

SHERIFF'S SALE COST SHEET

Chase Home Finance vs. James & Carol McRadden
 NO. 206-07 ED NO. 998-07 JD DATE/TIME OF SALE 2-27-08 09:30

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>41.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</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>5.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>415.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>772.14</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>997.14</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</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>120.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 1589.14

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

Chase Home Finance VS James & Carol McFadden

NO. 226-07 ED NO. 998-07 JD

DATE/TIME OF SALE: 2-27-08 0930

BID PRICE (INCLUDES COST) \$ 1589.14

POUNDAGE - 2% OF BID \$ 31.78

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1620.92

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Larry L. Mull
Agent for Phelan Halloran & Schmitz

TOTAL DUE: \$ 1620.92

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 270.92

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103

Operator Assisted 215-563-7000, Ext 1477

Automated Assisted 320-0007-Ext, 1477

Fax: 215-563-7009

nora.ferrer@fedphe-pa.com

Nora Ferrer
Legal Assistant, ext.1477

Representing Lenders in
Pennsylvania and New Jersey

February 28, 2008

Office of the Sheriff
Columbia County Courthouse
5 West Main Street
Bloomsburg, PA 17815

Re: James C. Mcfadden & Carol L. Mcfadden
a/k/a Carol Perrelli Mcfadden
175 Evergreen Lane
Catawissa, PA 17820
No. 2007-CV-998-MF

URGENT

Dear Sir or Madam:

I hereby assign my bid on the above captioned property knocked-down to me Daniel G. Schmieg as "attorney-on-the-writ" to FANNIE MAE, 1900 Market Street, Suite 800, Philadelphia, PA 19103.

Please send a copy of the Deed via facsimile, record the original and send notification of the recording date. Enclosed please find two Realty Transfer Tax Statement of Values and two stamped self-addressed envelopes for your convenience.

Your cooperation in this matter would be appreciated.

Yours truly,

Nora Ferrer

Enclosure

cc: Chase Home Finance, LLC

Account No. 1687022480

PS. PLEASE FAX COST SHEET TO MY ATTENTION @ 215-567-0072. THANKS

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name	Telephone Number:		
Daniel G. Schmieg, Esquire			
Suite 1400	Area Code (215) 563-7000		
Street Address	City	State	Zip Code
One Penn Center at Suburban Station	Philadelphia	PA	19103
1617 JFK Blvd.			

B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)		
Timothy T. Chamberlain - Sheriff	FANNIE MAE		
Columbia County Courthouse			
Street Address	Street Address		
P.O. Box 380, 35 W. Main St.	1900 Market Street, Suite 800		
City	City	State	Zip Code
Bloomsburg	Philadelphia	PA	19103
PA			
17815			

C PROPERTY LOCATION

Street Address	City, Township, Borough	
175 Evergreen Lane, Catawissa, PA 17820	Township of Locust	
County	School District	Tax Parcel Number
COLUMBIA	Locust	20-01A-012-00.000

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$1,589.14	+ -0-	= \$1,589.14
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$38,994.00	x 3.55	= \$ 138,428.70

E EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
100%	100%

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____
(Name of Decedant) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Instrument Number 200302089.
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Other (Please explain exemption claimed, if other than listed above. Transfer to FANNIE MAE. "This Transfer is an exempt transaction based on 72 P.S. Sect. 8102-C.3.(2) and 12 U.S.C. Sect. 1723a (c) (2)

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

Signature of Correspondent or Responsible Party
DANIEL G. SCHMIEG, ESQUIRE

Date:

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

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
672551

Pay TWO HUNDRED SEVENTY AND 92/100 DOLLARS

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

DATE	AMOUNT
02/29/2008	*****270.92

JACO 02282008

Void after 180 days

Travis S. Hallinan

⑈672551⑈ ⑆036001808136 150866 6⑈

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

Security Features: Shaded
Microprint
Security Features: Shaded
Microprint

SHERIFF'S SALE COST SHEET

Chase Home Finance vs. James & Carol McRadden
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MISC.	\$
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 1589.14

150949

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

Chase Home Finance VS James & Carol McFadden

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ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): James L. Mull
Agent for Phelen Hallman & Schmiegel

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LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 270.92

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

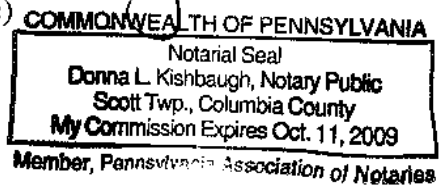
Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice February 6, 13, 20, 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 21st day of February 2008...

.....
Donna L. Kishbaugh
.....

(Notary Public)

My commission expires



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

.....

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

CHASE HOME FINANCE LLC.

VS.

JAMES & CAROL MCFADDEN

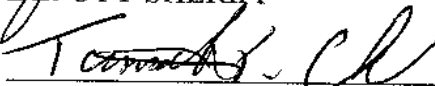
WRIT OF EXECUTION #226 OF 2007 ED

POSTING OF PROPERTY

January 23, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF JAMES & CAROL MCFADDEN. AT 175 EVERGREEN LANE CATAWISSA
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.


SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23RD DAY OF JANUARY 2008


COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

SHERIFF'S RETURN OF NO SERVICE

CHASE HOME FINANCE LLC, S/B/M TO CHASE
MANHATTAN MORTGAGE CORPORATION

226ED2007

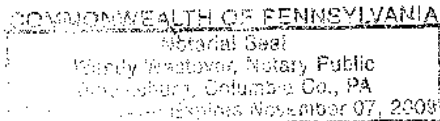
VS.

JAMES C. MCFADDEN
CAROL L. MCFADDEN A/K/A CAROL PERRELLI
MCFADDEN

THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF
THIS 1/4/2008 FOR THE FOLLOWING REASONS:
CERTIFIED UNCLAIMED AT 175 EVERGREEN LANE CATAWISSA AND 214 N.
CENTRAL BLVD, BROOMALL, PA

SWORN AND SUBSCRIBED BEFORE ME
THIS Wednesday, January 23, 2008

NOTARY PUBLIC



SO ANSWERS :

TIMOTHY T. CHAMBERLAIN
SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

CHASE HOME FINANCE LLC, S/B/M TO
CHASE MANHATTAN MORTGAGE
CORPORATION

VS

Docket # 226ED2007

MORTGAGE FORECLOSURE

JAMES C. MCFADDEN
CAROL L. MCFADDEN A/K/A CAROL
PERRELLI MCFADDEN

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, DECEMBER 28, 2007, AT 11:05 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JAMES MCFADDEN AT 2 FLR REAR JD BAR, NUMIDIA BY HANDING TO JAMES MCFADDEN, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

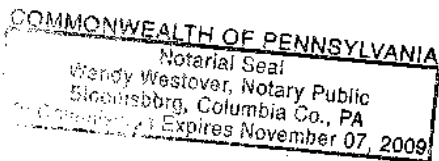
SO ANSWERS,

Timothy T. Chamberlain

SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, DECEMBER 31, 2007

Wendy Westover
NOTARY PUBLIC



X

P. D'Angelo
P. D'ANGELO
DEPUTY SHERIFF

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center Plaza
1617 JFK Boulevard, Ste. 1400
Philadelphia, PA 19103
(215) 320-0007

Attorney for Plaintiff

**CHASE HOME FINANCE LLC, S/B/M TO
CHASE MANHATTAN MORTGAGE
CORPORATION**

**: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2007-CV-998-MF
:
:**

vs.

JAMES C. MCFADDEN

**CAROL L. MCFADDEN
A/K/A CAROL PERRELLI MCFADDEN**

VERIFICATION OF NON-MILITARY SERVICE

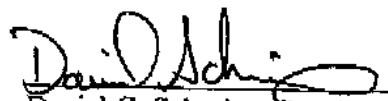
Daniel G. Schmieg, Esquire, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant **JAMES C. MCFADDEN** is over 18 years of age and resides at **175 EVERGREEN LANE, CATAWISSA, PA 17820**.

(c) that defendant **CAROL L. MCFADDEN A/K/A CAROL PERRELLI MCFADDEN** is over 18 years of age, and resides at **214 NORTH CENTRAL BOULEVARD, BROOMALL, PA 19008**.

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


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

CLERK OF COURT
JAN 27 2008
CLERK OF COURT
CLERK OF COURT

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

CHASE HOME FINANCE LLC, S/B/M TO	:	Court of Common Pleas
CHASE MANHATTAN MORTGAGE	:	
CORPORATION	:	Civil Division
Plaintiff	:	
vs.	:	COLUMBIA County
	:	
JAMES C. MCFADDEN	:	No. 2007-CV-998-MF
CAROL L. MCFADDEN	:	
A/K/A CAROL PERRELLI MCFADDEN	:	
Defendants	:	

ORDER

AND NOW, this 27th 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	\$100,352.30
Interest Through February 27, 2008	\$8,473.15
Per Diem \$17.53	
Late Charges	\$368.53
Legal fees	\$1,450.00
Cost of Suit and Title	\$1,364.31
Sheriff's Sale Costs	\$0.00
Property Inspections	\$0.00
Appraisal/Brokers Price Opinion	\$0.00
Mortgage Insurance Premium/	\$0.00
Private Mortgage Insurance	
Non Sufficient Funds Charge	\$0.00
Suspense/Misc. Credits	(\$0.00)
Escrow Deficit	\$1,963.37

TOTAL \$113,971.66

Plus interest from February 27, 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. Kaus
J.

150949

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

February 26, 2008

Office of the Sheriff
COLUMBIA County Courthouse

RE: CHASE HOME FINANCE LLC, S/B/M TO CHASE
MANHATTAN MORTGAGE CORPORATION
v. JAMES C. MCFADDEN and CAROL L. MCFADDEN
A/K/A CAROL PERRELLI MCFADDEN
COLUMBIA COUNTY, NO. 2007-CV-998-MF

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 02/27/08 SHERIFF'S SALE.*****

Name and
Address
of Sender

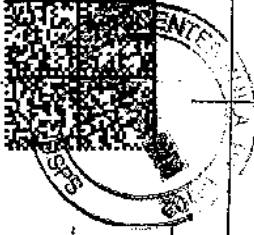
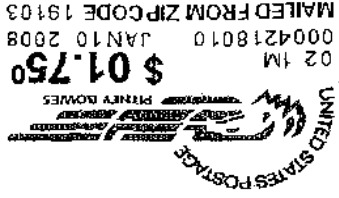
PHILAN HALLINAN & SCHMIEG LLC
ONE PENN CENTER, PLAZA, SUITE 1400
PHILADELPHIA, PA 19103-1814

SUPPORT TEAM

TEAM 3

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 175 EVERGREEN LANE CATAWISSA, PA 17820		
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		CAROL L. MCFADDEN A/K/A CAROL PERRELLI MCFADDEN 175 EVERGREEN LANE CATAWISSA, PA 17820		
5		Atlantic Credit and Finance, Inc., assignee from Household Bank 3353 Orange Avenue, Roanoke, VA 24012		
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE: JAMES C. MCFADDEN PHS #150949. TEAM 3/NZK		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

Postage



TEAM 3

**CHASE HOME FINANCE LLC, S/B/M
TO CHASE MANHATTAN MORTGAGE
CORPORATION**

vs.

**JAMES C. MCFADDEN
CAROL L. MCFADDEN
A/K/A CAROL PERRELLI MCFADDEN**

**: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION
:
: NO. 2007-CV-998-MF**

:

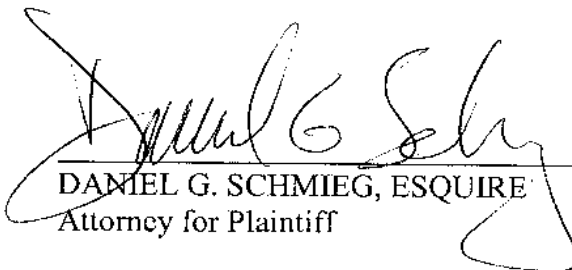
AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION** 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: February 26, 2008



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

CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION 3415 VISION DRIVE COLUMBUS, OH 43219	:	COLUMBIA COUNTY
	:	
	:	COURT OF COMMON PLEAS
	:	
	:	CIVIL DIVISION
	:	
Plaintiff,	:	
v.	:	NO. 2007-CV-998-MF
	:	
JAMES C. MCFADDEN 175 EVERGREEN LANE CATAWISSA, PA 17820	:	
	:	
CAROL L. MCFADDEN A/K/A CAROL PERRELLI MCFADDEN 175 EVERGREEN LANE CATAWISSA, PA 17820	:	

Defendant(s).

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

CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION,
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 **175 EVERGREEN LANE,**
CATAWISSA, PA 17820.

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
JAMES C. MCFADDEN	175 EVERGREEN LANE CATAWISSA, PA 17820
CAROL L. MCFADDEN A/K/A CAROL PERRELLI MCFADDEN	175 EVERGREEN LANE CATAWISSA, PA 17820

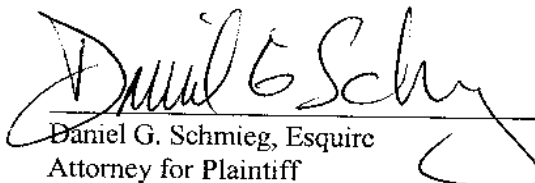
2. Name and address of Defendant(s) in the judgment:

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.) |
|--|---|
| ATLANTIC CREDIT AND FINANCE, INC., ASSIGNEE FROM HOUSEHOLD BANK | 3353 ORANGE AVENUE
ROANOKE, VA 24012 |
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 | 175 EVERGREEN LANE
CATAWISSA, PA 17820 |
| 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.

January 22, 2008
Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

215-320-0007

Fax: 215-563-7009

Kevin.Olinger@fedphe.com

Kevin Olinger
Legal Assistant, Ext. 1365

Representing Lenders in
Pennsylvania and New Jersey

February 26, 2008

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

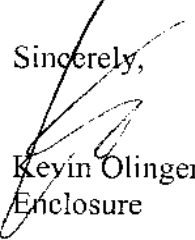
**CHASE HOME FINANCE LLC,
S/B/M TO CHASE MANHATTAN
MORTGAGE CORPORATION
vs.
JAMES C. MCFADDEN
CAROL L. MCFADDEN
A/K/A CAROL PERRELLI MCFADDEN
COLUMBIA- No. 2007-CV-998-MF
Action in Mortgage Foreclosure
Premises: 175 EVERGREEN LANE
CATAWISSA, PA 17820**

Dear Sir/Madame:

Enclosed are Affidavits of Service for the above captioned matter for filing with your office. We have forwarded copies of the same to the Prothonotary.

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,


Kevin Olinger
Enclosure

AFFIDAVIT OF SERVICE
Plaintiff: CHASE HOME FINANCE LLC, S/B/M TO CHASE
MANHATTAN MORTGAGE CORPORATION

COLUMBIA County
No 2007-CV-998-MF

Defendant(s): JAMES C. MCFADDEN
CAROL L. MCFADDEN
A/K/A CAROL PERRELLI MCFADDEN

Our File#150949
Type of Action
- Notice of Sheriff's Sale

Serve: JAMES C. MCFADDEN
Address: 175 EVERGREEN LANE
CATAWISSA, PA 17820

Sale Date: 2/27/08

PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES

NOTE:DIVORCED

SERVED

Served and made known to JAMES C. MCFADDEN, Defendant, on the 26th day of JANUARY, 2008 at 3:30 o'clock P.m., at 1127 NUMIDIA DRIVE, CATAWISSA, Commonwealth of PENNA, in the manner described below:

☒ Defendant personally served.
☐ Adult family member with whom Defendant(s) reside(s). Relationship is _____
☐ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
☐ Agent or person in charge of Defendant(s)'s office or usual place of business.
☐ _____ an officer of said Defendant(s)'s company.
☐ Other: _____

Description: Age 40's Height 6'0" Weight 200 Race W Sex M Other _____

I, RONALD MOLL, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed
before me this 26 day
of JAN, 2008
Notary: _____

THEODORE J. HARRIS
NOTARY PUBLIC
STATE OF NEW JERSEY

MY COMMISSION EXPIRES 10/25/2012

NOT SERVED

On the 16th day of JANUARY, 2008, at 9:25 o'clock A.m., Defendant NOT FOUND because:

☒ Moved ☐ Unknown ☐ No Answer ☒ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 2008.
Notary: _____

Attorney for Plaintiff

Daniel G. Schmieg, Esquire - I.D. No. 62205
One Penn Center at Suburban Station-Suite 1400
Philadelphia, PA 19103
(215) 563-7000

By: _____

ALL ATTEMPTS RESULTED IN NO ANSWER.
ALTHOUGH LIGHTS ARE ON AND DOG
WAS OBSERVED THEREIN, NEIGHBORS
AND PROPERTY MANAGEMENT OFFICIAL
STATED THAT DOG MAY BE ABANDONED
AND THAT DEFENDANT MAY BE COMING
IN LATE PM/EARLY AM, BUT HAS
NOT BEEN OBSERVED @ S.A. FOR MONTHS
INVESTIGATION DISCLOSED THAT MR.
MCFADDEN CURRENTLY RESIDES @
1127 NUMIDIA DR.
CATAWISSA, PA.

359

AFFIDAVIT OF SERVICE

Plaintiff: CHASE HOME FINANCE LLC, S/B/M TO CHASE
MANHATTAN MORTGAGE CORPORATION

COLUMBIA County
No 2007-CV-998-MF

Defendant(s): JAMES C. MCFADDEN
CAROL L. MCFADDEN
A/K/A CAROL PERRELLI MCFADDEN

Our File#150949
Type of Action
- Notice of Sheriff's Sale

Serve: CAROL L. MCFADDEN
A/K/A CAROL PERRELLI MCFADDEN
Address: 214 NORTH CENTRAL BOULEVARD
BROOMALL, PA 19008

Sale Date: 2/27/08

NOTE:DIVORCED

NOT!

PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES

SERVED

1/12
Served and made known to CAROL M^c FADDEN, Defendant, on the 15 day of JAN
2008 at 1130 o'clock A.m., at AS ABOVE, Commonwealth of PA., in the
manner described below:

☒ Defendant personally served.
☐ Adult family member with whom Defendant(s) reside(s). Relationship is _____
☐ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
☐ Agent or person in charge of Defendant(s)'s office or usual place of business.
☐ _____ an officer of said Defendant(s)'s company.
☐ Other: _____

Description: Age 50's Height 5'1" Weight 120 Race W Sex F Other _____

I, R. J. NEILL, a competent adult, being duly sworn according to law, depose and state that I personally handed
a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at
the address indicated above.

Sworn to and subscribed
before me this 15 day
of JAN, 2008

Notary: TPG

By:

R. J. Neill

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
NOT SERVED

On the _____ day of _____, 2008, at _____ o'clock _____m., Defendant NOT FOUND because:

Moved _____ Unknown _____ No Answer _____ Vacant _____

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 2008.

Notary:

By:

Attorney for Plaintiff

Daniel G. Schmieg, Esquire - I.D. No. 62205
One Penn Center at Suburban Station-Suite 1400
Philadelphia, PA 19103
(215) 563-7000

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/10/2007

SERVICE# 3 - OF - 12 SERVICES
DOCKET # 226ED2007

PLAINTIFF CHASE HOME FINANCE LLC, S/B/M TO CHASE
MANHATTAN MORTGAGE CORPORATION

DEFENDANT JAMES C. MCFADDEN
CAROL L. MCFADDEN A/K/A CAROL PERRELLI
MCFADDEN

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
TENANT(S)
175 EVERGREEN LANE
CATAWISSA

PAPERS TO SERVED
MORTGAGE FORECLOSURE

LIVES
ABOVE
J & D BAR
IN NWMDIA

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

12-19-07	1100	2	CD
12-28-07	1050	DANGELO	LC

DEPUTY

DATE 12-28-07

VACANT

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/10/2007

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 226ED2007

PLAINTIFF CHASE HOME FINANCE LLC, S/B/M TO CHASE
MANHATTAN MORTGAGE CORPORATION

DEFENDANT JAMES C. MCFADDEN
CAROL L. MCFADDEN A/K/A CAROL PERRELLI
MCFADDEN

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
JAMES MCFADDEN	MORTGAGE FORECLOSURE
175 EVERGREEN LANE	
CATAWISSA	

SERVED UPON JAMES MCFADDEN

RELATIONSHIP _____ IDENTIFICATION _____

DATE 12-28-07 TIME 1105 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) 2 FL REAR JD BAR
NUMIDIA DR - NUMIDIA

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

Paul Dill

DATE 12-28-07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/10/2007

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 226ED2007

PLAINTIFF CHASE HOME FINANCE LLC, S/B/M TO CHASE
MANHATTAN MORTGAGE CORPORATION

DEFENDANT JAMES C. MCFADDEN
CAROL L. MCFADDEN A/K/A CAROL PERRELLI
MCFADDEN

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
CAROL MCFADDEN
175 EVERGREEN LANE
CATAWISSA

PAPERS TO SERVED
MORTGAGE FORECLOSURE

*LIVES
NR. PHILLY
CHK. R. -
+ JWS - ✓*

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ MILEAGE _____ OTHER _____

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

*214 N. CENTRAL
BLVD
BROOMHALL PA*

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB _____ POE _____ CCSO _____ 19008
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) 214 N. CENTRAL BLVD

BROOMHALL PA 19008

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

Per Dill

DATE 12.28.07

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

CHASE HOME FINANCE LLC,
S/B/M TO CHASE MANHATTAN
MORTGAGE CORPORATION

vs.

JAMES C. MCFADDEN

CAROL L. MCFADDEN A/K/A
CAROL PERRELLI MCFADDEN

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2007-CV-998-MF Term 200__

2007-ED-226

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: 175 EVERGREEN LANE, CATAWISSA, PA 17820
(See Legal Description attached)

Amount Due	<u>\$108,236.97</u>
Additional Fees and Costs	<u>\$ 2,364.31</u>
Interest from 11/15/07 to Sale	\$.....and costs.
at \$17.79per diem	

Dated 12-13-07
(SEAL)

PHS#150949

Tamara B. Kline,
Barbara N. Silvestri
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.
Cyrla
Proth. & Clk. Of Sov. Court
Vty Com. Ex. 1st Mon. Jan 2008

DESCRIPTION

All that certain parcel or lot of land situate in the Township of Locust, County of Columbia and Commonwealth of Pennsylvania, being more fully bounded and described as follows:

Beginning at an iron pin on North edge of right-of-way of Evergreen Lane, said iron pin also being the southwest corner of Lot No. 176 and the southeast corner of land herein described;

Then by the North edge of right-of-way of Evergreen Lane North 81 degrees 55 minutes 16 seconds West 62.92 feet;

Thence by the same North 87 degrees 26 minutes 27 seconds West, 37.23 feet to an iron pin;

Then by Lot No. 174, North 4 degrees 12 minutes 13 seconds East 389.70 feet to an iron pin;

Then by the Beltz tract of land South 85 degrees 37 minutes 28 seconds East 100 feet to an iron pin;

Then by Lot No. 176 South 4 degrees 12 minutes 13 seconds West 392.58 feet to the place of beginning.

Containing 0.895 acres of land.

Being designated as Lot No. 175 as shown on property plan made for High Sky, by Merlyn J. Jenkins, dated November 19, 1971.

TITLE TO SAID PREMISES IS VESTED IN James C. McFadden and Carol L. McFadden, husband and wife, by Deed from Ole Frants Sommersted and Pia Sommersted, his wife, dated 07/29/2000, recorded 09/14/2000, in Deed Mortgage Inst# 200008743.

Premises being: 175 EVERGREEN LANE, CATAWISSA, PA 17820

Tax Parcel #20-01A-012-00.000

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

CHASE HOME FINANCE LLC, S/B/M TO	:	COLUMBIA COUNTY
CHASE MANHATTAN MORTGAGE	:	
CORPORATION	:	COURT OF COMMON PLEAS
3415 VISION DRIVE	:	
COLUMBUS, OH 43219	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO. 2007-CV-998-MF
	:	
v.	:	
JAMES C. MCFADDEN	:	
175 EVERGREEN LANE	:	
CATAWISSA, PA 17820	:	

**CAROL L. MCFADDEN A/K/A CAROL
PERRELLI MCFADDEN
175 EVERGREEN LANE
CATAWISSA, PA 17820**

Defendant(s).
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: JAMES C. MCFADDEN	CAROL L. MCFADDEN
175 EVERGREEN LANE	A/K/A CAROL PERRELLI MCFADDEN
CATAWISSA, PA 17820	175 EVERGREEN LANE
	CATAWISSA, PA 17820

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 **175 EVERGREEN LANE, CATAWISSA, PA 17820** is scheduled to be sold at Sheriff's Sale on February 27, 2008, at 9:30 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$108,236.97** obtained by CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION, (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, CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION , 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**

DESCRIPTION

All that certain parcel or lot of land situate in the Township of Locust, County of Columbia and Commonwealth of Pennsylvania, being more fully bounded and described as follows:

Beginning at an iron pin on North edge of right-of-way of Evergreen Lane, said iron pin also being the southwest corner of Lot No. 176 and the southeast corner of land herein described;

Then by the North edge of right-of-way of Evergreen Lane North 81 degrees 55 minutes 16 seconds West 62.92 feet;

Thence by the same North 87 degrees 26 minutes 27 seconds West, 37.23 feet to an iron pin;

Then by Lot No. 174, North 4 degrees 12 minutes 13 seconds East 389.70 feet to an iron pin;

Then by the Beltz tract of land South 85 degrees 37 minutes 28 seconds East 100 feet to an iron pin;

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Containing 0.895 acres of land.

Being designated as Lot No. 175 as shown on property plan made for High Sky, by Merlyn J. Jenkins, dated November 19, 1971.

TITLE TO SAID PREMISES IS VESTED IN James C. McFadden and Carol L. McFadden, husband and wife, by Deed from Ole Frants Sommersted and Pia Sommersted, his wife, dated 07/29/2000, recorded 09/14/2000, in Deed Mortgage Inst# 200008743.

Premises being: 175 EVERGREEN LANE, CATAWISSA, PA 17820

Tax Parcel #20-01A-012-00.000

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/10/2007

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 226ED2007

PLAINTIFF

CHASE HOME FINANCE LLC, S/B/M TO CHASE
MANHATTAN MORTGAGE CORPORATION

DEFENDANT

JAMES C. MCFADDEN
CAROL L. MCFADDEN A/K/A CAROL PERRELLI
MCFADDEN

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
HELEN LINDENMUTH-TAX COLLECTOR
1223A NUMIDIA DRIVE
CATAWISSA

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON TAX OFFICE

RELATIONSHIP _____ IDENTIFICATION _____

DATE 12/17/07 TIME 1535 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) PUT ON DESK OF TAX
COLLECTOR AT ABOVE ADDRESS

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

12/17/07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 12/10/2007

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 226ED2007

PLAINTIFF CHASE HOME FINANCE LLC, S/B/M TO CHASE
MANHATTAN MORTGAGE CORPORATION

DEFENDANT JAMES C. MCFADDEN
CAROL L. MCFADDEN A/K/A CAROL PERRELLI
MCFADDEN

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON MAUREEN GLE

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION _____

DATE 12-11-7 TIME 1525 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

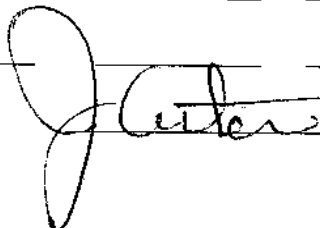
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 12-11-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 12/10/2007

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 226ED2007

PLAINTIFF CHASE HOME FINANCE LLC, S/B/M TO CHASE
MANHATTAN MORTGAGE CORPORATION

DEFENDANT JAMES C. MCFADDEN
CAROL L. MCFADDEN A/K/A CAROL PERRELLI
MCFADDEN

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON DEB Miller

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 12-11-7 TIME 0820 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. Miller

DATE 12-11-7

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 12/11/2007

Fee: \$5.00

Cert. NO: 4042

MCFADDEN JAMES C & CAROL L
175 EVERGREEN LANE
NUMIDIA PA 17858

District: LOCUST TWP
Deed: 20000 -8743
Location: 175
Parcel Id:20 -01A-012-00,000

Assessment: 38,994
Balances as of 12/11/2007

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

By: Timothy T. Chamberlain, Sheriff Per: dm.

REAL ESTATE OUTLINE

ED # 226-07

DATE RECEIVED 12-10-07

DOCKET AND INDEX 12-10-07

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# 62454

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

SALE DATE

Feb. 27, 08 TIME 0930

POSTING DATE

Mar. 20, 08

ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>Mar. 6</u>
2 ND WEEK	<u>Mar. 13</u>
3 RD WEEK	<u>Mar. 20</u>

SHERIFF'S SALE

WEDNESDAY FEBRUARY 27, 2008 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 226 OF 2007 ED AND CIVIL WRIT NO. 998 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 that certain parcel or lot of land situate in the Township of Locust, County of Columbia and Commonwealth of Pennsylvania, being more fully bounded and described as follows:

Beginning at an iron pin on North edge of right-of way of Evergreen Lane, said iron pin also being the southwest corner of Lot No. 176 and the southwest corner of land herein described; Then by the North edge of right-of-way of Evergreen Lane North 81 degrees 55 minutes 16 seconds West 62.92 feet; Thence by the same North 87 degrees 26 minutes 27 seconds West, 37.23 feet to an iron pin; Then by Lot No. 174, North 4 degrees 12 minutes 13 seconds East 389.70 feet to an iron pin; Then by the Beltz tract of land South 85 degrees 37 minutes 28 seconds East 100 feet to an iron pin; Then by Lot No. 176 South 4 degrees 12 minutes 13 seconds West 392.58 feet to the place of beginning.

Containing 0.895 acres of land.

Being designated as Lot No. 175 as shown on property plan made for High Sky, by Merlyn J. Jenkins, dated November 19, 1971.

TITLE TO SAID PREMISES IS VESTED IN James C. McFadden and Carol L. McFadden, husband and wife, by Deed from Ole Frants Sommersted and Pia Sommersted, his wife, dated 07/29/2000, recorded 09/14/2000, in Deed Mortgage Inst# 200008743.

Premises being: 175 Evergreen Lane, Catawissa, pa 17820

Tax Parcel #20-01A-012-00,000

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

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Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Chamberlain
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WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and Rule 3257

CHASE HOME FINANCE LLC,
S/B/M TO CHASE MANHATTAN
MORTGAGE CORPORATION

vs.

JAMES C. MCFADDEN

CAROL L. MCFADDEN A/K/A
CAROL PERRELLI MCFADDEN

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2007-CV-998-MF Term 200 2007-ED 226

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: 175 EVERGREEN LANE, CATAWISSA, PA 17820
(See Legal Description attached)

Amount Due
Additional Fees and Costs
Interest from 11/15/07 to Sale
at \$17.79per diem

\$108,236.97
\$ 2,364.31
\$.....and costs.

Dated 12-10-07
(SEAL)

PHS#150949

James B. Kline
Barbara J. Kline
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.
Proth. & Clk. Of Sev. Courts
My Com. Ex. 1st Men. Jan 2008

DESCRIPTION

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Barbara A. Silvestri
(Clerk) Office of the Prothy Support, Common Pleas Court
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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

**CHASE HOME FINANCE LLC, S/B/M TO
CHASE MANHATTAN MORTGAGE
CORPORATION
3415 VISION DRIVE
COLUMBUS, OH 43219**

Plaintiff,

v.

**JAMES C. MCFADDEN
175 EVERGREEN LANE
CATAWISSA, PA 17820**

**CAROL L. MCFADDEN A/K/A CAROL
PERRELLI MCFADDEN
175 EVERGREEN LANE
CATAWISSA, PA 17820**

Defendant(s).

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: JAMES C. MCFADDEN

**175 EVERGREEN LANE
CATAWISSA, PA 17820**

**CAROL L. MCFADDEN
A/K/A CAROL PERRELLI MCFADDEN
175 EVERGREEN LANE
CATAWISSA, PA 17820**

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 to collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **175 EVERGREEN LANE, CATAWISSA, PA 17820** is scheduled to be sold at Sheriff's Sale on February 27, 2008, at 9:30 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$108,236.97** obtained by CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION, (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:

The Sale will be cancelled if you pay to the Mortgagee, CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION, 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.

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vs.

JAMES C. MCFADDEN

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No. 2007-CV-998-MF Term 200__

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Dated

12-10-07
(SEAL)

PHS#150949

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Barbara J. Smith
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Attorney for Plaintiff

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CORPORATION

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COLUMBUS, OH 43219

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Tax Parcel #20-01A-012-00.000

IN THE COURT OF COMMON PLEAS
Columbia COUNTY, PENNSYLVANIA

Chase Home Finance LLC, S/B/M
to Chase Manhattan Mortgage
Corporation

vs.

James C. McFadden
Carol L. McFadden a/k/a
Carol Perrelli McFadden

CIVIL DIVISION
NO. 2007-CV-998-MF

ORDER

AND NOW, this 31st day of Aug, 2007, upon consideration of Plaintiff's Motion for Service Pursuant to Special Order of Court, it is hereby **ORDERED** and **DECREED** that said Motion is **GRANTED**.

It is further **ORDERED** and **DECREED** that Plaintiff may obtain service of the Complaint and all future pleadings on the above captioned Defendant, Carol L. McFadden a/k/a Carol Perrelli McFadden, by:

1. First class mail to Carol L. McFadden a/k/a Carol Perrelli McFadden at the mortgaged premises located at 175 Evergreen Lane, Catawissa, PA 17820; and
2. Certified mail to Carol L. McFadden a/k/a Carol Perrelli McFadden at the mortgaged premises located at 175 Evergreen Lane, Catawissa, PA 17820.

CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

2007 SEP -4 A 9:09

FILED
PROTHONOTARY

BY THE COURT:

151 Scott W. Naus
J.

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

**CHASE HOME FINANCE LLC, S/B/M TO
CHASE MANHATTAN MORTGAGE
CORPORATION
3415 VISION DRIVE
COLUMBUS, OH 43219**

Plaintiff,

v.

**JAMES C. MCFADDEN
175 EVERGREEN LANE
CATAWISSA, PA 17820**

**CAROL L. MCFADDEN A/K/A CAROL
PERRELLI MCFADDEN
175 EVERGREEN LANE
CATAWISSA, PA 17820**

Defendant(s).

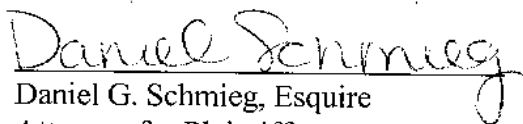
**: COLUMBIA COUNTY
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: COURT OF COMMON PLEAS
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: CIVIL DIVISION
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: NO. 2007-CV-998-MF
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:**

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

CHASE HOME FINANCE LLC, S/B/M TO	:	COLUMBIA COUNTY
CHASE MANHATTAN MORTGAGE	:	
CORPORATION	:	COURT OF COMMON PLEAS
3415 VISION DRIVE	:	
COLUMBUS, OH 43219	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO. 2007-CV-998-MF
v.	:	
	:	
JAMES C. MCFADDEN	:	
175 EVERGREEN LANE	:	
CATAWISSA, PA 17820	:	
	:	
CAROL L. MCFADDEN A/K/A CAROL	:	
PERRELLI MCFADDEN	:	
175 EVERGREEN LANE	:	
CATAWISSA, PA 17820	:	
	:	
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

CHASE HOME FINANCE LLC, S/B/M TO CHASE	:	COLUMBIA COUNTY
MANHATTAN MORTGAGE CORPORATION	:	
3415 VISION DRIVE	:	COURT OF COMMON PLEAS
COLUMBUS, OH 43219	:	
	:	CIVIL DIVISION
Plaintiff,	:	
v.	:	NO. 2007-CV-998-MF
	:	
JAMES C. MCFADDEN	:	
175 EVERGREEN LANE	:	
CATAWISSA, PA 17820	:	
	:	
CAROL L. MCFADDEN	:	
A/K/A CAROL PERRELLI MCFADDEN	:	
175 EVERGREEN LANE	:	
CATAWISSA, PA 17820	:	

Defendant(s).

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

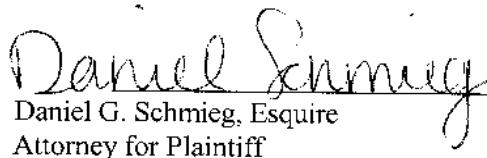
CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION,
Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **175 EVERGREEN LANE, CATAWISSA, PA 17820.**

1. Name and address of Owner(s) or reputed Owner(s):
- | | |
|--------------------------------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| JAMES C. MCFADDEN | 175 EVERGREEN LANE |
| | CATAWISSA, PA 17820 |
| CAROL L. MCFADDEN A/K/A | 175 EVERGREEN LANE |
| CAROL PERRELLI MCFADDEN | CATAWISSA, PA 17820 |
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 | 175 EVERGREEN LANE
CATAWISSA, PA 17820 |
| 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.

December 6, 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

**CHASE HOME FINANCE LLC, S/B/M TO CHASE
MANHATTAN MORTGAGE CORPORATION
3415 VISION DRIVE
COLUMBUS, OH 43219**

Plaintiff,

v.

**JAMES C. MCFADDEN
175 EVERGREEN LANE
CATAWISSA, PA 17820**

**CAROL L. MCFADDEN
A/K/A CAROL PERRELLI MCFADDEN
175 EVERGREEN LANE
CATAWISSA, PA 17820**

Defendant(s).

**COLUMBIA COUNTY
COURT OF COMMON PLEAS
CIVIL DIVISION
NO. 2007-CV-998-MF**

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

CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION,
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 **175 EVERGREEN LANE,**
CATAWISSA, PA 17820.

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

NAME

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

JAMES C. MCFADDEN

**175 EVERGREEN LANE
CATAWISSA, PA 17820**

**CAROL L. MCFADDEN A/K/A
CAROL PERRELLI MCFADDEN**

**175 EVERGREEN LANE
CATAWISSA, PA 17820**

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 | 175 EVERGREEN LANE
CATAWISSA, PA 17820 |
| 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.

December 6, 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

**CHASE HOME FINANCE LLC, S/B/M TO CHASE
MANHATTAN MORTGAGE CORPORATION
3415 VISION DRIVE
COLUMBUS, OH 43219**

Plaintiff,

v.

**JAMES C. MCFADDEN
175 EVERGREEN LANE
CATAWISSA, PA 17820**

**CAROL L. MCFADDEN
A/K/A CAROL PERRELLI MCFADDEN
175 EVERGREEN LANE
CATAWISSA, PA 17820**

Defendant(s).

**COLUMBIA COUNTY
:
:
COURT OF COMMON PLEAS
:
:
CIVIL DIVISION
:
:
NO. 2007-CV-998-MF
:
:
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:
:**

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

CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION,
Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praecipe for the Writ
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CATAWISSA, PA 17820.

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NAME

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JAMES C. MCFADDEN

**175 EVERGREEN LANE
CATAWISSA, PA 17820**

**CAROL L. MCFADDEN A/K/A
CAROL PERRELLI MCFADDEN**

**175 EVERGREEN LANE
CATAWISSA, PA 17820**

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 | 175 EVERGREEN LANE
CATAWISSA, PA 17820 |
| 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.

December 6, 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

CHASE HOME FINANCE LLC, S/B/M TO	:	COLUMBIA COUNTY
CHASE MANHATTAN MORTGAGE	:	
CORPORATION	:	COURT OF COMMON PLEAS
3415 VISION DRIVE	:	
COLUMBUS, OH 43219	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO. 2007-CV-998-MF
	:	
v.	:	
JAMES C. MCFADDEN	:	
175 EVERGREEN LANE	:	
CATAWISSA, PA 17820	:	
	:	
CAROL L. MCFADDEN A/K/A CAROL	:	
PERRELLI MCFADDEN	:	
175 EVERGREEN LANE	:	
CATAWISSA, PA 17820	:	

Defendant(s).

NOTICE OF SHERIFF’S SALE OF REAL PROPERTY

TO: JAMES C. MCFADDEN	CAROL L. MCFADDEN
175 EVERGREEN LANE	A/K/A CAROL PERRELLI MCFADDEN
CATAWISSA, PA 17820	175 EVERGREEN LANE
	CATAWISSA, PA 17820

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 **175 EVERGREEN LANE, CATAWISSA, PA 17820** 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 **\$108,236.97** obtained by CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION, (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, CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION , 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**

DESCRIPTION

All that certain parcel or lot of land situate in the Township of Locust, County of Columbia and Commonwealth of Pennsylvania, being more fully bounded and described as follows:

Beginning at an iron pin on North edge of right-of-way of Evergreen Lane, said iron pin also being the southwest corner of Lot No. 176 and the southeast corner of land herein described;

Then by the North edge of right-of-way of Evergreen Lane North 81 degrees 55 minutes 16 seconds West 62.92 feet;

Thence by the same North 87 degrees 26 minutes 27 seconds West, 37.23 feet to an iron pin;

Then by Lot No. 174, North 4 degrees 12 minutes 13 seconds East 389.70 feet to an iron pin;

Then by the Beltz tract of land South 85 degrees 37 minutes 28 seconds East 100 feet to an iron pin;

Then by Lot No. 176 South 4 degrees 12 minutes 13 seconds West 392.58 feet to the place of beginning.

Containing 0.895 acres of land.

Being designated as Lot No. 175 as shown on property plan made for High Sky, by Merlyn J. Jenkins, dated November 19, 1971.

TITLE TO SAID PREMISES IS VESTED IN James C. McFadden and Carol L. McFadden, husband and wife, by Deed from Ole Frants Sommersted and Pia Sommersted, his wife, dated 07/29/2000, recorded 09/14/2000, in Deed Mortgage Inst# 200008743.

Premises being: 175 EVERGREEN LANE, CATAWISSA, PA 17820

Tax Parcel #20-01A-012-00.000

SHERIFF'S RETURN

CHASE HOME FINANCE LLC, S/B/M TO CHASE
MANHATTAN MORTGAGE CORPORATION

Plaintiff

vs.

JAMES C. MCFADDEN

CAROL L. MCFADDEN

A/K/A CAROL PERRELLI MCFADDEN

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2007-CV-998-MF 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

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
CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION

Court Number
2007-CV-998-MI

Defendant
JAMES C. MCFADDEN & CAROL L. MCFADDEN A/K/A CAROL PERRELLI MCFA

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.
JAMES C. MCFADDEN
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
175 EVERGREEN LANE, CATAWISSA, PA 17820

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
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

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

CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION

Court Number

2007-CV-998-MF

Defendant

JAMES C. MCFADDEN & CAROL L. MCFADDEN A/K/A CAROL PERRELLI MCFADDEN

Type or Writ of Complaint

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)

175 EVERGREEN LANE, CATAWISSA, PA 17820

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

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

DESCRIPTION

All that certain parcel or lot of land situate in the Township of Locust, County of Columbia and Commonwealth of Pennsylvania, being more fully bounded and described as follows:

Beginning at an iron pin on North edge of right-of-way of Evergreen Lane, said iron pin also being the southwest corner of Lot No. 176 and the southeast corner of land herein described;

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Thence by the same North 87 degrees 26 minutes 27 seconds West, 37.23 feet to an iron pin;

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Then by the Beltz tract of land South 85 degrees 37 minutes 28 seconds East 100 feet to an iron pin;

Then by Lot No. 176 South 4 degrees 12 minutes 13 seconds West 392.58 feet to the place of beginning.

Containing 0.895 acres of land.

Being designated as Lot No. 175 as shown on property plan made for High Sky, by Merlyn J. Jenkins, dated November 19, 1971.

TITLE TO SAID PREMISES IS VESTED IN James C. McFadden and Carol L. McFadden, husband and wife, by Deed from Ole Frants Sommersted and Pia Sommersted, his wife, dated 07/29/2000, recorded 09/14/2000, in Deed Mortgage Inst# 200008743.

Premises being: 175 EVERGREEN LANE, CATAWISSA, PA 17820

Tax Parcel #20-01A-012-00.000

DESCRIPTION

All that certain parcel or lot of land situate in the Township of Locust, County of Columbia and Commonwealth of Pennsylvania, being more fully bounded and described as follows:

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Premises being: 175 EVERGREEN LANE, CATAWISSA, PA 17820

Tax Parcel #20-01A-012-00.000

DESCRIPTION

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Thence by the same North 87 degrees 26 minutes 27 seconds West, 37.23 feet to an iron pin;

Then by Lot No. 174, North 4 degrees 12 minutes 13 seconds East 389.70 feet to an iron pin;

Then by the Beltz tract of land South 85 degrees 37 minutes 28 seconds East 100 feet to an iron pin;

Then by Lot No. 176 South 4 degrees 12 minutes 13 seconds West 392.58 feet to the place of beginning.

Containing 0.895 acres of land.

Being designated as Lot No. 175 as shown on property plan made for High Sky, by Merlyn J. Jenkins, dated November 19, 1971.

TITLE TO SAID PREMISES IS VESTED IN James C. McFadden and Carol L. McFadden, husband and wife, by Deed from Ole Frants Sommersted and Pia Sommersted, his wife, dated 07/29/2000, recorded 09/14/2000, in Deed Mortgage Inst# 200008743.

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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: CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION vs JAMES C. MCFADDEN and CAROL L. MCFADDEN A/K/A CAROL PERRELLI MCFADDEN

The defendant(s) will be found at 175 EVERGREEN LANE, CATAWISSA, PA 17820

..... 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

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ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

COMMERCE BANK
PHILADELPHIA, PA 19148

CHECK NO
649545

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

DATE	AMOUNT
12/06/2007	*****1,350.00

Void after 180 days

Philan S. Hallinan

⑈649545⑈ ⑆036001808⑆36 150866 6⑈

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

Security Features Placeholder

Details on back