedphe.com

January 3, 2008

Office of the Sheriff
COLUMBIA County Courthouse

RE: RESIDENTIAL FUNDING COMPANY, LLC
V. STEVE J. PADEN
COLUMBIA COUNTY, NO. 2007-CV-1099

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

*******IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.*******

Yours truly,



Kevin Olinger
For PHELAN HALLINAN & SCHMIEG, LLP

*****PROPERTY IS LISTED FOR THE 02/06/08 SHERIFF'S SALE.*****

2 and
ress
ender

PHILAN HALLINAN & SCHMIEG LLC
ONE PENN CENTER, PLAZA, SUITE 1400
PHILADELPHIA, PA 19103-1814

TEAM 3 SUPPORT TEAM

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 300 BOWERS LANE BERWICK, PA 18603		
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE:STEVE J. PADEN PHS #157002. TEAM 3/NZK		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

UNITED STATES POSTAGE
\$ 01.050
02 1M
0004218010
DEC 13 2007
MAILED FROM ZIP CODE 19103



TEAM 3

TEAM 3

RESIDENTIAL FUNDING COMPANY, LLC

vs.

STEVE J. PADEN

: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION
:
: NO. 2007-CV-1099

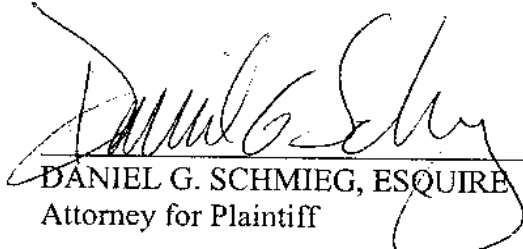
AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **RESIDENTIAL FUNDING COMPANY, LLC** hereby verify that true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: January 3, 2008



DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

RESIDENTIAL FUNDING COMPANY, LLC	:	Court of Common Pleas
Plaintiff	:	
	:	
vs.	:	Civil Division
	:	
STEVE J. PADEN	:	COLUMBIA County
	:	
Defendant	:	No. 2007-CV-1099

ORDER

AND NOW, this 7th day of Jan, 2008 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$94,500.00
Interest Through February 6, 2008	\$12,462.15
Per Diem \$27.31	
Late Charges	\$564.07
Legal fees	\$1,675.00
Cost of Suit and Title	\$1,175.00
Sheriff's Sale Costs	(\$0.00)
Property Inspections	\$112.50
Appraisal/Brokers Price Opinion	\$190.00
Mortgage Insurance Premium/	\$0.00
Private Mortgage Insurance	
Non Sufficient Funds Charge	\$0.00
Suspense/Misc. Credits	(\$0.00)
Escrow Deficit	\$1,045.00
TOTAL	\$111,723.72

Plus interest from February 6, 2008 through the date of sale at six percent per annum.

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

BY THE COURT

15/ Scott M. Naus
J.

157002

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 300
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

RESIDENTIAL FUNDING COMPANY, LLC

Docket # 190ED2007

VS

MORTGAGE FORECLOSURE

STEVE J. PADEN

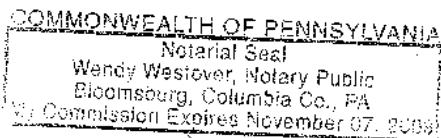
AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, OCTOBER 15, 2007, AT 5:10 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON STEVE PADEN AT 300 BOWERS LANE, BERWICK BY HANDING TO NORM FOWLER, Brother, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, OCTOBER 16, 2007


NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X


P. D'ANGELO
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/11/2007

SERVICE# 3 - OF - 11 SERVICES
DOCKET # 190ED2007

PLAINTIFF RESIDENTIAL FUNDING COMPANY, LLC

DEFENDANT STEVE J. PADEN
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON CONNIE GINGHER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 12.05.07 TIME 1545 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

T. Chamberlain

DATE 12.05.07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/11/2007

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 190ED2007

PLAINTIFF RESIDENTIAL FUNDING COMPANY, LLC

DEFENDANT STEVE J. PADEN
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON KRISTY Romie

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 12-05-07 TIME 1530 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

Pear Dill

DATE 12-05-07

BERWICK AREA SCHOOL DISTRICT

2007 SCHOOL REAL ESTATE DATE 07/01/2007 BILL# 003036

Original

BERWICK BOROUGH

MAKE CHECKS PAYABLE TO:

CONNIE C. GINGHER

1615 LINCOLN AVENUE

BERWICK, PA 18603

HOURS Mon, Tue, Thur, 9:30am-4:00pm

PHONE 570-752-7442

DESCRIPTION

ASSESSMENT

RATE

2% DISC

FACE AMOUNT

10% PENALTY

REAL ESTATE

23870

48,100

1125.19

1148.15

1262.97

The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.

PAY THIS AMOUNT

IF PAID ON OR BEFORE Aug 31

IF PAID ON OR BEFORE Oct 31

IF PAID AFTER Nov 1

1125.19

1148.15

1262.97

NO REFUNDS UNDER \$5.00

**PADEN STEVE J
300 BOWERS LANE
BERWICK PA 18603**

**T
O**

PROPERTY DESCRIPTION

**PARCEL 04A01 07600000
300 BOWERS LN
20070-1175
0.29 ACRES**

**SCHOOL PENALTY 10%
DELINQUENT TAX TO
COURTHOUSE DEC 15**

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

Tax Notice 2007 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

**Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603**

**HOURS: MON, TUE, THUR & FRI : 9:30AM - 4PM
CLOSED WEDNESDAY & HOLIDAYS.
CLOSED FRIDAY AFTER DISCOUNT
PHONE: 570-752-7442**

FOR: COLUMBIA COUNTY

DATE 03/01/2007

BILL NO. 5966

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL SINKING LIGHT FIRE BORO RE	23,870	6.146 1.345 1 1.25 10.6	143.78 31.47 23.39 29.24 247.96	146.71 32.11 23.87 29.84 253.02	161.38 35.32 25.06 31.33 265.67

The discount & penalty have been calculated for your convenience

PAY THIS AMOUNT

475.84

485.55

518.76

TAXES ARE DUE & PAYABLE - PROMPT PAYMENTS REQUESTED

**PADEN, STEVE J
300 BOWERS LANE
BERWICK PA 18603**

**CNTY TWP
Discount 2% 2%
Penalty 10% 5%
PARCEL: 04A-01 -076-00,000
300 BOWERS LN
2896 Acres Land
Buildings
Total Assessment**

**5,046
18,824
23,870**

**This tax returned to
courthouse on:
January 1, 2008**

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

not paid as of 12/6/07
Connie

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 744-6300

Monday, October 15, 2007

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

**RESIDENTIAL FUNDING COMPANY, LLC
VS
STEVE J. PADEN**

DOCKET # 190ED2007

JD # 1099JD2007

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,

Timothy T. Chamberlain
Sheriff of Columbia County



December 7, 2007

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

RESIDENTIAL FUNDING COMPANY, LLC.

VS.

STEVE J. PADEN

DOCKET # 190ED2007

JD # 1099JD2007

Dear Timothy:

The balance due on sewer account #103070 for the property located at 300 Bowers Lane Berwick, Pa through February 2008 is \$170.58.

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

Sincerely,

Kelly Greer
Authority Clerk

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/11/2007

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 190ED2007

PLAINTIFF RESIDENTIAL FUNDING COMPANY, LLC

DEFENDANT STEVE J. PADEN
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON MAUREEN GIL

RELATIONSHIP CUSTOMER SER. IDENTIFICATION _____

DATE 12-3-7 TIME 1400 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

J. Carter

DATE 12-3-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/11/2007

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 190ED2007

PLAINTIFF RESIDENTIAL FUNDING COMPANY, LLC

DEFENDANT STEVE J. PADEN
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
STEVE PADEN
300 BOWERS LANE
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

394 0010

SERVED UPON NORM FOWLER

RELATIONSHIP BROTHER IDENTIFICATION _____

DATE 10-15-07 TIME 1710 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>10-15-07</u>	<u>1335</u>	<u>DANIELLO</u>	<u>LIL</u>

DEPUTY

[Signature]

DATE

10-15-07

REAL ESTATE OUTLINE

ED # 195-07

DATE RECEIVED 10-1-88

DOCKET AND INDEX 5-7-88

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓

COPY OF DESCRIPTION ✓

WHEREABOUTS OF LKA ✓

NON-MILITARY AFFIDAVIT ✓

NOTICES OF SHERIFF SALE ✓

WATCHMAN RELEASE FORM ✓

AFFIDAVIT OF LIENS LIST ✓

CHECK FOR \$1,350.00 OR ✓

CK# 6-24/80

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

SALE DATE Feb. 8, 88

TIME 10:00

POSTING DATE Jan 20, 88

ADV. DATES FOR NEWSPAPER

1ST WEEK

Jan 16

2ND WEEK

23

3RD WEEK

30

SHERIFF'S SALE

WEDNESDAY FEBRUARY 6, 2008 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 190 OF 2007 ED AND CIVIL WRIT NO. 1099 OF 2007 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 CERTAIN pieces, parcels or lots of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

NO. 1; BEGINNING at the southwesterly corner of Lot No. 319 on Mary Street; THENCE along said lot in a northerly direction 145 feet to a 15 foot alley; THENCE along said alley in a westerly direction 45 feet to corner of Lot No. 317; THENCE along said lot in a southerly direction 145 feet to Mary Street; THENCE along Mary Street in an easterly direction 45 feet to the place of BEGINNING: BEING Lot No. 318 of Duval Dickson's 3rd plot of lots.

NO. 2; BEGINNING at the southeasterly corner of Mary Street at Walnut Street extension; THENCE along said Walnut Street extension in a northerly direction to a 15 foot alley; THENCE along said alley in a westerly direction 82 feet 8 inches to corner of Lot No. 318; THENCE along said lot in a southerly direction 145 feet to Mary Street; THENCE along Mary Street 24 feet 8 inches to the place of BEGINNING,

BEING Lot No. 319 of Duval Dickson's 3rd plot of lots.

BEING the same premises which Norman S. Fowler, Jr. and Cindy L. Fowler, by Deed dated September 21, 2004, and recorded September 22, 2004, as Instrument No. 200410917, granted and conveyed unto Jennifer F. Slusser, in fee.

And

Being the same premises which Steve J. Paden took Equitable Interest under Agreement, Dated June 16, 2004 and recorded March 24, 2006 in Instrument Number 200602943. Steve J. Paden relinquishes all interest as is listed in the recorded Agreement aforementioned.

TITLE TO SAID PREMISES IS VESTED IN Steve J. Paden, by Deed from Jennifer F. Slusser, dated 11/17/2006, recorded 01/31/2007, in Deed Mortgage Inst# 200701175.

Premises being: 300 BOWERS LANE, BERWICK, PA 18603

Tax Parcel #04A-01-076-00,000

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
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

FOR
OFFICE
MAILING
INSTRUCTIONS

complete
red.
reverse
you
mailpiece,

ON

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Faith Alston* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *Faith Alston* ☒ Addressee
C. Date of Delivery *12/10/07*
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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number
(Transfer from service label)

7007 0710 0002 4094 8843

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *Faith Alston* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *Faith Alston* ☒ Addressee
C. Date of Delivery *12/10*
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

complete
red.
reverse
you
mailpiece,

ON

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Faith Alston* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *Faith Alston* ☒ Addressee
C. Date of Delivery *12/10/07*
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

SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

2. Article Number
(Transfer from service label)

7006 0100 0003 5231 2501

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *Faith Alston* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *Faith Alston* ☒ Addressee
C. Date of Delivery *DEC 10 2007*
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

complete
red.
reverse
you
mailpiece,

ON

COMPLETE THIS SECTION ON DELIVERY

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B. Received by (Printed Name) *Faith Alston* ☒ Addressee
C. Date of Delivery *DEC 10 2007*
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

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- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
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CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

2. Article Number
(Transfer from service label)

7007 0710 0002 4094 8812

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

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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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 6, 2008 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 190 OF 2007 ED AND CIVIL WRIT NO. 1099 OF 2007 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 CERTAIN pieces, parcels or lots of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

NO. 1; BEGINNING at the southwesterly corner of Lot No. 319 on Mary Street; THENCE along said lot in a northerly direction 145 feet to a 15 foot alley; THENCE along said alley in a westerly direction 45 feet to corner of Lot No. 317; THENCE along said lot in a southerly direction 145 feet to Mary Street; THENCE along Mary Street in an easterly direction 45 feet to the place of BEGINNING: BEING Lot No. 318 of Duval Dickson's 3rd plot of lots.

NO. 2; BEGINNING at the southeasterly corner of Mary Street at Walnut Street extension; THENCE along said Walnut Street extension in a northerly direction to a 15 foot alley; THENCE along said alley in a westerly direction 82 feet 8 inches to corner of Lot No. 318; THENCE along said lot in a southerly direction 145 feet to Mary Street; THENCE along Mary Street 24 feet 8 inches to the place of BEGINNING,

BEING Lot No. 319 of Duval Dickson's 3rd plot of lots.

BEING the same premises which Norman S. Fowler, Jr. and Cindy L. Fowler, by Deed dated September 21, 2004, and recorded September 22, 2004, as Instrument No. 200410917, granted and conveyed unto Jennifer F. Slusser, in fee.
And

Being the same premises which Steve J. Paden took Equitable Interest under Agreement, Dated June 16, 2004 and recorded March 24, 2006 in Instrument Number 200602943. Steve J. Paden relinquishes all interest as is listed in the recorded Agreement aforementioned.

TITLE TO SAID PREMISES IS VESTED IN Steve J. Paden, by Deed from Jennifer F. Slusser, dated 11/17/2006, recorded 01/31/2007, in Deed Mortgage Inst# 200701175.

Premises being: 300 BOWERS LANE, BERWICK, PA 18603

Tax Parcel #04A-01-076-00,000

TERMS OF SALE

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Plaintiff's Attorney
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

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Tax Parcel #04A-01-076-00,000

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Plaintiff's Attorney
Daniel G. Schmieg
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Philadelphia, PA 19103

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

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and Rule 3257

RESIDENTIAL FUNDING
COMPANY, LLC

vs.

STEVE J. PADEN

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2007-CV-1099 Term 200__

2007-EN-130

WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 300 BOWERS LANE, BERWICK, PA 18603
(See Legal Description attached)

Amount Due	<u>\$104,543.69</u>
Additional Fees and Costs	<u>\$1,590.00</u>
Interest from 9/12/07 to Sale	\$_____ and costs.
at \$17.19per diem	

Dated 10-11-07
(SEAL)

PHS#157002

Tamara B. Kline
Barbara N. Schutte
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna. *Chf Clk*

Proth. & Clk. Of Sev. Courts
My Com. Ex. 1st Mon. Jan 2008

No. _____	Term 20 ____	E.D.
No. <u>2007-CV-1099</u>	Term 2005 ____	A.D.
No. _____	Term 20 ____	J.D.

DESCRIPTION

ALL THOSE CERTAIN pieces, parcels or lots of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

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BEING Lot No. 318 of Duval Dickson's 3rd plot of lots.

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Premises being: 300 BOWERS LANE, BERWICK, PA 18603
Tax Parcel #04A-01-076-00,000

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and Rule 3257

RESIDENTIAL FUNDING
COMPANY, LLC

vs.
STEVE J. PADEN

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2007-CV-1099 Term 200__

2000-EN-100

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(Mortgage Foreclosure)

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County of Columbia

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(specifically described property below):

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(See Legal Description attached)

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Additional Fees and Costs

\$1,590.00

Interest from 9/12/07 to Sale
at \$17.19 per diem

\$_____ and costs.

Dated 10-11-07
(SEAL)

Tamara B. Kline
Barbara J. Silvestri
(Clerk) Office of the Prothonotary, Common Pleas Court
of Columbia County, Penna. Cy Dye

Proth. & Clk. Of Sev. Courts
My Com. Ex. 1st Mon. Jan 2008

PHS#157002

No. _____ Term 20 E.D.
No. 2007-CV-1099 Term 2005 A.D.
No. _____ Term 20 J.D.

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Premises being: 300 BOWERS LANE, BERWICK, PA 18603
Tax Parcel #04A-01-076-00,000

**RESIDENTIAL FUNDING COMPANY, LLC
500 ENTERPRISE ROAD, SUITE 150
HORSHAM, PA 19044-0969**

Plaintiff,

v.

**STEVE J. PADEN
300 BOWERS LANE
BERWICK, PA 18603**

Defendant(s).

**: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2007-CV-1099
:
:
:
:
:
:
:**

**AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)**

RESIDENTIAL FUNDING COMPANY, LLC, Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **300 BOWERS LANE, BERWICK, PA 18603**.

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

NAME

**LAST KNOWN ADDRESS (If address cannot be
reasonably ascertained, please so indicate.)**

STEVE J. PADEN

**300 BOWERS LANE
BERWICK, PA 18603**

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

NAME

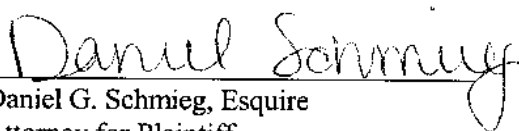
**LAST KNOWN ADDRESS (If address cannot be
reasonably ascertained, please so indicate.)**

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 | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| 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 | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT | 300 BOWERS LANE
BERWICK, PA 18603 |
| DOMESTIC RELATIONS OF
COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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

October 9, 2007
Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

RESIDENTIAL FUNDING COMPANY, LLC
500 ENTERPRISE ROAD, SUITE 150
HORSHAM, PA 19044-0969

Plaintiff,

v.

STEVE J. PADEN
300 BOWERS LANE
BERWICK, PA 18603

Defendant(s).

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2007-CV-1099**
:
:
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)

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

NAME

LAST KNOWN ADDRESS (If address cannot be
reasonably ascertained, please so indicate.)

STEVE J. PADEN

300 BOWERS LANE
BERWICK, PA 18603

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

NAME

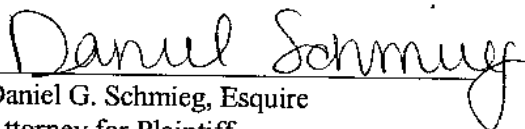
LAST KNOWN ADDRESS (If address cannot be
reasonably ascertained, please so indicate.)

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 | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| NONE | |
4. Name and address of the last recorded holder of every mortgage of record:
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|------|---|
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| NONE | |
5. Name and address of every other person who has any record lien on the property:
- | | |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| 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 | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| NONE | |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | | |
|---|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| TENANT/OCCUPANT | 300 BOWERS LANE
BERWICK, PA 18603 |
| DOMESTIC RELATIONS OF
COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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

October 9, 2007
Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

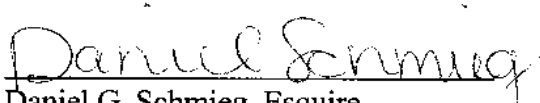
RESIDENTIAL FUNDING COMPANY, LLC	:	COLUMBIA COUNTY
500 ENTERPRISE ROAD, SUITE 150	:	
HORSHAM, PA 19044-0969	:	COURT OF COMMON PLEAS
	:	
Plaintiff,	:	CIVIL DIVISION
v.	:	
	:	NO. 2007-CV-1099
STEVE J. PADEN	:	
300 BOWERS LANE	:	
	:	
Defendant(s).	:	
	:	

CERTIFICATION

Daniel G. Schmieg, Esquire hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

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


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

RESIDENTIAL FUNDING COMPANY, LLC
500 ENTERPRISE ROAD, SUITE 150
HORSHAM, PA 19044-0969

Plaintiff,

v.

STEVE J. PADEN
300 BOWERS LANE

Defendant(s).

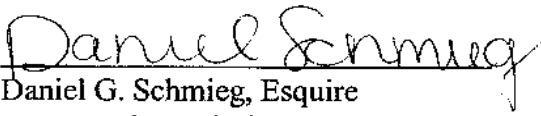
: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION
: NO. 2007-CV-1099
:
:
:
:
:
:

CERTIFICATION

Daniel G. Schmieg, Esquire hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

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


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

RESIDENTIAL FUNDING COMPANY, LLC	:	COLUMBIA COUNTY
500 ENTERPRISE ROAD, SUITE 150	:	
HORSHAM, PA 19044-0969	:	COURT OF COMMON PLEAS
Plaintiff,	:	
v.	:	CIVIL DIVISION
STEVE J. PADEN	:	
300 BOWERS LANE	:	NO. 2007-CV-1099
Defendant(s).	:	
	:	
	:	

NOTICE OF SHERIFF’S SALE OF REAL PROPERTY

TO: STEVE J. PADEN
300 BOWERS LANE
BERWICK, PA 18603

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **300 BOWERS LANE, BERWICK, PA 18603** is scheduled to be sold at Sheriff’s Sale on _____, at _____ a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$104,543.69** obtained by **RESIDENTIAL FUNDING COMPANY, LLC**, (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

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, **RESIDENTIAL FUNDING COMPANY, LLC** , the back payments, late charges, costs and reasonable attorney’s fees due. To find out how much you must pay, you may call (215) 563-7000.
- 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 better chance you will have of stopping the Sale. (See the Notice below 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 (215) 563-7000.
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 (215) 563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on _____. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the 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.

**COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760**

WAIVER OF WATCHMAN – Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

..... (SEAL)
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE – Now,, 20, the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

..... (SEAL)
(Attorney for Plaintiff(s))

....., 20

HARRY A. ROADARMEL

Sheriff

Columbia County, Pa.

Sir: — There will be placed in your hands

for service a Writ of EXECUTION (REAL ESTATE), styled as

follows: RESIDENTIAL FUNDING COMPANY, LLC vs STEVE J. PADEN and

The defendant(s) will be found at 300 BOWERS LANE.

..... Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not furnish us with the old deed or mortgage.

See attached legal description
.....
.....
.....

SHERIFF'S RETURN

RESIDENTIAL FUNDING COMPANY, LLC

Plaintiff

vs.

STEVE J. PADEN

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2007-CV-1099 CD Term, 200__

WRIT

ISSUED

NOW, _____ 20__ I, _____ High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 200__ at _____ O'Clock _____ m., served the within

_____ upon _____

at _____

_____ by handing to _____

_____ a true and correct copy of the original Notice of Sale and made known to _____
the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____

Sheriff

20, _____, See return endorsed hereon by Sheriff of
County, Pennsylvania, and made a part of this

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff

RESIDENTIAL FUNDING COMPANY, LLC

Court Number

2007-CV-1099

Defendant

STEVE J. PADEN

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

STEVE J. PADEN

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

300 BOWERS LANE, BERWICK, PA 18603

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 200__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

____ Defendant

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

(215)563-7000

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff

RESIDENTIAL FUNDING COMPANY, LLC

Court Number

2007-CV-1099

Defendant

STEVE J. PADEN

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
STEVE J. PADEN
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
300 BOWERS LANE, BERICK, PA 18603

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 200_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

— Defendant

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

(215)563-7000

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.


Expiration date

Plaintiff
RESIDENTIAL FUNDING COMPANY, LLC

Court Number
2007-CV-1099

Defendant
STEVE J. PADEN &

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE  **AT** { NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
300 BOWERS LANE, BERWICK, PA 18603

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

NOW, _____, 200__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff
____ Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number
(215)563-7000

Date

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____ 20

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

DESCRIPTION

ALL THOSE CERTAIN pieces, parcels or lots of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

N0.1; BEGINNING at the southwesterly corner of Lot No. 319 on Mary Street;
THENCE along said lot in a northerly direction 145 feet to a 15 foot alley;
THENCE along said alley in a westerly direction 45 feet to corner of Lot No. 317;
THENCE along said lot in a southerly direction 145 feet to Mary Street;
THENCE along Mary Street in an easterly direction 45 feet to the place of BEGINNING;
BEING Lot No. 318 of Duval Dickson's 3rd plot of lots.

N0.2; BEGINNING at the southeasterly corner of Mary Street at Walnut Street extension;
THENCE along said Walnut Street extension in a northerly direction to a 15 foot alley;
THENCE along said alley in a westerly direction 82 feet 8 inches to corner of Lot No. 318;
THENCE along said lot in a southerly direction 145 feet to Mary Street;
THENCE along Mary Street 24 feet 8 inches to the place of BEGINNING,
BEING Lot No. 319 of Duval Dickson's 3rd plot of lots.

BEING the same premises which Norman S. Fowler, Jr. and Cindy L. Fowler, by Deed dated September 21, 2004, and recorded September 22, 2004, as Instrument No. 200410917, granted and conveyed unto Jennifer F. Slusser, in fee.

And

Being the same premises which Steve J. Paden took Equitable Interest under Agreement, Dated June 16, 2004 and recorded March 24, 2006 in Instrument Number 200602943. Steve J. Paden relinquishes all interest as is listed in the recorded Agreement aforementioned.

TITLE TO SAID PREMISES IS VESTED IN Steve J. Paden, by Deed from Jennifer F. Slusser, dated 11/17/2006, recorded 01/31/2007, in Deed Mortgage Inst# 200701175.

Premises being: 300 BOWERS LANE, BERWICK, PA 18603
Tax Parcel #04A-01-076-00,000

DESCRIPTION

ALL THOSE CERTAIN pieces, parcels or lots of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

N0.1; BEGINNING at the southwesterly corner of Lot No. 319 on Mary Street;
THENCE along said lot in a northerly direction 145 feet to a 15 foot alley;
THENCE along said alley in a westerly direction 45 feet to corner of Lot No. 317;
THENCE along said lot in a southerly direction 145 feet to Mary Street;
THENCE along Mary Street in an easterly direction 45 feet to the place of BEGINNING;
BEING Lot No. 318 of Duval Dickson's 3rd plot of lots.

N0.2; BEGINNING at the southeasterly corner of Mary Street at Walnut Street extension;
THENCE along said Walnut Street extension in a northerly direction to a 15 foot alley;
THENCE along said alley in a westerly direction 82 feet 8 inches to corner of Lot No,318;
THENCE along said lot in a southerly direction 145 feet to Mary Street;
THENCE along Mary Street 24 feet 8 inches to the place of BEGINNING,
BEING Lot No. 319 of Duval Dickson's 3rd plot of lots.

BEING the same premises which Norman S. Fowler, Jr. and Cindy L. Fowler, by Deed dated September 21, 2004, and recorded September 22, 2004, as Instrument No. 200410917, granted and conveyed unto Jennifer F. Slusser, in fee.

And

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Premises being: 300 BOWERS LANE, BERWICK, PA 18603
Tax Parcel #04A-01-076-00,000

DESCRIPTION

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THENCE along said lot in a southerly direction 145 feet to Mary Street;
THENCE along Mary Street in an easterly direction 45 feet to the place of BEGINNING;
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Premises being: 300 BOWERS LANE, BERWICK, PA 18603
Tax Parcel #04A-01-076-00,000

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Tax Parcel #04A-01-076-00,000

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THENCE along Mary Street in an easterly direction 45 feet to the place of BEGINNING;
BEING Lot No. 318 of Duval Dickson's 3rd plot of lots.

N0.2; BEGINNING at the southeasterly corner of Mary Street at Walnut Street extension;
THENCE along said Walnut Street extension in a northerly direction to a 15 foot alley;
THENCE along said alley in a westerly direction 82 feet 8 inches to corner of Lot No. 318;
THENCE along said lot in a southerly direction 145 feet to Mary Street;
THENCE along Mary Street 24 feet 8 inches to the place of BEGINNING,
BEING Lot No. 319 of Duval Dickson's 3rd plot of lots.

BEING the same premises which Norman S. Fowler, Jr. and Cindy L. Fowler, by Deed dated September 21, 2004, and recorded September 22, 2004, as Instrument No. 200410917, granted and conveyed unto Jennifer F. Slusser, in fee.

And

Being the same premises which Steve J. Paden took Equitable Interest under Agreement, Dated June 16, 2004 and recorded March 24, 2006 in Instrument Number 200602943. Steve J. Paden relinquishes all interest as is listed in the recorded Agreement aforementioned.

TITLE TO SAID PREMISES IS VESTED IN Steve J. Paden, by Deed from Jennifer F. Slusser, dated 11/17/2006, recorded 01/31/2007, in Deed Mortgage Inst# 200701175.

Premises being: 300 BOWERS LANE, BERWICK, PA 18603
Tax Parcel #04A-01-076-00,000

DESCRIPTION

ALL THOSE CERTAIN pieces, parcels or lots of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

N0.1; BEGINNING at the southwesterly corner of Lot No. 319 on Mary Street;
THENCE along said lot in a northerly direction 145 feet to a 15 foot alley;
THENCE along said alley in a westerly direction 45 feet to corner of Lot No. 317;
THENCE along said lot in a southerly direction 145 feet to Mary Street;
THENCE along Mary Street in an easterly direction 45 feet to the place of BEGINNING;
BEING Lot No. 318 of Duval Dickson's 3rd plot of lots.

N0.2; BEGINNING at the southeasterly corner of Mary Street at Walnut Street extension;
THENCE along said Walnut Street extension in a northerly direction to a 15 foot alley;
THENCE along said alley in a westerly direction 82 feet 8 inches to corner of Lot No. 318;
THENCE along said lot in a southerly direction 145 feet to Mary Street;
THENCE along Mary Street 24 feet 8 inches to the place of BEGINNING,
BEING Lot No. 319 of Duval Dickson's 3rd plot of lots.

BEING the same premises which Norman S. Fowler, Jr. and Cindy L. Fowler, by Deed dated September 21, 2004, and recorded September 22, 2004, as Instrument No. 200410917, granted and conveyed unto Jennifer F. Slusser, in fee.

And

Being the same premises which Steve J. Paden took Equitable Interest under Agreement, Dated June 16, 2004 and recorded March 24, 2006 in Instrument Number 200602943. Steve J. Paden relinquishes all interest as is listed in the recorded Agreement aforementioned.

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DESCRIPTION

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N0.1; BEGINNING at the southwesterly corner of Lot No. 319 on Mary Street;
THENCE along said lot in a northerly direction 145 feet to a 15 foot alley;
THENCE along said alley in a westerly direction 45 feet to corner of Lot No. 317;
THENCE along said lot in a southerly direction 145 feet to Mary Street;
THENCE along Mary Street in an easterly direction 45 feet to the place of BEGINNING;
BEING Lot No. 318 of Duval Dickson's 3rd plot of lots.

N0.2; BEGINNING at the southeasterly corner of Mary Street at Walnut Street extension;
THENCE along said Walnut Street extension in a northerly direction to a 15 foot alley;
THENCE along said alley in a westerly direction 82 feet 8 inches to corner of Lot No. 318;
THENCE along said lot in a southerly direction 145 feet to Mary Street;
THENCE along Mary Street 24 feet 8 inches to the place of BEGINNING,
BEING Lot No. 319 of Duval Dickson's 3rd plot of lots.

BEING the same premises which Norman S. Fowler, Jr. and Cindy L. Fowler, by Deed dated September 21, 2004, and recorded September 22, 2004, as Instrument No. 200410917, granted and conveyed unto Jennifer F. Slusser, in fee.

And

Being the same premises which Steve J. Paden took Equitable Interest under Agreement, Dated June 16, 2004 and recorded March 24, 2006 in Instrument Number 200602943. Steve J. Paden relinquishes all interest as is listed in the recorded Agreement aforementioned.

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Premises being: 300 BOWERS LANE, BERWICK, PA 18603
Tax Parcel #04A-01-076-00,000

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

PHILAN HALLINAN & SCHMIEGILL
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
634160

DEB 10/09/2007

DATE	AMOUNT
10/09/2007	*****1,350.00

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 180 days

To The Sheriff of Columbia County
Order 35 W Main Street
Of Bloomsburg, PA 17815

Frank S. Hallinan

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

"634160" "036001808136 150866 6"

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