

SHERIFF'S REAL ESTATE FINAL COST SHEET

TOTAL DUE IN 8 DAYS \$ 1839,36

SHERIFF'S SALE COST SHEET

Residential Funding Co. vs. Steve Padon
 NO. 219-09 ED NO. 1099-07 JD DATE/TIME OF SALE Mar 24 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>135.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>22.50</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>4.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>372.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>800.52</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1025.52</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>56.00</u>	
TOTAL *****		\$ <u>66.00</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20__	\$ <u>505.08</u>	
SCHOOL DIST. 20__	\$ _____	
DELINQUENT 20__	\$ <u>5.00</u>	
TOTAL *****		\$ <u>510.08</u>

MUNICIPAL FEES DUE:		
SEWER 20__	\$ <u>265.26</u>	
WATER 20__	\$ _____	
TOTAL *****		\$ <u>265.26</u>

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2339.36

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

Operated Assistant 215-563-7000

Automated Assistant 215-320-0007

nora.ferrer@fedphe.com

Nora Ferrer
Legal Assistant, ext. 1477

Representing Lenders in
Pennsylvania and New Jersey

March 25, 2010

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

Re: Steve J. Paden
300 Bowers Lane
Berwick, PA 18603
No. 2007-CV-1099

Dear Sir or Madam:

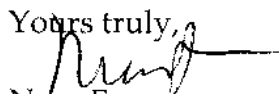
With reference to the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ", please prepare the Sheriff's Deed to RAHI REAL ESTATE HOLDINGS, LLC, 1100 Virginia Drive, Fort Washington, PA, 19034.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,


Nora Ferrer

Enclosure

cc: GMAC Mortgage, LLC Account No. 157002

~~PS: 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

Zip Code Zip Code

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:
PHELAN HALLINAN & SCHMIEG, LLP	Suite 1400
Street Address	Area Code (215) 563-7000
One Penn Center at Suburban Station, 1617 JFK Blvd.	City Philadelphia State PA Zip Code 19103

B TRANSFER DATA

Grantor(s)/Lessor(s)	Date of Acceptance of Document
Timothy T. Chamberlain - Sheriff Columbia County Courthouse	Grantee(s)/Lessee(s) RAHI REAL ESTATE HOLDINGS, LLC
Street Address	Street Address
P.O. Box 380, 35 W. Main Street	1100 Virginia Drive
City State Zip Code	City State Zip Code
Bloomsburg PA 17815	Fort Washington PA 19034

C PROPERTY LOCATION

Street Address	City, Township, Borough
300 Bowers Lane, Berwick, PA 18603	Berwick Borough
County	School District
Columbia	Berwick Borough
	Tax Parcel Number
	04A-01-076-00,000

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$30,000.00	+ -0-	= \$30,000.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$23,870.00	x 3.76	= \$88,080.30

E EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed	1c. Percentage of Grantor's Interest Conveyed
100%	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/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (if condemnation or in lieu of condemnation, attach a copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.) (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.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above. _____)

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

Signature of Correspondent or Responsible Party	Date:
Nora M. Ferrer	3/25/2010

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

CHECK DATE CHECK NO.
07/07/2010 934077

1,839.36

JJR 04/07/2010

11 931.077 1036001808132 150822 511

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 389-5623

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-8308

Friday, January 08, 2010

SMALL BUSINESS ADMINISTRATION
900 Market Street
5th Floor
Philadelphia, PA 19107

RESIDENTIAL FUNDING COMPANY, LLC
VS
STEVE J. PADEN

DOCKET # 219ED2009

JD # 1099CV2007

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

RESIDENTIAL FUNDING COMPANY, LLC

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO. 2007-CV-1099

STEVE J. PADEN

: COLUMBIA COUNTY
Defendant(s) :

: 2009-ED-219

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS 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 the Sheriff's Sale on March 24, 2010 at 9:00 am in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, 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 canceled if you pay to the mortgagee 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 x1230**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling **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 the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
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.

**North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

LEGAL 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 01/31/2007, in Deed Mortgage Inst# 200701175.

Premises being: 300 BOWERS LANE, BERWICK, PA 18603

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

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2007-CV-1099

RESIDENTIAL FUNDING COMPANY, LLC

vs.

STEVE J. PADEN

**owner(s) of property situate in Berwick Borough Columbia County, Pennsylvania, being
(Municipality)**

300 BOWERS LANE, BERWICK, PA 18603

Parcel No. 04A-01-076-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$111,723.72

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

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 March 3, 10, 17, 2010 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 17th day of March, 2010

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

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

Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
215-320-0007
Fax: 215-563-7009

Sue Moran
Legal Assistant, Ext. 1253

Representing Lenders in
Pennsylvania and New Jersey

March 18, 2010

Office of the Sheriff
COLUMBIA County Courthouse

Dear Sir/Madame:

Enclosed are Affidavits of Service of Notice of Sale for filing with your office. **Please discontinue all attempts to serve the Defendant(s) with the Notice of Sheriff's Sale at this time.** 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,


Sue Moran
Enclosure

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number

(Transfer from service label)

7007 0710 0002 4087 7013

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

2/9

☐ Agent☒ Address

B. Received by (Printed Name)

C. Date of Delivery

JAN 12 2010

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail☐ Registered ☐ Return Receipt for Merchandise☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number

(Transfer from service label)

7007 0710 0002 4087 7020

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

2/9

☐ Agent☒ Address

B. Received by (Printed Name)

C. Date of Delivery

Cathy Holmes JAN 12 2010

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail☐ Registered ☐ Return Receipt for Merchandise☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

2/9

☐ Agent☒ Address

B. Received by (Printed Name)

C. Date of Delivery

DAVID PEROVSKY JAN 15 2009

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail☐ Registered ☐ Return Receipt for Merchandise☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7007 0710 0002 4087 8393

3 Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

AFFIDAVIT OF SERVICE

PLAINTIFF
RESIDENTIAL FUNDING COMPANY, LLC

COLUMBIA COUNTY

PHS # 157002

DEFENDANT
STEVE J. PADEN

SERVICE TEAM/Jas

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

COURT NO.: 2007-CV-1099
TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: 03/24/2010

SERVED

Served and made known to STEVE J. PADEN, Defendant on the 7th day of FEBRUARY, 2010, at 6:10 o'clock P. M., at 300 BOWERS LANE, BERWICK, 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 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 office or usual place of business.

☐ _____ an officer of said Defendant's company.

☒ Other: CO-HABITANT - JENNIFER BAYLOR

Description: Age 20^s Height 5'4" Weight 145 Race W Sex F 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 7th day
of FEB, 2010.

Notary: [Signature] By: Ronald Moll

NOT SERVED

KIMBERLY CURTY
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 7, 2013

On the _____ day of _____, 20____, at _____ o'clock _____ M., Defendant NOT FOUND because:

☐ Vacant ☐ Bad Address ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer ☐ Service Refused

Other:

Sworn to and subscribed
before me this _____ day
of _____, 20____. By: _____

Notary:

ATTORNEY FOR PLAINTIFF

Lawrence T. Phelan, Esq., Id. No. 32227
Francis S. Hallinan, Esq., Id. No. 62695
Daniel G. Schmieg, Esq., Id. No. 62205
Michele M. Bradford, Esq., Id. No. 69849
Judith T. Romano, Esq., Id. No. 58745
Sheetal R. Shah-Jani, Esq., Id. No. 81760
Jenine R. Davey, Esq., Id. No. 87077
Lauren R. Tabas, Esq., Id. No. 93337
Vivek Srivastava, Esq., Id. No. 202331
Jay B. Jones, Esq., Id. No. 86657
Peter J. Mulcahy, Esq., Id. No. 61791
Andrew L. Spivack, Esq., Id. No. 84439
Joime McGuinness, Esq., Id. No. 90134
Chrisovalante P. Flakos, Esq., Id. No. 94620
Joshua I. Goldman, Esq., Id. No. 205047
Courtney R. Dunn, Esq., Id. No. 206779
Andrew C. Bramblett, Esq., Id. No. 208375
One Penn Center at Suburban Station
1617 John F. Kennedy Blvd., Suite 1400
Philadelphia, PA 19103-1814
(215) 561-7000

15

Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax 215-568-7616

KINYON LANIER
Legal Assistant

Representing Lenders in
Pennsylvania and New Jersey

Office of the Prothonotary
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

No. 2007-CV-1099

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

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.1 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.

Property is listed for the 03/24/2010 Sheriff Sale.

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.

Very truly yours,

Phelan Hallinan & Schmieg, LLP

By:

KINYON LANIER, Legal Assistant

cc: Sheriff of COLUMBIA County

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

RESIDENTIAL FUNDING COMPANY, LLC
Plaintiff,

v.

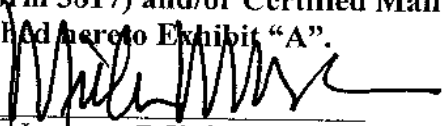
STEVE J. PADEN
Defendant(s)

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

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA)
COLUMBIA COUNTY) SS:

As required by Pa. R.C.P. 3129.1(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".


☐ Lawrence T. Phelan, Esq., Id. No. 32227
☐ Francis S. Hallinan, Esq., Id. No. 62695
☐ Daniel G. Schmieg, Esq., Id. No. 62205
☒ Michele M. Bradford, Esq., Id. No. 69849
☐ Judith T. Romano, Esq., Id. No. 58745
☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
☐ Jenine R. Davey, Esq., Id. No. 87077
☐ Lauren R. Tabas, Esq., Id. No. 93337
☐ Vivek Srivastava, Esq., Id. No. 202331
☐ Jay B. Jones, Esq., Id. No. 86657
☐ Peter J. Mulcahy, Esq., Id. No. 61791
☐ Andrew L. Spivack, Esq., Id. No. 84439
☐ Jaime McGuinness, Esq., Id. No. 90134
☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
☐ Joshua I. Goldman, Esq., Id. No. 205047
☐ Courtenay R. Dunn, Esq., Id. No. 206779
☐ Andrew C. Bramblett, Esq., Id. No. 208375
Attorney for Plaintiff

Date: 2/19/10

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.

RESIDENTIAL FUNDING COMPANY, LLC
Plaintiff

v.

STEVE J. PADEN
Defendant(s)

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

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

RESIDENTIAL FUNDING COMPANY, LLC, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praccipe 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 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 Address (if address cannot be reasonably ascertained, please so indicate)

SAME AS ABOVE
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name Address (if address cannot be reasonably ascertained, please indicate)

None.
4. Name and address of last recorded holder of every mortgage of record:
Name Address (if address cannot be reasonably ascertained, please indicate)

None.
5. Name and address of every other person who has any record lien on the property:
Name Address (if address cannot be reasonably ascertained, please indicate)

None.
5. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.
Name Address (if address cannot be reasonably ascertained, please indicate)

None.

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:
Name

Address (if address cannot be reasonably ascertained, please indicate)

TENANT/OCCUPANT

**300 BOWERS LANE
BERWICK, PA 18603**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

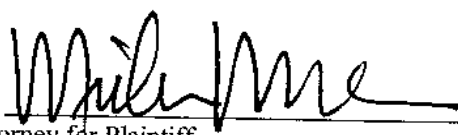
**COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815**

**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 personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

DATE: 2/19/10

By: 
Attorney for Plaintiff

- Phelan Hallinan & Schmieg, LLP**
- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
 - ☐ Francis S. Hallinan, Esq., Id. No. 62695
 - ☐ Daniel G. Schmieg, Esq., Id. No. 62205
 - ☒ Michele M. Bradford, Esq., Id. No. 69849
 - ☐ Judith T. Romano, Esq., Id. No. 58745
 - ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
 - ☐ Jenine R. Davey, Esq., Id. No. 87077
 - ☐ Lauren R. Tabas, Esq., Id. No. 93337
 - ☐ Vivek Srivastava, Esq., Id. No. 202331
 - ☐ Jay B. Jones, Esq., Id. No. 86657
 - ☐ Peter J. Mulcahy, Esq., Id. No. 61791
 - ☐ Andrew L. Spivack, Esq., Id. No. 84439
 - ☐ Jaime McGuinness, Esq., Id. No. 90134
 - ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
 - ☐ Joshua I. Goldman, Esq., Id. No. 205047
 - ☐ Courtenay R. Dunn, Esq., Id. No. 206779
 - ☐ Andrew C. Bramblett, Esq., Id. No. 208375

Name and Address
Of Sender

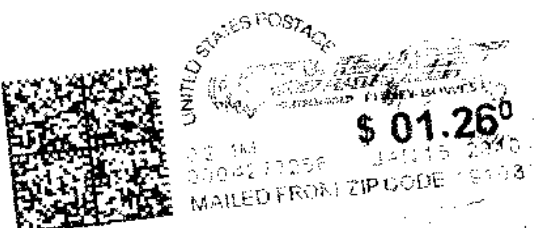


Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

JOT/HOS -

SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Post
1	****	TENANT/OCCUPANT 300 BOWERS LANE BERWICK, PA 18603	
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	
3	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105	
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15		RE: STEVE J. PADEN (COLUMBIA) TEAM 3 PHS# 157002	
Total Number of Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)
		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.	



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 # 219ED2009

VS

MORTGAGE FORECLOSURE

STEVE J. PADEN

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, JANUARY 13, 2010, AT 10:40 AM, SERVED THE WITHIN
MORTGAGE FORECLOSURE UPON STEVE PADEN AT 300 BOWERS LANE, BERWICK BY
HANDING TO STEVE PADEN, , 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 THURSDAY, FEBRUARY 18, 2010


NOTARY PUBLIC

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012



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

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

RESIDENTIAL FUNDING COMPANY

VS.

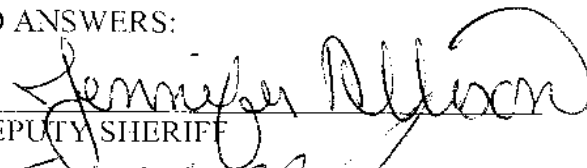
STEVE PADEN

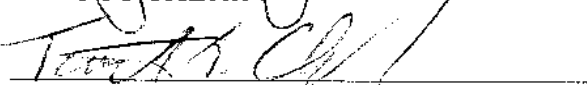
WRIT OF EXECUTION #219 OF 2009 ED

POSTING OF PROPERTY

February 18, 2010 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.

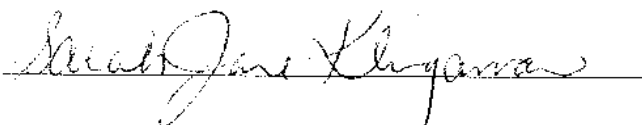
SO ANSWERS:

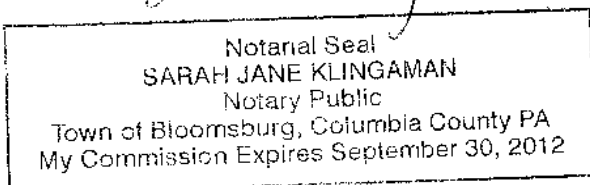

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19TH DAY OF FEBRUARY 2010





AFFIDAVIT OF SERVICE

PLAINTIFF
RESIDENTIAL FUNDING COMPANY, LLC

COLUMBIA COUNTY

PHS # 157002

DEFENDANT
STEVE J. PADEN

SERVICE TEAM/ las

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

COURT NO.: 2007-CV-1099
TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: 3/24/2010

SERVED

Served and made known to STEVE J. PADEN, Defendant on the 17th day of JANUARY, 2010, at 10:09, o'clock A. M., at 300 BOWERS LANE, BERWICK, 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 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 office or usual place of business.
_____ an officer of said Defendant's company.
☒ Other: CO-HABITANT - JENNIFER BAYLOR

Description: Age 30^s Height 5'4" Weight 150 Race W Sex F 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 17th day
of JAN, 2010

Notary [Signature] By:

[Signature]
NOT SERVED

KIMBERLY CURTY
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 7, 2013

On the _____ day of _____, 200____, at _____ o'clock ____ M., Defendant NOT FOUND because:

- ☐ Vacant ☐ Bad Address ☐ Moved ☐ Does Not Reside (Not Vacant)
☐ No Answer ☐ Service Refused

Other:

Sworn to and subscribed
before me this _____ day
of _____, 200____. By:

Notary:

ATTORNEY FOR PLAINTIFF

Lawrence T. Phelan, Esq., Id. No. 32227
Francis S. Hallinan, Esq., Id. No. 62695
Daniel G. Schmiegel, Esq., Id. No. 62205
Michelle M. Bradford, Esq., Id. No. 69849
Judith T. Romano, Esq., Id. No. 58745
Sheetal R. Shah-Jani, Esq., Id. No. 81760
Jenine R. Davy, Esq., Id. No. 87077
Lauren R. Tabas, Esq., Id. No. 93337
Vivek Srivastava, Esq., Id. No. 202331
Jay B. Jones, Esq., Id. No. 86657
Peter J. Mulcahy, Esq., Id. No. 61791
Andrew L. Spivack, Esq., Id. No. 84439
Jaimie McGuinness, Esq., Id. No. 90131
Chrisovalante P. Fliakos, Esq., Id. No. 94620
Joshua I. Goldman, Esq., Id. No. 205047
Courtenay R. Dunn, Esq., Id. No. 206779
Andrew C. Bramblett, Esq., Id. No. 208375
One Penn Center at Suburban Station
1617 John F. Kennedy Blvd., Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 02/03/2010

Fee: \$5.00

Cert. NO: 7020

PADEN STEVE J
300 BOWERS LANE
BERWICK PA 18603

District: BERWICK BORO
Deed: 20070 -1175
Location: 300 BOWERS LN
Parcel Id:04A-01 -076-00,000

Assessment: 23,870
Balances as of 02/03/2010

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

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

Tax Notice 2009 County & Municipality

BERWICK 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

FOR COLUMBIA County

DATE
(1/2009

BILL NO.
5342

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	6,713	6.146	40.43	41.26	45.39
SINKING		1.345	8.85	9.03	9.93
FIRE		1.25	8.22	8.39	8.81
LIGHT		1.75	11.51	11.75	12.34
BORO RE		10.6	69.74	71.16	74.72
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT	138.75 April 30 If paid on or before	141.59 June 30 If paid on or before
					151.19 June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

PADEN STEVEN J & CINDY
300 BOWERS LANE
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04A-01 -101-01,000
JESSUP & PEARL ST
.0848 Acres Land 1,846
Buildings 4,867
Total Assessment 6,713

This tax returned to
courthouse on:
January 1, 2010

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

NOT PAID

BERWICK AREA SCHOOL DISTRICT		2009 SCHOOL REAL ESTATE DATE 07/01/2009 BILL# 0007869		ORIGINAL	
DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	6713	48.1000	316.44	322.90	355.19
		PAY THIS AMOUNT	316.44 PAID ON OR BEFORE Aug. 31	322.90 PAID ON OR BEFORE Oct. 31	355.19 PAID AFTER Nov. 1

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

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

M A I L
PADEN STEVEN J & CINDY
300 BOWERS LANE
BERWICK PA 18603

NO REFUNDS UNDER \$5.00

PROPERTY DESCRIPTION	ACCT.
PARCEL 04A01 10101000	5658
JESSUP & PEARL ST	1846.00
20050-1331	4867.00
0.09 ACRES	

SCHOOL PENALTY 10%
DELINQUENT TAX TO
COURTHOUSE DEC. 15

MAKE SEPERATE CHECKS FOR SCHOOL PAYMENT

NOT PAID

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5623

PHONE
(570) 389-5622

24 HOUR PHONE
(370) 784-6300

Friday, January 08, 2010

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

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

DOCKET # 219ED2009

JD # 1099CV2007

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 12/31/2009

SERVICE# 1 - OF - 10 SERVICES
DOCKET # 219ED2009

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 STEVE PADEN

RELATIONSHIP _____ IDENTIFICATION _____

DATE 01-13-10 TIME 1040 MILEAGE _____ OTHER _____

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

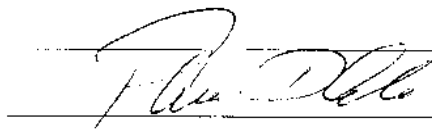
TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>01-13-10</u>	<u>1030</u>	<u>DANIEL</u>	<u>u/h</u>

DEPUTY



DATE 01-13-10



January 21, 2010

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 # 219ED2009

JD # 1099CV2007

Dear Timothy:

The amount due on the sewer account #103070 for the property located at 300 Bowers Lane, Berwick, Pa through March 30, 2010 is **\$265.26**.

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

Sincerely,

Kelly Noss
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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 12/31/2009

SERVICE# 7 - OF - 10 SERVICES
DOCKET # 219ED2009



PLAINTIFF RESIDENTIAL FUNDING COMPANY, LLC

DEFENDANT STEVE J. PADEN
ATTORNEY FIRM PHILAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Deb

RELATIONSHIP Clerk IDENTIFICATION

DATE 1-15 TIME 8:10 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

JK

DATE

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 12/31/2009

SERVICE# 2 - OF - 10 SERVICES
DOCKET # 219ED2009



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 POINTER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 01-19-10 TIME 1035 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

Paul T. H.

DATE

01-19-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 12/31/2009

SERVICE# 4 - OF - 10 SERVICES
DOCKET # 219ED2009

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 MAUREEN PAIS

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION

DATE 1-15-10 TIME 0900 MILEAGE OTHER

Race Sex Height Weight Eyes Hair Age Military

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA POB ☒ POE CCSC
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 1-15-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 12/31/2009

SERVICE# 3 - OF - 10 SERVICES
DOCKET # 219ED2009

PLAINTIFF RESIDENTIAL FUNDING COMPANY, LLC ✓

DEFENDANT STEVE J. PADEN
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	MORTGAGE FORECLOSURE
1108 FREAS	
BERWICK	

SERVED UPON KELLY GREENE

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 01.14.10 TIME 6:30 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

P. J. Padgett DATE 01.14.10

Phelan Hallinan & Schmieg, LLP

Attorney for Plaintiff

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

215-563-7000

Residential Funding Company, LLC

vs.

Steve J. Paden

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

VERIFICATION OF NON-MILITARY SERVICE

The undersigned attorney hereby verifies that he/she is the attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he/she 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 "Steve J. Paden" is over 18 years of age and resides at "**300 BOWERS LANE, BERWICK, PA 18603**".

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



- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☒ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
- ☐ Vivek Srivastava, Esq., Id. No. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ Jaime McGuinness, Esq., Id. No. 90134
- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375

Attorney for Plaintiff

REAL ESTATE OUTLINE

ED # 219-09

DATE RECEIVED 12-31-09
DOCKET AND INDEX 1-8-10

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u> </u>	<i>will send</i>
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR	<u> </u>	CK# <u>824916</u>

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

SALE DATE 1-24-10 TIME 0900
POSTING DATE Feb. 7, 10
ADV. DATES FOR NEWSPAPER
1ST WEEK 1105 3
2ND WEEK 10
3RD WEEK 17, 10

SHERIFF'S SALE

WEDNESDAY MARCH 24, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 219 OF 2009 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. 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

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. Schnieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

SHERIFF'S SALE

WEDNESDAY MARCH 24, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 219 OF 2009 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. 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

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.

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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

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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 MARCH 24, 2010 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.

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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.sheriffcolumbiacounty.com

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

RESIDENTIAL FUNDING COMPANY, LLC

vs.

STEVE J. PADEN

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2007-CV-1099

COLUMBIA COUNTY

2009-ED-219

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 300 BOWERS LANE, BERWICK, PA 18603

(See Legal Description attached)

Amount Due

\$111,723.72

Additional Fees and Costs

\$0.00

Interest from 02/07/2008 to Date of Sale

\$_____ and costs.

@ \$18.37 per diem

Tam B Kline / KPB

(Clerk) Office of the Prothonotary, Common Pleas Court
of Columbia County, Penna.

Dated 12-28-09
(SEAL)

PHS # 157002

RESIDENTIAL FUNDING COMPANY LC

Plaintiff

v.

STEVE J. PADEN

Defendant(s)

:

:

:

:

:

:

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2007-CV-1099

COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

2009-ED-219

RESIDENTIAL FUNDING COMPANY, LLC, Plaintiff in the above action, by the undersigned attorney, 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

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

Address (if address cannot be reasonably ascertained, please so indicate)

SAME AS ABOVE
3.

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

Name

Address (if address cannot be reasonably ascertained, please indicate)

None.
4.

Name and address of last recorded holder of every mortgage of record:

Name

Address (if address cannot be reasonably ascertained, please indicate)

None.
5.

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

Name

Address (if address cannot be reasonably ascertained, please 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

Address (if address cannot be reasonably ascertained, please indicate)

None.

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name

Address (if address cannot be reasonably ascertained, please indicate)

TENANT/OCCUPANT

**300 BOWERS LANE
BERWICK, PA 18603**

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

December 7, 2009

By: Jaime McGuinness

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
- ☐ Vivek Srivastava, Esq., Id. No. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☒ Jaime McGuinness, Esq., Id. No. 90134
- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375

RESIDENTIAL FUNDING COMPANY, LLC
Plaintiff

v.

STEVE J. PADEN
Defendant(s)

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

AFFIDAVIT PURSUANT TO RULE 3129.1

2009-ED-219

RESIDENTIAL FUNDING COMPANY, LLC, Plaintiff in the above action, by the undersigned attorney, 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

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

Address (if address cannot be reasonably
ascertained, please so indicate)

SAME AS ABOVE

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

Name

Address (if address cannot be
reasonably ascertained, please indicate)

None.

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

Name

Address (if address cannot be
reasonably ascertained, please indicate)

None.

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

Name

Address (if address cannot be
reasonably ascertained, please 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

Address (if address cannot be
reasonably ascertained, please indicate)

None.

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name

Address (if address cannot be reasonably ascertained, please indicate)

TENANT/OCCUPANT

**300 BOWERS LANE
BERWICK, PA 18603**

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

December 7, 2009

By: Jaime McGuinness
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
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- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
- ☐ Vivek Srivastava, Esq., Id. No. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☒ Jaime McGuinness, Esq., Id. No. 90134
- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375

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



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

AT

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

James H. Hennessey

— Defendant

Telephone Number

(215)563-7000

Date

12-14-09

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

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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


Expiration date

Plaintiff
RESIDENTIAL FUNDING COMPANY, LLC

Court Number
2007-CV-1099

Defendant
STEVE J. PADEN

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE

AT

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

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

BERWICK, PA 18603

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff
Jane M. E. Business 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
12-14-09

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

RESIDENTIAL FUNDING COMPANY, LLC

: COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

: NO. 2007-CV-1099

STEVE J. PADEN

Defendant(s) : COLUMBIA COUNTY

: 2009-ED-219

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS 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 the Sheriff's Sale on _____ at _____ in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, 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 canceled if you pay to the mortgagee 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 x1230**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling **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 the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
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.

**North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

LEGAL 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 01/31/2007, in Deed Mortgage Inst# 200701175.

Premises being: 300 BOWERS LANE, BERWICK, PA 18603

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

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2007-CV-1099

RESIDENTIAL FUNDING COMPANY, LLC

vs.

STEVE J. PADEN

**owner(s) of property situate in Berwick Borough Columbia County, Pennsylvania, being
(Municipality)**

300 BOWERS LANE, BERWICK, PA 18603

Parcel No. 04A-01-076-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$111,723.72

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

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Parcel No. 04A-01-076-00,000

(Acreage or street address)

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JUDGMENT AMOUNT: \$111,723.72

Attorneys for Plaintiff

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Phelan Hallinan & Schmieg, LLP

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

TD BANK, N.A.
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
884968

JR 12072009

DATE	AMOUNT
12/07/2009	*****1,350.00

Void after 180 days

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

Francis S. Hallinan

⑈884968⑈ ⑆036001808⑆36 150866 6⑈