rax Server 2/6/2008 9:32:41 AM PAGE 1/001 Fax Server

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

NO. 190-07 ED NO. 1099-07	vs. Padar
NO. 196-07 ED NO. 1099-07	VS. Packar _JD DATE/TIME OF SALE Stryact
<u> </u>	
DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ 150,00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ 30,00
ADVERTISING SALE BILLS & COPI	ES \$17.50
ADVERTISING SALE (NEWSPAPER)	
MILEAGE	\$ 24:10
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$ <del>35.00</del>
TRANSFER TAX FORM	<del>\$25.0</del> 0
DISTRIBUTION FORM	<del>\$25.0</del> 0
COPIES	\$ 5,00
NOTARY	\$ 10,00
TOTAL ******	***** \$ 306,60
	4_2 - 3 - 4 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ 878,40
SOLICITOR'S SERVICES	\$75.00
TOTAL ******	********** \$ /6 28,40
	<u> </u>
PROTHONOTARY (NOTARY)	<del>\$10.0</del> 0
RECORDER OF DEEDS	\$
TOTAL ******	******
	· · · · · · · · · · · · · · · · · · ·
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	S
DELINQUENT 20_	\$ 5,00
TOTAL ******	********* S_5,00
3.4.3.3.6.5.3.5.5.5.5.5.5.5.5.5.5.5.5.5.5.5	
MUNICIPAL FEES DUE;	
SEWER 20_	\$
WATER 20_	\$
TOTAL ******	\$ \$ ***********
CUDCIIADCE EEE (DOWN)	\$ 10,00
SURCHARGE FEE (DSTE)	\$_70,00
MISC.	<u>\$</u>
TOTAL ASSESSED	S
TOTAL ******	· · · · · · · · · · · · · · · · · · ·
$T \cap T $ $\lambda $	OBENING DID) - 17ch.kh
TOTAL COSTS (	OPENING BID) $$1350i00$

### SHERIFF'S SALE COST SHEET

Residential Funding Co. VS	s. Steve	Adar	
12esialertial Fundia Co. VS NO. 190-07 ED NO. 1099-07	D DATE/TIMI	E OF SALE <b>2-6-08</b>	/ <i>0</i> 00
DOCKET/RETURN	\$15.00		į
SERVICE PER DEF.	\$ 150.00		
LEVY (PER PARCEL	\$15.00		
MAILING COSTS	\$30,00		
ADVERTISING SALE BILLS & COPIES	\$17.50		
ADVERTISING SALE (NEWSPAPER)	\$15.00		
MILEAGE	\$ 24,00		
POSTING HANDBILL	\$15.00		
CRYING/ADJOURN SALE			
SHERIFF'S DEED	\$10.00		
TRANSFER TAX FORM	\$35.00		
DISTRIBUTION FORM	\$25.00		
COPIES	\$25.00		
	\$ 5,00		
NOTARY	\$ <u>10,00</u>	s 39650	
TOTAL *******	******	\$ 3 111 30	
WEB POSTING	\$150.00		
PRESS ENTERPRISE INC.	\$ 878,40		·
SOLICITOR'S SERVICES	\$75.00		
TOTAL *******	*****	<u> 1/03.40</u>	
PROTHONOTARY (NOTARY)	\$10.00		
RECORDER OF DEEDS	\$ U2.50		
TOTAL ********	*********	c 51.50	
TOTAL		<u> </u>	
REAL ESTATE TAXES:			
BORO, TWP & COUNTY 20	\$		
SCHOOL DIST. 20	\$		
DELINQUENT 20_	\$ 18/5,08		
TOTAL ********	******	<u>1815.08</u>	
MUNICIPAL FEES DUE:			
SEWER 20	\$ 170,58		
WATER 20	\$		
SEWER 20 WATER 20 TOTAL ********	*****	170,58	
SURCHARGE FEE (DSTE)		5_//0,00	
MISC.	<b>C</b>	110100	
	Φ		
TOTAL *******	******		
TOTAL COSTS (OD	EMINICE PIEN		· 66
TOTAL COSTS (OPI	(עום טייוואב)	s <u>3643</u>	,00

## COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Rosidontial Funding Co. vs	Spe for	dai	
NO. 190-07 ED	NO. 1099	-07	JD
DATE/TIME OF SALE: 3-6-08	000		
BID PRICE (INCLUDES COST)	\$	<del></del>	
POUNDAGE – 2% OF BID	\$		
TRANSFER TAX – 2% OF FAIR MKT	\$		
MISC. COSTS	\$		
TOTAL AMOUNT NEEDED TO PURCH	ASE	\$	
PURCHASER(S):			
ADDRESS:			-
NAMES(S) ON DEED:			_
PURCHASER(S) SIGNATURE(S):			_
		<del></del> .	_
TOTAL DUE:		\$	
LESS DEPOSIT:		\$	
DOWN PAYMENT	;	\$	, <u> </u>
TOTAL DUE IN 8 I	DAYS	S	

Paula J. Barry being duly swom 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.

	14h
Sworn and subscribed to before me this	20 day of
•	
Мус	(Notary Public)  COMMONWEALTH OF PENNSYLVANIA  COMMISSION EXPITES arial Seal  Dennis L. Ashenfelder, Notary Public  Scott Twp., Columbia County  My Commission Expires July 3, 2011
And now,, 20	Member, Pennsylvania Association of Notaries, 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		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

Timothy T. Chamberlain, Sheriff dm.

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

DATE RECEIVED	10/11/2007	SERVICE# 8 DOCKET#190	- OF - 11 SERVICES 0ED2007
PLAINTIFF	RESIDENTI <i>A</i>	AL FUNDING COM	MPANY, LLC
PERSON/CORP TO COLUMBIA COUNT PO BOX 380 BLOOMSBURG	STEVE J. PA PHELAN HA SERVED TY TAX CLAIM	LLINAN AND SC PAPERS TO S MORTGAGE F	SERVED FORECLOSURE
DATE/ <u>-25-08</u> T	IME <u>/SJO</u> MIL	EAGE	_ OTHER
Race Sex ]	Height Weight	Eyes Hair _	Age Military
TYPE OF SERVICE:	B. HOUSEHOLD M. C. CORPORATION D. REGISTERED AC E. NOT FOUND AT	EMBER: 18+ YEA MANAGING AGE GENT PLACE OF ATTE	
ATTEMPTS DATE		OFFICER	REMARKS
DEPUTY	r	DATE _	

### PHELAN HALLINAN & SCHMIEG, LLP

190

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.

Yours truly,

Kevin Olinger

For PHELAN HALLINAN & SCHMIEG, LLP

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

s and PH conder PH PH PH PH PH

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

TEAM 3 SUPPORT TEAM

	Line Article Number	<u> </u>	Postage	Fee	<del></del>
P.O. BOX 380  P.O. BOX 5075  HARKISHURG, PA 17105  REISTEVE J. PADEN  RESTEVE J. PADEN  Received at Post Office  Received at P	*	<del></del>			<del>-,-</del>
COMMONWEALTH OF PENNSYLVANIA POR BOX 2675 HARRISBURG, PA 17105 HARRISBURG, PA 17105  RE-STEVE J. PADEN RE-STEVE J. PADEN Total Number of Pieces Receiving Employee)	* * *	DOMESTIC RELATIONS OF CO. COLUMBIA COUNTY COURTHO P.O. BOX 380 BLOOMSRIRG, PA 17815		020. ro	<del></del>
RESTEVE J. PADEN PHS #157002. TEAM 3/NZK  Total Number of Pieces Received at Post Office Received at Post Office Received at Post Office		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISHIRG, DA 17102	- Wisc	0 \$ 0 100 0 \$	
RE:STEVE J. PADEN PHS #157002. TEAM 3/NZK  Total Number of Pieces Received at Post Office Receiving Employee)			A STA.	WLZ	
RE:STEVE J. PADEN PHS #157002. Total Number of Pieces Received at Post Office Receiving Employee)				0	
RE:STEVE J. PADEN PHS #157002.  Total Number of Pieces Received at Post Office Receiving Employee)			****		المستخصص
RE:STEVE J. PADEN PHS #157002.  Total Number of Pieces Post Office Received at Post Office Receiving Employee)		TEAM 3			EHII A
RE:STEVE J. PADEN PHS #157002.  Total Number of Pieces Received at Post Office Receiving Employee)					
RE:STEVE J. PADEN PHS #157002.  Total Number of Pieces Postroffice of Received at Post Office Receiving Employee)					
RE:STEVE J. PADEN PHS #157002.  Total Number of Pieces Postraster, Per (Name of Received at Post Office Receiving Employee)					
RE:STEVE J. PADEN PHS #157002.  Total Number of Pieces Postmaster, Per (Name of Received at Post Office Receiving Employee)					
RE:STEVE J. PADEN PHS #157002.  Total Number of Pieces Postmaster, Per (Name of Received at Post Office Receiving Employee)					
Total Number of Pieces Received at Post Office		PHS #157002.			
	Total Number of Pieces Listed by Sender				

RESIDENTIAL FUNDING COMPANY, LL	: COURT OF	COMMON PLEAS
vs.	: CIVIL ĐIVI :	
STEVE J. PADEN	: NO. 2007-C	V-1099
AFFIDAVIT OF SERVICE	URSUANT TO RULE :	3129
COMMONWEALTH OF PENNSYLVANIA COUNTY OF COLUMBIA	)	SS:
I, DANIEL G. SCHMIEG, ESQUIRE at	rney for RESIDENTIAL	. FUNDING
COMPANY, LLC hereby verify that true and c	rrect copies of the Notice	of Sheriff's sale were
served by certificate of mailing to the recorded l	nholders, and any known	interested party see
Exhibit "A" attached hereto.		
DATE: January 3, 2008	DANIEL G. SCHMIEG Attorney for Plaintiff	G, ESQUIRA



## IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

RESIDENTIAL FUNDING COMPANY, LLC : Court of Common Pleas

Plaintiff

Civil Division

VS,

COLUMBIA County

STEVE J. PADEN

No. 2007-CV-1099

Defendant

### <u>ORDER</u>

AND NOW, this day of the prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tune 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

19 Scett N. Naus

J.

157002

#### TIMOTHY T. CHAMBERLAIN



FAX: (570) 389-5625

PHONE (570) 389-5622 24 HOUR PHONE

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

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal Wendy Westover, Notary Public Bloomsburg, Columbia Co., PA Commission Expires November 07, 2019 TIMOTHY T. CHAMBERLAIN SHERIFF

P. D'ANGELO DEPUTY SHERIFF

## COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T, CHAMBERLAIN SERVICE# 3 - OF - 11 SERVICES DATE RECEIVED 10/11/2007 DOCKET # 190ED2007 PLAINTIFF RESIDENTIAL FUNDING COMPANY, LLC DEFENDANT STEVE J. PADEN ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG PERSON/CORP TO SERVED PAPERS TO SERVED CONNIE GINGHER-TAX COLLECTOR MORTGAGE FORECLOSURE 1615 LINCOLN AVE. BERWICK SERVEDUPON 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 \_\_\_ 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 1 de Date 12.05.00 DEPUTY

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

DATE RECEIVED 10		SERVICE# 4 - DOCKET # 190		RVICES
PLAINTIFF	RESIDENTIAL	FUNDING COM	PANY, LLO	2
BERWICK SEWER 1108 FREAS AVE. BERWICK	STEVE J. PADI PHELAN HALI SERVED	LINAN AND SCH PAPERS TO SI MORTGAGE FO	E <b>RVED</b> ORECLOSU	
	Curk			
	ME /53 · MILE			
Racc Sex H	cight Weight :	Eyes Hair	Agc	_ Military
TYPE OF SERVICE:	A. PERSONAL SERVI B. HOUSEHOLD MEN C. CORPORATION M D. REGISTERED AGE E. NOT FOUND AT P	MBER: 18+ YEA ANAGING AGEN ENT	RS OF AGE NT	E AT POA
	F. OTHER (SPECIFY)		<del>.</del>	
ATTEMPTS DATE	TIME OF	FICER	REMAR	KS
DEPUTY	The Dan	DATE	12-05.	67

2 % DISC 1125  IF PAID ON OR BEFOR Aug 31  O REFUNI ON 1887  ION 1887  AATE CHECT 1887  143.7.  31.4.  23.3. 29.2 247.9 247.9  and on or before 50000		18,824 23,870		Buildings Total Assessment	Total	sope with your payment OUR PAYMENT	Paru dissile a recept, seind a self-actiressad stamped envelope with your payment. THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT.
THE PRIVATE TO:  BESCRIPTION  RATE  PAYERS  THE PRIVATE  TOE, Thur, 9:30am-4:00pm  This known of multis became from multis summed with the post private in examined with the private private in the private private private in the private p		i,046		Lar	.2896 Acres		
PAYENDER	thouse on: ary 1, 2008	Janu	5%	01-076-00 LN	Penalty 1( PARCEL: 04A- 300 BOWERS		SÉUSSER JENNIFÉRIF 300 BOWERS LANE BERWICK PA 18603
PAYBLE TO:  PARABLE TO:  The PAIL ESTATE  23870 48.100 1125.19 1148.15 126  The Annual Name been composed by you comprehence. Itses are due now and pepale. Prompt payment is requested to you comprehence as sake to make the policy of the parable parable. Prompt payment is requested to you comprehence. Itses are due now and pepale. Prompt payment is requested to you comprehence as sake to pay the parable payment payment is requested to you comprehence as sake to pay the payment is requested to you comprehence as sake to pay the payment is requested to you comprehence must be returned with pour payment for a mempt, enclose a sake to pay the payment payment is requested to pay the payment is requested to payment is requested to pay the payment is requested to payment is requested to pay the payment is requested to payment is requeste	tax returned to	This	,	 H	Ç	REQUESTED	PADEN, STEUE
PAYABLE TO:  GINGHER G	518.76 June 30 If paid after	485.55 June 30 I paid on or before	<u> </u>		PAY THIS AMO	have been calculated for your convenience	PHONE:570-752-7442
REAL ESTRIE   23870   48.100   1125.15   1148.15   126   125   126   125   126   1	25.06 31.33 265.67	23.87 29.84 253.02	29.24 29.24 247.96	1.25 10.6		FIRE BORO RE	K & FRI : Y & HOLII ER DISCO
PAYABLE TO:  BESCRIPTION  REAL ESTATE  ASSESSMENT  REAL ESTATE  28 DISC PACE AMOUNT  REAL ESTATE  29 DISC PACE AMOUNT  1125.19  1148.15  THE PAID ON  T	161.38 35.32	146.71 32.11		6.146 1.345	23,870	SINKING	1615 Lincoln Ävenue Berwick PA 18603
PAYABLE TO:  GINGHER  GINGHER  DESCRIPTION  REAL ESTATE  23870 48.100 1125.19 1148.15  DIA AVENUE  PAY 18603  The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested that your payment for a receipt, enclose a SASE.  DEN STEVE J  PARCE AMOUNT 1125.19 1148.15  The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested that your payment for a receipt, enclose a SASE.  NO REFUNDS UNDER \$5.00  DEN STEVE J  PARCEL 04A01 07600000  PARCEL 04A01 07600000  SCHOOL PAINENT TAX  OURTHOUSE DEC  COURTHOUSE DEC  COURTHOUSE DEC  COURTHOUSE DEC  PARCE AMOUNT 108.15  IN 125.19 1148.15  IN 125.19 11	INCL PENALTY	BII	<b>1</b> 3	Ц	ASSESSMENT ASSESSMENT	FOR: COLUMBIA CO	BERWICK BORO  MAKE CHECKS PAYBLE TO:  Connie C Gingher
PAYABLE TO: GINGHER  DLN AVENUE  PA 18603  The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. THIS DEN STEVE J  DEN STEVE J  DEN STEVE J  DEN STEVE J  DATE:  PARCEL 04A01 07600000  RWICK PA 18603  This tax notice must be returned with amount and 10% penalty have been computed for your payment. For a receipt, enclose a SASE MOUNT have 311 oct 31	YMENT	FOR SCHOOL PA	CHECKS				
PAYABLE TO: GINGHER  DESCRIPTION  REAL ESTATE  28 DISC FACE AMOUNT 10% PAYABLE TO: GINGHER  DLN AVENUE  PA 18603  The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. THIS OR BEFORE Your payment. For a receipt, enclose a SASE.  PAY  1125.19  1148.15  PAY  1125.19  1148.15  PAID ON  IF	0000				CRES	III .	•
PROUGH PAYABLE TO: GINGHER  SIN AVENUE  The, Thur, 9:30am-4:00pm 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.  DEN STEVE J  O BOWERS LANE  PARCEL 04A01 07600000  FROPERTY DESCRIPTION  ASSESSMENT RATE 2% DISC FACE AMOUNT 10%. PROPERTY DESCRIPTION  AREAL ESTATE  23870 48.100 1125.19 1148.15  II. PAID ON IF. PAID ON IF. PAID ON OR BEFORE AFT DESCRIPTION  NO REFUNDS UNDER \$5.00  PARCEL 04A01 07600000  SCHOOL PENALTY  SCHOOL PENALTY	DEC 16		18824,		20070-1175		H
PAYABLE TO: GINGHER CINGHER Computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax noice must be returned with your payment. For a receipt, enclose a SASE CINGHER CINGHE	ALTY 10%	SCHOOL	5046.			300 BO	
PAYABLE TO: GINGHER  CINGHER  CINGHER  CINGHER  CINGHER  CINGHER  CINGHER  CINGHER  CINGHER  COMPUTED TO: COMPUTED THIS TAX NOICE must be returned with your payment. For a receipt, enclose a SASE.  CONTROLL THE STATE 2% DISC FACE ANOUNT 1125.19 1148.15  CONTROLL THE STATE 28 DISC FACE ANOUNT 1125.19 1148.15  CONTROLL THE STATE COUNT 1125.19 1148.15 CONTROLL TAXES ARE COMPUTED TO:		'	į	000	l	PARCEL	BERWICK PA
PAYABLE TO: GINGHER  CINGHER  COMPUTED 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.  CINGHER  CINGHER  CINGHER  CINGHER  COMPUTED 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.  NO REFUNDS UNDER \$5.00	3772	ACCT.	NOLL	Y DESCRIE		•	300 BOWERS
PAYABLE TO: GINGHER  CINGHER  COMPUTE Time 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax noice must be returned with computed with your payment. For a receipt, enclose a SASE.  CINGHER  CING	0	r 1	REFUN				PADEN STEVE
PAYABLE TO: GINGHER  DESCRIPTION  ASSESSMENT  RATE  2 * DISC FACE ANOUNT 10 * 10 * 11 * 10	AFTER Wow 1	a a servición de la constantidad d	OR BEFORE  Aug 31	MOUNT	<del></del>	This tax notice must be your payment. For a receipt,	570-752-744
PAYABLE TO:         DESCRIPTION         ASSESSMENT         RATE         2 % DISC         FACE ANOUNT         10% (10%)           GINGHER         REAL ESTATE         23870         48.100         1125.19         1148.15           DLN AVENUE         PA 18603         186	1262.97		1125.19	PAY	penalty have been noe. Taxes are due	The 2% discount and 10% p computed for your convenien	Mon, Tue, Thur,
PROUGH  DESCRIPTION  ASSESSMENT RATE 2% DISC FACE ANOUNT 10%;  PAYABLE TO:  REAL ESTATE  23870 48.100 1125.19 1148.15  DIAN AVENUE							[CK, PA 18603
DESCRIPTION ASSESSMENT RATE 2 DISC FACE AMOUNT	1262.97	1148.15	1125.		23870		GINGHER
	10% PENALTY	AMOUNT	2 % DISC	RATE	ASSESSMENT	DESCRIPTION	PAVABLE

BERWICK AREA SCHOOL DISTRICT

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

mot prin my 13/6/07



PHONE (570) 389-5622 24 HOUR PHONE (570) 784-6300

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

Timothy T. Chambalain



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,

Authority Clerk

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

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: DATE RECEIVED 1	0/11/2007	SERVICE# 5 DOCKET # 19	- OF - 11 SERVICES 0ED2007
PLAINTIFF	RESIDENTIAL	. FUNDING COM	MPANY, LLC
PERSON/CORP TO S DOMESTIC RELATION	PHELAN HAL SERVED	LINAN AND SC PAPERS TO S	HMIEG SERVED FORECLOSURE
15 PERRY AVE. BLOOMSBURG		+	
SERVED UPON 14	PUREEN COL		
RELATIONSHIP (	STORITO Sep.	IDENTIFIC	ATION
DATE (2.3-7 TII	ME 1466 MILE	AGE	OTHER
Racc Sex H	leight Weight	Eyes Hair _	Age Military
TYPE OF SERVICE:	A. PERSONAL SERVI B. HOUSEHOLD MEI C. CORPORATION M D. REGISTERED AGI E. NOT FOUND AT P	MBER: 18+ YEA IANAGING AGE ENT	ENT
	F. OTHER (SPECIFY)	)	
ATTEMPTS DATE	TIME OF	FICER	REMARKS
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# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CH DATE RECEIVED 1	AMBERLAIN	SERVICE# 1 - OF - 11 SERVICES DOCKET # 190ED2007			
DATE RECEIVED T	0/11/2007	DOCKET # 1901		_	
PLAINTIFF	RESIDENTIAI	L FUNDING COM	PANY, LLC	10016	
DEFENDANT	STEVE J. PAD		390	10010	
ATTORNEY FIRM	PHELAN HAL	LINAN AND SCH	IMIEG		
PERSON/CORP TO S	SERVED	PAPERS TO SE	ERVED		
STEVE PADEN		MORTGAGE FO			
STEVE PADEN 300 BOWERS LANE					
BERWICK					
		J			
SERVED UPON	NORM FOU	WEER		_	
RELATIONSHIP	53 ROTHEL	IDENTIFICA	TION	_	
DATE 10 1007 III	ME MILE	AGE	OTHER		
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TYPE OF SERVICE:	A. PERSONAL SERV B. HOUSEHOLD ME C. CORPORATION M D. REGISTERED AG E. NOT FOUND AT I	MBER: 18+ YEA MANAGING AGEN ENT	RS OF AGE AT POA NT	CSO	
	F. OTHER (SPECIFY	)			
ATTEMPTS DATE	TIME OF	FFICER	REMARKS		
10.015.07 /	335 DA	N68 CO	4/6		
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DEPUTY	The les	DATE _	10-1507		

### REAL ESTATE OUTLINE

ED#<u>///</u>5-5-/

DATE RECEIVED /Delice	•			
DOCKET AND INDEX				
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# (6-34/30)			
**IF ANY OF ABOVE IS MISSIN	G DO NOT PROCEDE**			
SALE DATE POSTING DATE ADV. DATES FOR NEWSPAPER	TIME  1 <sup>ST</sup> WEEK  2 <sup>ND</sup> WEEK  3 <sup>RD</sup> WEEK			

# SHEKIFF'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 alloy; 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 comer 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.

IMPORT ANT 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.sheriffofeolumbiacounty.com

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## SHEKIFF'S 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 1617 John F. Kennedy Blvd 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		IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
vs. STEVE J. PADEN		No. 2007-CV-1099 Term 200
Commonwealth of Pennsylvania:	J	(Mangago 1 orociosaro)
•		
County of Columbia		
TO THE SHERIFF OF COLU	JMBIA COUNTY, PE	ENNSYLVANIA:
To satisfy the judgment, int	erest and costs in the above 1 v):	matter you are directed to levy upon and sell the following property
PREMISES: 300 BOWERS: (See Legal Des	LANE, BERWICK, PA	A 18603
Interest	at Due onal Fees and Costs from 9/12/07 to Sale 19per diem	\$104,543.69 \$1,590.00 \$ and costs.
		Tami B.Kline Balara M. Selvette
Dated 10-11-07 (SEAL)		(Clerk) Office of the Prothy Support, Common Pleas Count of Columbia County, Penna.  Proth. & Clk. Of Sev. Courts My Com. Ex. 1st Mon. Jan 2008
PHS#157002		
	No. <u>2</u> 0	Term 20 E.D 007-CV-1099 Term 2005 A.D. Term 20 J.D.

### **DESCRIPTION**

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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.

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vs. STEVE J. PADEN		No. 2007-CV-1099 Term 200
Commonwealth of Pennsylva	ania:	(*************************************
County of Columbia		
TO THE SHERIFF OF	COLUMBIA COUNTY, PE	NNSYLVANIA:
To satisfy the judgm (specifically described propert	ent, interest and costs in the above n ty below):	natter you are directed to levy upon and sell the following property
PREMISES: 300 BOW (See Lega	ERS LANE, BERWICK, PA al Description attached)	A 18603
A In	mount Due dditional Fees and Costs sterest from 9/12/07 to Sale \$17.19per diem	\$104,543.69 \$1,590.00 \$and costs.
Dated 19.11.77		(Clerk) Office of the Prothy Support, Common Pleas Country of Columbia County, Penna.
(SEAL)	, <b></b>	Proth. & Clk. Of Sev. Courts My Com. Ex. 1st Mon. Jan 2008
	No No. 20	Term 20 <u>E.D</u> 07-CV-1099 Term 2005 A.D.
	No.	07-CV-1099 Term 2005 A.D.

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Premises being: 300 BOWERS LANE, BERWICK, PA 18603

Гах Parcel #04A-01-076-00,000

RESIDENTIAL FUNDING COMI 1Y, LLC : COLUMBIA C 500 ENTERPRISE ROAD, SUITE 150 :

HORSHAM, PA 19044-0969 : COURT OF COMMON PLEAS

:

Plaintiff, : CIVIL DIVISION

: NO. 2007-CV-1099

NTY

STEVE J. PADEN
300 BOWERS LANE
BERWICK, PA 18603

v.

:

Defendant(s).

:

### 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.)

COLUMBIA COUNTY COURTHOUSE

TENANT/OCCUPANT

300 BOWERS LANE BERWICK, PA 18603

DOMESTIC RELATIONS OF

- ...**,** - - - - - <del>- - -</del>

**COLUMBIA COUNTY** 

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 COM' NY, LLC 500 ENTERPRISE ROAD, SUITE 150 HORSHAM, PA 19044-0969

**COURT OF COMMON PLEAS** 

COLUMBIA C INTY

Plaintiff, :

CIVIL DIVISION

STEVE J. PADEN 300 BOWERS LANE BERWICK, PA 18603

v.

NO. 2007-CV-1099

Defendant(s).

### **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):

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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

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NAME

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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:

LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

NONE

NAME

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 COURTHOUSE

COLUMBIA COUNTY P.O. BOX 380

**BLOOMSBURG, PA 17815** 

COMMONWEALTH OF PENNSYLVANIA P.O. BOX 2675

DEPARTMENT OF WELFARE 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

RESIDENTIAL FUNDING COMPANY, LLC

**500 ENTERPRISE ROAD, SUITE 150** 

HORSHAM, PA 19044-0969

Plaintiff,

STEVE J. PADEN 300 BOWERS LANE

v.

Defendant(s).

Attorney for Plaintiff

**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

(X) 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 Attorney for Plaintiff One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard **Suite 1400** Philadelphia, PA 19103-1814 Attorney for Plaintiff (215)563-7000 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 (X) 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

RESIDENTIAL FUNDING COMPANY, LLC

500 ENTERPRISE ROAD, SUITE 150

HORSHAM, PA 19044-0969

Plaintiff,

STEVE J. PADEN

300 BOWERS LANE

**COLUMBIA COUNTY** 

Attorney for Plaintiff

COURT OF COMMON PLEAS

CIVIL DIVISION

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 I	BOWERS L	ANE, 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 Mortga	gee) against you. In the event the sale is continued, an
announcement will be made at said sale in com	pliance 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.
- 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.
  - 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 ? 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.
- 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 5<sup>TH</sup> 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

		, 20
(Attorney for Plaintiff(s)  20 , the Shcriff is hereby property described in the within named execution by insurance, (Attorney for Plaintiff(s)	HARRY A. ROADARMEL Columbia County, Pa.	Sheriff
the Shering the strength of th		Sir: — There will be placed in your hands
named e	for service a Writ of EXECUTION	N (REAL ESTATE), styled as
aintiff(s)  , 20 he within anintiff(s)	follows: RESIDENTIAL FUNDI	NG COMPANY, LLC vs STEVE J. PADEN and
(Attorney for Plaintiff(s)  1y described in the withi  Attorney for Plaintiff(s)	The defendant(s) will be found at 30	00 BOWERS LANE,
(Atto		Attorney for Plaintiff
WAIVER OF INSURANCE – Now, released from all liability to protect the prowhich insurance is hereby waived.	chattels shall be seized and be lever written copies of description as it	e below where defendants will be found, what foods and ied upon. If real estate, attach five double spaced typed shall appear on the new deed together with Street and do not furnish us with the old deed or mortgage.
IVER OF II sed from al in insurance		
WA relez whic		

## **SHERIFF'S RETURN**

## RESIDENTIAL FUNDING COMPANY, LLC

Plaintiff

# IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

VS.

STEVE J. PADEN		No. 2007	-CV-1099 CD Term, 200
<u>BIB ( B 0, III B D, 1</u>			
	Defendants	WRIT	
		ISSUED	
NOW,		High S	Sheriff of Columbia County, Pennsylvania, do
		County, Pennsylvani	a, to execute this Writ. This deputation being
made at the request and risk of the Plaintiff.			
Defendants alleged address is			
		Sheri	ff, Columbia County, Pennsylvania
		Ву	Deputy Sheriff
	AFFIDAVIT (	OF SERVICE	Deputy Sheriff
Now,	200_, at	O'Clock	m., served the within
at			
a true and correct copy of the			
the contents thereof.			
Sworn and Subscribed before me		So Answers,	
		•	
this		<del>.</del>	
day of	20		
		BY:	
Notary Public			Sheriff
		20, See	return endorsed hereon by Sheriff of
			sylvania, and made a part of this
return		County, I cm	isyrvama, and made a part of fills
		So Answers,	
		,	
		<del>-</del>	Sheriff
			Deputy Sheriff

# SHERIFF'S DEPARTMENT

SHERIFF SERVICE	INSTRUCTIONS: Please type or print legibly, insuring					
PROCESS RECEIPT and AFFIDAVIT OF RETURN			readability of all copies. Do not detach any copies.  Expiration date			
Plaintiff		Expiration	Court Number	······································		
RESIDENTIAL FUNDING COMPANY, LLC			2007-CV-1099			
Defendant STEVE J. PADEN			Type or Writ of Con	oplaint VOTICE OF SALE		
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO S	ERVICE OR DESC	PIPTION OF I				
STEVE J. PADEN		Hower	KOLKIT TO BE LEV	AED, AT TACHED OR SALE.		
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and 2	(ip Code)		·· -	<u> </u>		
300 BOWERS LANE, BERWICK, PA 18603						
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST I	N EXPEDITING	SERVICE.	<del></del>	<u> </u>		
NOW,, 200_, I, Sheriff of COLUMBIA County	DA do bassis de		:ec e	<del></del>		
County, to execute the within and make return thereof according to law.	, FA do nereby de	eputize the Sr	ieriit oi			
	01 (00 4)	COLLINARIA		<u></u>		
			County, Penna.			
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER (	OF WATCHMAN	I — Any dept	ity sheriff levying upo	on or attaching any		
property under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy or sheriff to any plaintif	whomever is foun Therein for any io	id in possessions destruction	on, after notifying per n or removal of any si	son of levy or		
sheriff's sale thereof.	, norem to may to	os, ocsaracio	ir or removar or any si	ich property before		
Signature of Attorney or other Originator requesting service on behalf of XX Plaint	iff	Talanhone	Number	Data		
Dei	fendant	Telephone Number Date				
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Bouleva Philadelphia, PA 19103-1814	rd, Suite 1400	(215)563-7000				
SPACE BELOW FOR USE OF SHERIF	FONLY —	DO NOT	WRITE BELO	W THIS I INF		
PLAINTIFF	<u> </u>	101	Court Number	5W THIS LINE		
· · · · · · · · · · · · · · · · · · ·						
RETURNED:						
RETURNED:  AFFIRMED and subscribed to before me this day	SO ANSWERS			Date		
	SO ANSWERS Signature of Dep	o. Sheriff		Date		
AFFIRMED and subscribed to before me this day		o. Sheriff		Date		
				Date		
AFFIRMED and subscribed to before me this day	Signature of Dep					
AFFIRMED and subscribed to before me this day	Signature of Dep					
AFFIRMED and subscribed to before me this day	Signature of Dep					

# SHERIFF'S DEPARTMENT

SHERIFF SERVICE	The state of the s			
PROCESS RECEIPT and AFFIDAVIT OF RE				
Plaintiff		Expiration date		
RESIDENTIAL FUNDING COMPANY, LLC		Court Number 2007-CV-109	9	
Defendant STEVE J. PADEN		Type or Writ of C EXECUTION	Complaint VNOTICE OF SALE	
AT  NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO STEVE J. PADEN  ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and 300 BOWERS LANE, BERICK, PA 18603		RIPTION OF PROPERTY TO BE I	LEVIED, ATTACHED OR SALE.	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	Γ IN EXPEDITING	SERVICE.		
SERVE DEFENDANT WITH THE NOTICE OF SALE.				
NOW,, 200_, I, Sheriff of COLUMBIA Count County, to execute the within and make return thereof according to law.	ty, PA do hereby d	eputize the Shcriff of		
	Sheriff of	COLUMBIA County, Penna.	<del></del>	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER property under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy or sheriff to any plaint sheriff's sale thereof.	of whomever is four	d in possession, after notifying t	person of levy or	
Signature of Attorney or other Originator requesting service on behalf of XX Plain		Telephone Number	Date	
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Bouler Philadelphia, PA 19103-1814	Perfendant evard, Suite 1400	(215)563-7000		
SPACE BELOW FOR USE OF SHERIF	FF ONLY —	DO NOT WRITE BE	LOW THIS LINE	
PLAINTIFF		Court Number		
RETURNED:				
AFFIRMED and subscribed to before me this day	SO ANSWERS		Date	
	Signature of Dep	o. Sheriff	Date	
of20	Signature of She	riff	Date	
	Sheriff of			
	·			

# SHERIFF'S DEPARTMENT

SHERIFF SERVICE				TIONS: Please type or print legibly, insuring			
PROCESS RECEIPT and AFFIDAVIT OF RETU			· <b> </b>	readability of all copies. Do not detach any copies.  Expiration date			
Plaintiff				Схрпано	Court Number		
RESIDENTIA	AL FUNDING COMPANY, LLC				2007-CV-10	99	
Defendant STEVE J. PA	DEN &				Type or Writ of EXECUTIO	Complaint N/NOTICE O	F SALE
SERVE	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.						
AT \	ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 300 BOWERS LANE, BERWICK, PA 18603						
SPECIAL INSTR	UCTIONS OR OTHER INFORMATION THAT WIL	I. ASSIST I	N EXPEDITING	SERVICE.			
	ST THE PREMISES WITH THE SHER	IFF'S H	ANDBILL OF	SALE.			
NOW, County, to execu		BIA County	, PA do hereby d	eputize the S	heriff of		<u> </u>
			Sheriff of C	COLUMBIA	County, Penna.		
property und	LY APPLICABLE ON WRIT OF EXECUTION: N.B. der within writ may leave same without a watchman, in without liability on the part of such deputy or sheriff to e thereof.	custody of	whomever is foun	d in possessi	ion, after notifying	person of levy of	r
Signature of Attor	mey or other Originator requesting service on behalf of			Telephone	Number	Date	
ADDRESS: One	e Penn Center at Suburban Station, 1617 John F. Kenne iladelphía, PA 19103-1814	Del edy Bouleva	fendant rd, Suite 1400	(215)56	3-7000		
	SPACE BELOW FOR USE OF S	HERIFI	F ONLY —	DO NOT	WRITE BE	ELOW THIS	SLINE
PLAINTIFF				<u> </u>	Court Number		3 1311113
					<u>.</u>		
RETURNED:							
AFFIRMED and s	subscribed to before me this	_ day	SO ANSWERS Signature of Dep	. Sheriff			Date
of		20					
			Signature of She	riff			Date
<del></del>			Sheriff of		<del></del> .		

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.

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

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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THENCE along said lot in a southerly direction 145 feet to Mary Street;

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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.

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Premises being: 300 BOWERS LANE, BERWICK, PA 18603

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Premises being: 300 BOWERS LANE, BERWICK, PA 18603

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.

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 comer 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

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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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THENCE along said lot in a southerly direction 145 feet to Mary Street;

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THENCE along said lot in a southerly direction 145 feet to Mary Street;

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PHELAN HALLINAN & SCHMIEG ILP ATTORNEY ESCROW ACCOUNT ONE PENN CENTER, SUITE 1400 PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICHOPRINTED BORDER

3-180/360

634160 CHECK NO

ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Order Of To The

Bloomsburg, PA 17815

35 W Main Street

Sheriff of Columbia County

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

Void after 180 days

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