

SHERIFF'S SALE COST SHEET

NO. 198-06 ED NO. 1097-07 JD VS. Packer DATE/TIME OF SALE 1/11/07

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>152.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>50.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>26.58</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>304.08</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>75.92</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>705.92</u>	

PROTHONOTARY (NOTARY)	\$40.00
RECORDER OF DEEDS	\$
TOTAL ***** \$ <u>0.00</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>0.00</u>			

SURCHARGE FEE (DSTE)		\$ <u>110.00</u>
MISC.		\$
TOTAL ***** \$ <u>0.00</u>		

TOTAL COSTS (OPENING BID) \$ 1185.00

SHERIFF'S SALE COST SHEET

Residential Funding vs. Steve Kider
 NO. 198-08 ED NO. 1099-205/JD DATE/TIME OF SALE July 27 0900

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

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>775.92</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1000.92</u>	

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER	20	\$	<u>260.55</u>
WATER	20	\$	
TOTAL ***** \$ <u>260.55</u>			

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

TOTAL COSTS (OPENING BID) \$1820.47

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) 563-8656

Representing Lenders in
Pennsylvania and New Jersey

Foreclosure Manager

May 22, 2009

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
300 BOWERS LANE BERWICK, PA 18603
Court No. 2007-CV-1099

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for May 27, 2009 due to the following: Loan Modification.

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. **In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.**

Thank you for your correspondence in this matters.

Very Truly Yours,
LYNNETTE BRITTON for
Phelan Hallinan & Schmieg, LLP

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Residential Funding VS Steve Padon

NO. 198-08 ED NO. 1099-07 JD

DATE/TIME OF SALE: May 27 0900

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

June

- 9:00 AM KERRY & CHRISTOPHER LAUER—606 GREEN STREET BERWICK—04C-04-091 2007+2008 Taxes
- 9:00 AM TIMOTHY HUNTINGTON—217 ROBBINS RD BLOOMSBURG—26-02-003-05 NONE
- 9:00 AM LARRY & KATHRYN HANEY—1122 1ST AVENUE BERWICK—04C-002-04 NONE
bkpt?
- 9:00 AM FRANCIS & BETH ANN MCGADY—LOT #29 AKA 212 WEST 3RD ST. MIFFLINVILLE—23-05A-040 NONE
- 9:00 AM DOUGLAS BOWIE—455 SUMMERHILL RD BERWICK—07-03C-048 NONE
- 9:00 AM STEVE PADEN—300 BOWERS LANE BERWICK—04A-01-076 NONE
- 9:30 AM GRAYDON TAYLOR—8 ARC ROAD ORANGEVILLE—15-05-001 NONE
- 9:30 AM DONALD PURSEL, JR & DONALD PURSEL, III—355 E 5TH ST. BLOOMSBURG—05E-03-332 NONE
STAYED TIL AUG 19 0900
- 9:30 AM ALLAN & HEATHER ANDREWS—511 MAINS STREET ORANGEVILLE—28-03-026 2007+2008 Taxes
- 9:30 AM JAMES LECKIE—807 WEST FRONT STREET BERWICK—04C-04-149 2008 Taxes
- 9:30 AM ROGER RESSEGUIE—256 THOMAS ROAD BLOOMSBURG—26-04-007 NONE
STAYED TIL JUNE 24 0930
- 9:30 AM RUSSELL LEWIS—236 W. 3RD STREET BLOOMSBURG-05W-04-255-01 NONE
- 9:30 AM KELLY GREGORY & PATRICIA MENSCH—1026 LASALLE ST. BERWICK—04C-01-310 NONE
- 10:00 AM BONNIE & EDWARD STOENIEF—3725 OLD BERWICK RD BLOOMSBURG—31-4C2-026 2008 Taxes
STAYED TIL JUNE 24 1000
- 10:00 AM WADE & LINDA MILLER—242 LEONARD ST. BLOOMSBURG—05W-07-100 2007+2008 Taxes
STAYED TIL AUG. 19 0900
- 10:00 AM HEIRS OF MEL GEARY—339 FROSTY VALLEY RD BLOOMSBURG—18-09-003-08 2008 Taxes



May 12, 2009

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 # 198ED2008

JD # 1099JD2007

Dear Timothy:

The updated amount due on the sewer account #103070 for the property located at 300 Bowers Lane Berwick, Pa through June 30, 2009 is \$354.57.

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

Sincerely,

Kelly Greer
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"
1108 Freas Avenue • Berwick, Pennsylvania 18603

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

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) 563-7009

**Representing Lenders in
Pennsylvania and New Jersey**

Foreclosure Manager

March 19, 2009

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Harrisburg, PA 17101

Attn: Real Estate Department

Fax Number: 717-633-5625

Re: RESIDENTIAL FUNDING COMPANY, LLC v.
STEVE J. PADEN
300 BOWERS LANE BIRWICK, PA 18603
Court No. 2007-CV-1095

Dear Sir/Madam:

**Please Postpone the Sheriff Sale of the above referenced property, which is
scheduled for March 25, 2009 due to the following: Loan Modification.**

The Property is to be relisted for the May 27, 2009 Sheriff Sale.

Thank you for your correspondence in this matters.

Very Truly Yours,
ELIZABETH HALLINAN for
Phelan Hallinan & Schmieg, LLP

PHS # 157002

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) 563-7009

Foreclosure Manager

Representing Lenders in
Pennsylvania and New Jersey

February 24, 2009

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
300 BOWERS LANE BERWICK, PA 18603
Court No. 2007-CV-1099

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for February 25, 2009 due to the following: Loan Modification.

The Property is to be relisted for the March 25, 2009 Sheriff Sale.

Thank you for your correspondence in this matters.

Very Truly Yours,
ELIZABETH HALLINAN for
Phelan Hallinan & Schmieg, LLP

STATE OF PENNSYLVANIA

COUNTY

} 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 4, 11, 18, 2009 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 19th day of February, 2009.

My commission expires

LOUISE REAVEL OF PENNSYLVANIA
(Notary Public)
Notarial Seal
Debra L. Schenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
Member, Pennsylvania Association of Notaries

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

IMOTHY 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.

RESIDENTIAL FUNDING CO.

VS.

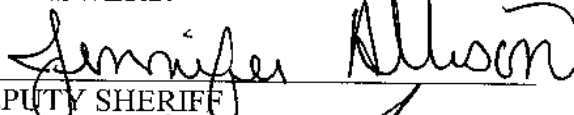
STEVE PADEN

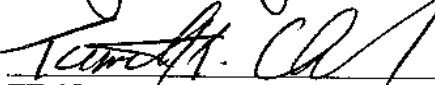
WRIT OF EXECUTION #198 OF 2008 ED

POSTING OF PROPERTY

JANUARY 23, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF STEVE PADEN AT 300 BOWERS LANE BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF JENNIFER ALLISON.

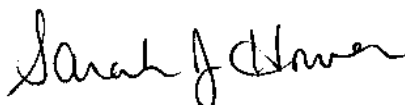
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 29TH DAY OF JANUARY 2009



NOTARIAL SEAL
SARAH J. HOWER, Notary Public
Bloomsburg, Columbia County, PA
My Commission Expires September 30, 2012

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
Nicole.Kramer@fedphe.com

January 28, 2009

Office of the Sheriff
COLUMBIA County Courthouse

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

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

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

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

Yours truly,



Nicole Kramer
For PHELAN HALLINAN & SCHMIEG, LLP

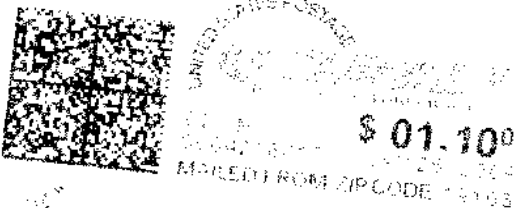
*****PROPERTY IS LISTED FOR THE 02/25/2009 SHERIFF'S SALE.*****

Name and Address of Sender

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

SUPPORT TEAM

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



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

RESIDENTIAL FUNDING COMPANY, LLC

Docket # 198ED2008

VS

MORTGAGE FORECLOSURE


STEVE J. PADEN

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, NOVEMBER 19, 2008, AT 12:45 PM, SERVED THE WITHIN
MORTGAGE FORECLOSURE UPON STEVE PADEN AT 300 BOWERS LANE, BERWICK BY
HANDING TO JENNIFER BAYLOR, GIRLFRIEND, A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

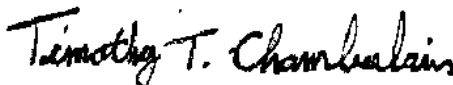
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, NOVEMBER 19, 2008



NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF



X
P. D'ANGELO
DEPUTY SHERIFF

PHELAN HALLINAN AND SCHMIEG
1617 JOHN F KENNEDY BLVD ONN PENN CENTER
Suite 140
PHILADELPHIA, PA 19103

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

Tuesday, November 18, 2008

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

RESIDENTIAL FUNDING COMPANY, LLC
VS
STEVE J. PADEN

DOCKET # 198ED2008

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

WICK AREA SCHOOL DISTRICT

2008 SCHOOL REAL ESTATE DATA 07/01/2008 BILL 003051

Original

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

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

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	23870	48.1000	1125.19	1148.15	1262.97
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.					
PAY THIS AMOUNT 1125.19 Aug 31					
1148.15 Oct 31					
1262.97 Nov 1					

NO REFUNDS UNDER \$5.00

M
A **PADEN STEVE J**
I **300 BOMERS LANE**
L **BERWICK PA 18603**

PROPERTY DESCRIPTION
PARCEL 04A01 07600000
300 BOMERS LN
20070-1175
0.29 ACRES

5046.00
18824.00

SCHOOL PENALTY 10%
DELINQUENT TAX TO
COURTHOUSE DEC 15

ATTENTION
ACCT 7193

GMAC

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

Tax Notice 2008 County & Municipality

BERRWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & HOLIDAYS.

CLOSED FRIDAYS

PHONE: 570-752-7442

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

PADEN STEVE J
300 BOWERS LANE
BERRWICK PA 18603

FOR: COLUMBIA COUNTY

DATE
03/01/2008

BILL NO.
5335

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AMOUNT DUE	INCL. PENALTY
GENERAL SINKING	23,870	6.146	143.78	146.71	161.38
FIRE		1.345	31.47	32.11	35.32
LIGHT		1.25	29.24	29.84	31.33
BORO RE		1.75	40.93	41.77	43.86
		10.6	247.96	253.02	265.67
The discount & penalty have been calculated for your convenience			493.38	503.45	537.56
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

CNTY TWP

Discount 2 %
Penalty 10 %

PARCEL: 04A-01 -076-00,000
300 BOWERS LN
2896 Acres

Land
Buildings
Total Assessment

This tax returned to
courthouse on:
January 1, 2009

Gingher
18,824

CK 493.38
FILE COPY

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

CK 1127346

In the Court of Common Pleas of COLUMBIA County, Pennsylvania
DOMESTIC RELATIONS SECTION
NOTICE OF LIEN

TO:

TIMOTHY T CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

FROM:

(IV-D Agency or name of obligee and/or his or her private attorney or entity acting on behalf of the obligee, address)

DOMESTIC RELATIONS SECTION
PO BOX 380
BLOOMSBURG PA 17815

Phone: (570) 387-8870 Fax: (570) 387-8876

Email:

Obligor:

STEVE PADEN
300 BOWERS LANE
BERWICK, PA 18603

Obligee:

KELLIE R. MENSINGER

IV-D Case #: 746107452

SSN: 187-58-9449 **Date of Birth:** 01/19/78

This lien results from a support order, entered on MAY 20, 2008 by Pennsylvania Court of Common Pleas in COLUMBIA County, tribunal number 008485 .

As of NOVEMBER 19, 2008 , the obligor owes unpaid support in the amount of \$433.17 . This judgement may be subject to interest.

Prospective amounts of support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or titled personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

Specific description of property: 300 BOWERS LANE, BERWICK, PA 18603

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released by the obligee or in accordance with the laws of the State where the property is located.

Note to Lien Recorder: Please provide the sender with a copy of the filed lien, containing the recording information, at the address provided above.

Check either "A" or "B" below. The option that does not apply may be omitted from the form. If "B" is checked, the form must be notarized.

A. ☒ Submitted by a IV-D agency/office on behalf of the named obligee

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651, et seq.), I have authority to file this child support lien in any state, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

[Signature]
Authorized Agent

11/19/06
Date

SAILC Keller 570 387-8870 / 570-387-8876
Print name, e-mail address, phone and fax number

B. ☐ Submitted by an obligee or a private (non-IV-D) attorney or entity on behalf of an obligee

I am: ☐ the obligee of the above referenced order [or]

☐ an attorney or entity representing the above named obligee

I certify under penalty of perjury that the information contained in this notice is true and accurate and that this lien is submitted in accordance with the laws of the State of _____. For additional information regarding this lien, including the pay-off amount, please contact the obligee listed above.

Signature

Date

Print name, e-mail address, phone and fax number

I certify that _____ appeared before me and is known to me as the individual who signed the above.

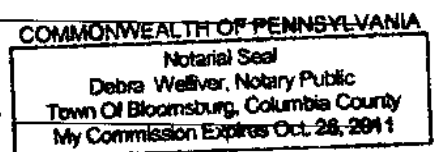
State of _____

)
) ss.
)

Notary Public Debra Welliver

Date 11-19-08

My appointment expires _____



NOTICE : Respondents are not required to respond to this information collection unless it displays a valid OMB control number.

OMB 0970-0153 Expiration Date: 02/28/2011

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

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

Article Addressed to:

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

SENDER: COMPLETE THIS SECTION

Commonwealth of Pennsylvania
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

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

Article Addressed to:

SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
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1. Article Addressed to:

SENDER: COMPLETE THIS SECTION

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

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

Article Addressed to:

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

SENDER: COMPLETE THIS SECTION

Article Number
(Transfer from service)

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3. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SENDER: COMPLETE THIS SECTION



PHONE
(570) 389-5622

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

24 HOUR PHONE
(570) 784-6300

Tuesday, November 18, 2008

DOMESTIC RELATIONS
702 SAWMILL ROAD
BLOOMSBURG, PA 17815

RESIDENTIAL FUNDING COMPANY, LLC
VS
STEVE J. PADEN

DOCKET # 198ED2008

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

Timothy T. Chamberlain
Sheriff of Columbia County

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

Attorney for Plaintiff

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

Plaintiff,

v.

STEVE J. PADEN
300 BOWERS LANE
BERWICK, PA 18603

Defendant(s).

COLUMBIA COUNTY
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2007-CV-1099

2008-ED-198

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

Your house (real estate) at **300 BOWERS LANE, BERWICK, PA 18603** is scheduled to be sold at Sheriff's Sale on Feb. 25, 09, at 9:00 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$111,723.72** obtained by **RESIDENTIAL FUNDING COMPANY, LLC**, (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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 TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the value of your property.
3. The Sale will go through only if the buyer pays the Sheriff the full amount due in the Sale. To find out if this has happened, you may call (215) 563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on _____. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses or ways of getting your home back if you act immediately after the Sale.

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

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

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

(Attorney for Plaintiff(s))

20.08

Nov 14

NOTICE OF INSTITUTION - New York

Notarized and attested before me on the 14th day of November, 2008, at New York, New York.

Notary Public in and for the State of New York

(SEAL)

(Attorney for Plaintiff(s))

HARRY A. ROADARMEL

Sheriff

Columbia County, Pa.

Sir: — There will be placed in your hands

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

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

The defendant(s) will be found at 300 BOWERS LANE, BERWICK, PA 18603

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

DESCRIPTION

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

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

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

TITLE TO SAID PREMISES IS VESTED IN Steve J. Paden, by Deed from Jennifer F. Slusser, dated 11/17/2006, recorded 9/12/2007 in Deed Mortgage Inst# 200701175.

Premises being: 10000 SAGE LANE, BERWICK, PA 18603
Tax Parcel #0 00 00 000-00,000



November 20, 2008

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 # 198ED2008

JD # 1099JD2007

Dear Timothy:

The amount due on the sewer account #103070 for the property located at 300 Bowers Lane Berwick Pa through March 31, 2009 is \$260.55.

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

Sincerely,

Kelly Greer
Authority Clerk

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/18/2008

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 198ED2008

PLAINTIFF RESIDENTIAL FUNDING COMPANY, LLC

DEFENDANT STEVE J. PADEN
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
STEVE PADEN	MORTGAGE FORECLOSURE
300 BOWERS LANE	
BERWICK	

SERVED UPON JENNIFER BAYLOR

RELATIONSHIP GIRLFRIEND IDENTIFICATION _____

DATE 11.19.08 TIME 1245 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature] DATE 11.19.08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/18/2008

SERVICE# 3 - OF - 11 SERVICES
DOCKET # 198ED2008

PLAINTIFF RESIDENTIAL FUNDING COMPANY, LLC

DEFENDANT STEVE J. PADEN
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON POD

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11/19/08 TIME 1250 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

R. Allen D. H. D. H.

DATE 11.19.08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/18/2008

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 198ED2008

PLAINTIFF RESIDENTIAL FUNDING COMPANY, LLC

DEFENDANT STEVE J. PADEN
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

BERWICK SEWER

1108 FREAS AVE.

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

KRISTIE ROMIC

RELATIONSHIP

Client

IDENTIFICATION

DATE 11/19/08

TIME

1130

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

11/19/08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/18/2008

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 198ED2008

PLAINTIFF RESIDENTIAL FUNDING COMPANY, LLC

DEFENDANT STEVE J. PADEN
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Maryann Cole

RELATIONSHIP Cust. Svc IDENTIFICATION _____

DATE 11-19-08 TIME 1345 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

SM DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/18/2008

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 198ED2008

PLAINTIFF RESIDENTIAL FUNDING COMPANY, LLC

DEFENDANT STEVE J. PADEN
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Deb Miller

RELATIONSHIP Chk IDENTIFICATION _____

DATE 11-19-08 TIME 1315 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eys ____ 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

JR DATE _____

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:19-NOV-08

FEE:\$5.00

CERT. NO:5370

PADEN STEVE J
300 BOWERS LANE
BERWICK PA 18603

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

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING COSTS	TOTAL AMOUNT DUE
2007	PRIM	0.00	0.00	0.00	0.00
TOTAL DUE :					\$0.00

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

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

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
dm.

REAL ESTATE OUTLINE

ED # 198-08

DATE RECEIVED 11-13-08
DOCKET AND INDEX 11-13-08

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WAIVER OF WATCHMAN ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓ CK# 149314

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

SALE DATE Feb. 28, 09 TIME 0900
POSTING DATE Jan. 13, 09
ADV. DATES FOR NEWSPAPER
1ST WEEK Jan. 13, 09
2ND WEEK Jan. 20, 09
3RD WEEK Jan. 27, 09

SHERIFF'S SALE

WEDNESDAY FEBRUARY 25, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 198 OF 2008 ED AND CIVIL WRIT NO. 1099 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

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

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

TITLE TO SAID PREMISES IS VESTED IN Steve J. Padon, by Deed from Jennifer F. Slusser recorded 01/31/2007, in Deed Mortgage Inst# 200701175.
Premises being: 300 BOWERS LANE, BERWICK, PA 18603
Tax Parcel #04A-01-076-00,000

TERMS OF SALE

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

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

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

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

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

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 25, 2009 AT 9:00 AM

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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.

TITLE TO SAID PREMISES IS VESTED IN Steve J. Paden, by Deed from Jennifer F. Slusser recorded 01/31/2007, in Deed Mortgage Inst# 200701175. Premises being: 300 BOWERS LANE, BERWICK, PA 18603
Tax Parcel #04A-01-076-00,000

TERMS OF SALE

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

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 25, 2009 AT 9:00 AM

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

TERMS OF SALE

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

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

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

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

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

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

P.R.C.P. 3180-3183 and Rule 3257

VS.
S. FAY & B. ADEN

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2007-CV-1099

WRIT OF EXECUTION (Mortgage Foreclosure)

Pennsylvania:

OF COLUMBIA COUNTY, PENNSYLVANIA:

and interest and costs in the above matter you are directed to levy upon and sell the following property

800-762-2269
Description attached)

Amount Due
Additional Fees and Costs
Interest from 02/07/08 to Sale
\$14,547 per diem

\$111,723.72

\$

\$_____ and costs.

Tami B Kline /KPB/
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

11-18-68

DESCRIPTION

THESE ARE 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:

LOT 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.

LOT 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.

THIS IS VESTED IN Steve J. Paden, by Deed from Jennifer F. Slusser, dated 11/17/2006,
Mortgage Inst# 200701175.

BERWICK, PA 18603

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

Attorney for Plaintiff

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

Plaintiff,

v.

STEVE J. PADEN
300 BOWERS LANE
BERWICK, PA 18603

Defendant(s).

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


2008-ED-198

CERTIFICATION

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

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

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


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

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

Attorney for Plaintiff

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

Plaintiff,

v.

STEVE J. PADEN
300 BOWERS LANE
BERWICK, PA 18603

Defendant(s).

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

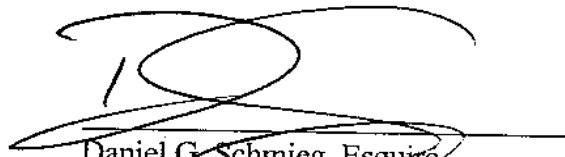
2008-ED-198

CERTIFICATION

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

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

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


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

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

Attorney for Plaintiff

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

Plaintiff,

v.

STEVE J. PADEN
300 BOWERS LANE
BERWICK, PA 18603

Defendant(s).

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2007-CV-1099**
:
: *2008-ED-198*
:
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)

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

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

NAME

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

STEVE J. PADEN

300 BOWERS LANE
BERWICK, PA 18603

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

NAME


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

SAME AS ABOVE

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

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

November 13, 2008
Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Attorney for Plaintiff

2008. ED-198

BOVE

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

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

Name and address of every other person whom the Plaintiff has knowledge who has any 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.)

3. DEFENDANT

300 BOWERS LANE
BERWICK, PA 18603

RELATIONS OF
COLUMBIA COUNTY

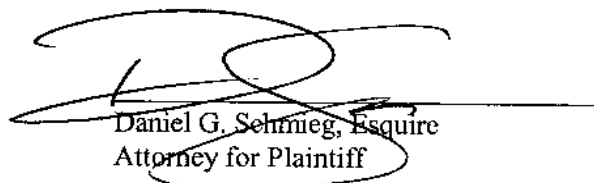
COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE

P.O. BOX 2675
HARRISBURG, PA 17105

I, the undersigned, do hereby certify that the statements made in this Affidavit are true and correct to the best of my knowledge, and I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. § 4904 for perjury and obstruction of justice.

FILED 10/10/08


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

FILED
PROTHONOTARY

2008 JAN -8 A 9:27

SHERIFF OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

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

ORDER

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

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

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

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

BY THE COURT

15/ Scott M. Naus
J.

157002

Phelan Hallinan & Schmieg, LLP

By: Daniel G. Schmieg, Esquire

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

RESIDENTIAL FUNDING COMPANY, LLC

500 ENTERPRISE ROAD, SUITE 150

HORSHAM, PA 19044-0969

Plaintiff,

v.

STEVE J. PADEN

300 BOWERS LANE

BERWICK, PA 18603

Defendant(s).

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2007-CV-1099
:
: 2008-ED-198
:
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

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

Your house (real estate) at **300 BOWERS LANE, BERWICK, PA 18603** is scheduled to be sold at Sheriff's Sale on _____, at _____ a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$111,723.72** obtained by **RESIDENTIAL FUNDING COMPANY, LLC**, (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The Sale will be cancelled if you pay to the Mortgagee, **RESIDENTIAL FUNDING COMPANY, LLC**, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.
2. You may be able to stop the Sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
3. You may also be able to stop the Sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the better chance you will have of stopping the Sale. (See the Notice below on how to obtain an attorney.)


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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the value of your property.
3. The Sale will go through only if the buyer pays the Sheriff the full amount due in the Sale. To find out if this has happened, you may call (215) 563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on _____. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses or ways of getting your home back if you act immediately after the Sale.

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

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

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

 (Attorney for Plaintiff(s)) (SEAL)

WAIVER OF INSURANCE - Now, Nov 14, 2008, 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.

 (Attorney for Plaintiff(s)) (SEAL)

HARRY A. ROADARMEL

Columbia County, Pa.

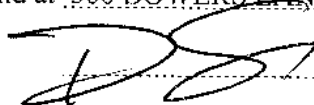
Sheriff

Sir: — There will be placed in your hands

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

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

The defendant(s) will be found at 300 BOWERS LANE, BERWICK, PA 18603



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

DESCRIPTION

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

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

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

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

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

DESCRIPTION

ALL THOSE CERTAIN pieces, parcels or lots of land situate in the Borough of Berwick, County of Berks 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;
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TITLE TO SAID PREMISES IS VESTED IN Steve J. Paden, by Deed from Jennifer F. Slusser
recorded 01/31/2007, in Deed Mortgage Inst# 200701175.

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

DESCRIPTION

ALL THOSE CERTAIN pieces, parcels or lots of land situate in the Borough of Berwick, Chester County, Pennsylvania, 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;
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TITLE TO SAID PREMISES IS VESTED IN Steve J. Paden, by Deed from Jennifer F. Slusser, recorded 01/31/2007, in Deed Mortgage Inst# 200701175.

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

DESCRIPTION

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

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THENCE along Mary Street in an easterly direction 45 feet to the place of BEGINNING;
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TITLE TO SAID PREMISES IS VESTED IN Steve J. Paden, by Deed from Jennifer F. Slusark
recorded 01/31/2007, in Deed Mortgage Inst# 200701175.

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

DESCRIPTION

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N0.1; BEGINNING at the southwesterly corner of Lot No. 319 on Mary Street;
THENCE along said lot in a northerly direction 145 feet to a 15 foot alley;
THENCE along said alley in a westerly direction 45 feet to corner of Lot No. 317;
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TITLE TO SAID PREMISES IS VESTED IN Steve J. Paden, by Deed from Jennifer F. Shissel, recorded 01/31/2007, in Deed Mortgage Inst# 200701175.

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

SHERIFF'S RETURN

RESIDENTIAL FUNDING COMPANY, LLC

Plaintiff

vs.

STEVE J. PADEN

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2007-CV-1099 CD

WRIT

ISSUED

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

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

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

_____ upon _____

_____ at _____

_____ by handing to _____

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

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

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

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

RESIDENTIAL FUNDING COMPANY, LLC

Court Number

2007-CV-1099

Defendant

STEVE J. PADEN

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE

AT

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

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

300 BOWERS LANE, BERWICK, PA 18603

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

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

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

Sheriff of COLUMBIA County, Penna.

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

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

____ Defendant

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

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180360

CHECK NO
749315

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

DATE	AMOUNT
11/13/2008	*****2,350.00

SVS 11/13/2008

VOID after 180 days

Travis S. Hallinan

749315 036001808136 150866 611