

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PNC BANK  
vs.  
WADE PADEN

Case Number  
2013CV872

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
10/07/2013	Advance Fee	Advance Fee	56823	\$0.00	\$1,500.00
10/07/2013	Advertising Sale (Newspaper)			\$15.00	\$0.00
10/07/2013	Advertising Sale Bills & Copies			\$17.50	\$0.00
10/07/2013	Crying Sale			\$10.00	\$0.00
10/07/2013	Docketing			\$15.00	\$0.00
10/07/2013	Levy			\$15.00	\$0.00
10/07/2013	Mailing Costs			\$30.00	\$0.00
10/07/2013	Posting Handbill			\$15.00	\$0.00
10/07/2013	Poundage			\$245.49	\$0.00
10/07/2013	Press Enterprise Inc			\$1,546.98	\$0.00
10/07/2013	Sheriff Automation Fund			\$50.00	\$0.00
10/07/2013	Web Posting			\$100.00	\$0.00
01/29/2014	Service			\$135.00	\$0.00
01/29/2014	Service Mileage			\$10.00	\$0.00
01/29/2014	Copies			\$4.50	\$0.00
01/29/2014	Notary Fee			\$10.00	\$0.00
01/29/2014	Tax Claim Search			\$5.00	\$0.00
01/29/2014	Surcharge			\$100.00	\$0.00

\$2,324.47 \$1,500.00

**TOTAL BALANCE:** \$(824.47)

UDREN LAW OFFICES, PC

PA OPERATING ACCOUNT

111 WOODCREST ROAD

CHERRY HILL, NJ 08003



3-7568/2360

NUMBER  
65475

AMOUNT

DATE  
May 08, 2014

.....824.47

VOID AFTER 90 DAYS

Columbia County Sheriff  
Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

PADEN, RR 2 Rte 487 n/w/a 2534 State Route 487, Orangeville, PA 17859 PADEN, RR 2 Rte 487 n/w/a 2534 State Route 487, Orangeville, PA 17859.

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

||065475|| :236075689|| 7500077185||

PAV  
TO THE  
ORDER  
OF

Eight Hundred Twenty-Four and 47/100

SECURED  
SECURE  
Security features included  
Details on back

Pennsylvania Office  
100 W. 3rd Ave.  
Suite 200  
Conshohocken, PA 19428  
(PH) 215-568-9500  
*Mark J. Udren, Esq.  
Licensed: PA, NJ, FL*

***UDREN LAW OFFICES, P.C.***

New Jersey Office  
Woodcrest Corporate Center  
111 Woodcrest Rd.  
Suite 200  
Cherry Hill, NJ 08003  
(PH) 856-669-5400  
(FX) 856-669-5399  
[www.udren.com](http://www.udren.com)

Florida Office  
2101 W. Commercial Blvd  
Suite 5100  
Fort Lauderdale, FL 33309  
(PH) 954-378-1757  
(FX) 954-378-1758

Sent via fax # (570)389-5625

Columbia County Sheriff's Office  
Attn.: Real Estate

Re: **PNC Bank, National Association**  
vs.  
**WADE B. PADEN, JR.**

Columbia County  
Docket No.: **2013-CV-872**  
Premises: **RR 2 Rte 487 n/k/a 2534 State Route 487, Orangeville, PA 17859**

Sheriff's Sale No.:

To whom it may concern :

Please stay the Sheriff Sale scheduled for **February 05, 2014**, on behalf of the Plaintiff.

Sale is stayed for the following reason:

**Mortgagor reinstated.**

Amount collected in consideration of stay: **\$12,274.64**

Thank you for your attention to this matter. If you have any questions or concerns please contact us via email: **[SalesandBid@udren.com](mailto:SalesandBid@udren.com)**.

Sincerely,  
Udren Law Offices, P.C.  
**Tarin Jefferson**  
Foreclosure Specialist

**MJU#: 13030345 CASE#: 13030345-1**

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



Plaintiff  
PNC BANK

vs.

Defendant  
WADE PADEN

**Attorney for the Plaintiff:**  
UDREN LAW OFFICES, PC  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003

**Sheriff's Sale Date:** Wednesday, February 5, 2014  
**Writ of Execution No. :** 2013CV872  
**Advance Sheriff Costs:** \$1,500.00

**Location of the real estate:** 2534 STATE ROUTE 487, ORANGEVILLE, PA 17859

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,546.98
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$135.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$4.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$100.00

**Total Sheriff Costs** **\$2,248.98**

## Distribution Costs

Recording Fees	\$55.00
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**Total Distribution Costs** **\$55.00**

**Grand Total:** **\$2,303.98**

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

Produced by Sheriff's Office, Columbia County, PA

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

CNC Bank vs Wade Martin

NO. 165-13 ED NO. 872-13 JD

DATE/TIME OF SALE: Feb. 5 2010

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 \$ \_\_\_\_\_

# SHERIFF'S SALE COST SHEET

VS.  
NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

— DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>135.00</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>10.00</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>362.00</u>

— WEB POSTING	\$150.00	
— PRESS ENTERPRISE INC.	\$ <u>1546.98</u>	
— SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1771.98</u>

— PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>55.00</u>	
TOTAL *****		\$ <u>65.00</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-</u>

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

TOTAL COSTS (OPENING BID) \$ 2303.98

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815

Date: 01/28/2014

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 16997

PADEN WADE B JR  
PO BOX 108  
ORANGEVILLE PA 17859

District: ORANGE TWP  
Deed: 20040 -5250  
Location: 2534 STATE ROUTE 487  
Parcel Id: 27 -07 -010-00,000

Assessment: 15,262  
Balances as of 01/28/2014

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

COLUMBIA COUNTY SHERIFF

TIMOTHY CHAMBERLAIN

By: \_\_\_\_\_ Per: \_\_\_\_\_

**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NJ 08003-3620**  
**856-669-5400**

[pleadings@udren.com](mailto:pleadings@udren.com)

**PNC Bank, National Association**  
Plaintiff

v.

**WADE B. PADEN, JR.,**  
Defendant(s)

**ATTORNEY FOR PLAINTIFF**

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2013-CV-872

**AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P. RULE 3129.1**

Plaintiff, by its/his/her Attorney hereby verifies that:

1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praeipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.
2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".
3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".
4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

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

Dated: 1/13/14

UDREN LAW OFFICES, P.C.

BY: 

Attorneys for Plaintiff  
ELIZABETH L WASSALL, ESQ  
PA ID 77788

**COPY**



**UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400**

**ATTORNEY FOR PLAINTIFF**

**PNC Bank, National Association**  
Plaintiff

v.

**WADE B. PADEN, JR.;**  
Defendant(s)

**COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County**

**MORTGAGE FORECLOSURE**

**NO. 2013-CV-872**

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

**TO: ALL PARTIES IN INTEREST AND CLAIMANTS**

**OWNER(S): WADE B. PADEN, JR.;**

**PROPERTY: RR 2 Rte 487 n/k/a 2534 State Route 487, Orangeville, PA 17859**


**Improvements: RESIDENTIAL DWELLING**

The above captioned property is scheduled to be sold at the **Columbia County Sheriff's Sale** on **02/05/2014 at 09:00 AM**, at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

The Sheriff will file a Schedule of Distribution on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

**MJU#: 13030345 CASE#: 13030345-1**

**EXHIBIT A**

Name and Address of Sender	<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified		<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail		Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal Insurance		Affix stamp here if issued as certificate of mailing or for additional copies of this bill.					
Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee Remarks
1		<b>Danielle Devlin</b> <b>UDREN LAW OFFICES, P.C.</b> <b>111 Woodcrest Road, Suite 200</b> <b>Cherry Hill, NJ 08003</b>										
2		<b>PNC Bank, National Association</b> <b>3232 Newmark Drive</b> <b>Miamisburg, OH 45342</b>										
3		<b>Columbia County Domestic Relations Section</b> <b>P.O. Box 380</b> <b>Bloomsburg, PA 17815</b>										
4		<b>Columbia County Tax Claim Bureau</b> <b>P.O. Box 380</b> <b>Bloomsburg, PA 17815</b>										
5		<b>Commonwealth of PA</b> <b>Department of Revenue</b> <b>Bureau of Compliance</b> <b>PO Box 281230</b> <b>Harrisburg, PA 17128-1230</b>										
6		<b>Tenants/Occupants</b> <b>RR 2 Rte 487</b> <b>n/k/a 2534 State Route 487</b> <b>Orangeville, PA 17859</b>										
7												
8												
9												
10												
Total number of Pieces Listed by Sender <b>5</b>		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 \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.								
PS Form 3877, February 1994		Form Must be Completed by Typewriter, Ink or Ball Point Pen										

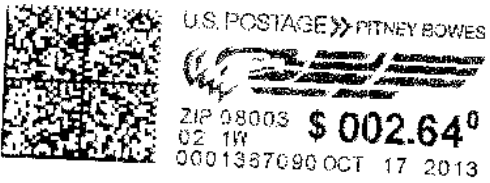


EXHIBIT A

Pennsylvania Office  
100 W. 3rd Ave.  
Suite 200  
Conshohocken, PA 19428  
(PH) 215-568-9500  
*Mark J. Udren, Esq.  
Licensed: PA, NJ, FL*

***UDREN LAW OFFICES, P.C.***

New Jersey Office  
Woodcrest Corporate Center  
111 Woodcrest Rd.  
Suite 200  
Cherry Hill, NJ 08003  
(PH) 856-669-5400  
(FX) 856-669-5399  
www.udren.com

Florida Office  
2101 W. Commercial Blvd  
Suite 5100  
Fort Lauderdale, FL 33309  
(PH) 954-378-1757  
(FX) 954-378-1758

***PLEASE RESPOND TO NEW JERSEY OFFICE***

**January 9, 2014**

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

Re: **PNC Bank, National Association**  
vs.  
**WADE B. PADEN, JR.; et al**  
**Columbia County C.C.P. No. 2013-CV-872**

Dear Prothonotary:

In connection with the above file, enclosed please find Praeipce to File Proof of Service for filing.

Also enclosed is an extra copy of the Praeipce to be time stamped and returned in the enclosed self-addressed stamped envelope.

Thank you for your assistance with this matter.

Sincerely yours,

**Adam DiGirolamo**  
**Legal assistant**  
/dbs

Enclosure

cc: **Sheriff of Columbia County**

**EXHIBIT B**

**UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400**

**ATTORNEY FOR PLAINTIFF**

**PNC Bank, National Association**

Plaintiff

v.

**WADE B. PADEN, JR.; et al**

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

**NO. 2013-CV-872**


**PRAECIPE TO FILE PROOF OF SERVICE**

TO THE PROTHONOTARY:

Kindly file the attached Proofs of Service with regard to the captioned matter.

Date: 1/13/14

UDREN LAW OFFICES, P.C.

BY:   
Attorney for Plaintiff

BETH L. WASSALL, ESQ  
PA ID 77788

EXHIBIT 7

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PNC BANK  
vs.  
WADE PADEN

Case Number  
2013CV872

## SHERIFF'S RETURN OF SERVICE

10/09/2013 12:10 PM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: WADE PADEN AT 2534 STATE ROUTE 487, ORANGEVILLE, PA 17859.

  
MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 10, 2013

EXHIBIT B

NOTARY

Affirmed and subscribed to before me this

10TH day of OCTOBER, 2013

Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

(c) CountySuite Sheriff, Teleosoft, Inc

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy




PNC BANK  
vs.  
WADE PADEN

Case Number  
2013CV872

## SHERIFF'S RETURN OF SERVICE

01/02/2014 DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 2534 STATE ROUTE 487, ORANGEVILLE, PA 17859.

  
MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

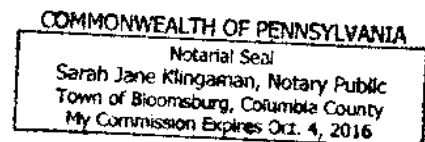
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

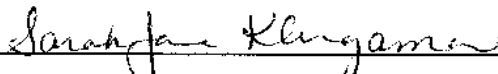
January 02, 2014

NOTARY

Affirmed and subscribed to before me this

2ND day of JANUARY 2014





Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PNC BANK  
vs.  
WADE PADEN

Case Number  
2013CV872

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 11/07/2013

Warrant:

Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 2534 STATE ROUTE 487  
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · ~~Posted~~ · Other

Adult In Charge: *Ferni Doe*

Relation:

Date: 01-02-14

Time: 1304

Deputy: 16

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

(POSTING)

2013CV872

2534 STATE ROUTE 487, ORANGEVILLE, PA 17859

EXP: 11/07/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PNC BANK  
vs.  
WADE PADEN

Case Number  
2013CV872

## SHERIFF'S RETURN OF SERVICE

10/09/2013 12:10 PM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: WADE PADEN AT 2534 STATE ROUTE 487, ORANGEVILLE, PA 17859.

  
MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 10, 2013

### NOTARY

Affirmed and subscribed to before me this

10TH day of OCTOBER, 2013

Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

Print Name/Signature of Plaintiff Attorney



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PNC BANK  
vs.  
WADE PADEN

Case Number  
2013CV872

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice **Zone:**

**Manner:** < Not Specified > **Expires:** 11/07/2013 **Warrant:**

**Notes:** PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

**Name:** CENTRAL COLUMBIA SD

**Primary Address:** BLUE JAY DRIVE  
BLOOMSBURG, PA 17815

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

### Final Service:

**Served:** Personally Adult In Charge · Posted · Other

**Adult In Charge:** Terri Munaw

**Relation:** Receptionist

**Date:** 10/11/13 **Time:** 14:40

**Deputy:** 17 8 **Mileage:**

### Attorney / Originator:

**Name:** UDREN LAW OFFICES, PC

**Phone:**

### Service Attempts:

Date:	Time:	Mileage:	Deputy:

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

CENTRAL COLUMBIA SD

2013CV872

BLUE JAY DRIVE, BLOOMSBURG, PA 17815

EXP: 11/07/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PNC BANK  
vs.  
WADE PADEN

Case Number  
2013CV872

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/07/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia County

Primary Address: 11 WEST MAIN STREET  
2ND FLOOR  
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Laura Kromser

Relation: Receptionist

Date: 10/9/13

Time: 16.05

Deputy: 17

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

DOMESTIC RELATIONS OF

2013CV872

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 11/07/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PNC BANK  
vs.  
WADE PADEN

Case Number  
2013CV872

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/07/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Sherry Evans

Relation: Clerk

Date: 10/9/13

Time: 1:00

Deputy: 17

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX C

2013CV872

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 11/07/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PNC BANK  
vs.  
WADE PADEN

Case Number  
2013CV872

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/07/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: WADE PADEN

Primary Address: 2534 STATE ROUTE 487  
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address: R.R.#2 RTE 487  
ORANGEVILLE, PA 17859

Phone:

### Final Service:

Served: ☒ Personally ☐ Adult In Charge ☐ Posted ☐ Other

Adult In Charge: WADE PADEN

Relation: DOEF

Date: 10-09-13

Time: 12:10

Deputy: 16

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

PADEN, WADE

2013CV872

2534 STATE ROUTE 487, ORANGEVILLE, PA 17859

EXP: 11/07/2013

## Document Receipt

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Trans #	1068	Carrier / service:	USPS Server	First-Class Mail®	10/7/2013 12:00:00 AM
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## Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREFT ROOM 3259

Tracking #: 71901140006C00010693

Doc Ref #: 165ED2013

Postage 4.8100

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	1067	Carrier / service:	USPS Server	First-Class Mail®	10/7/2013 12:00:00 AM
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## Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION900 MARKET STREET 5TH FLOOR  
ROBERT N. C. NIX FEDERAL BUILDING

Tracking #	71901140006000010686
Doc Ref #:	165ED2013
Postage	4.8100

PHILADELPHIA PA 19107

## Document Receipt

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Trans #	1066	Carrier / service:	USPS Server	First-Class Mail®	10/7/2013 12:00:00 AM
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## Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000010679

Doc Re# #: 165ED2013

Postage 4 8100

HARRISBURG PA 17105

## Document Receipt:

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Trans #	1065	Carrier / service:	USPS Server	First-Class Mail®	10/7/2013 12:00:00 AM
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Ship to

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000010662

Doc Ref #: 165ED2013

Postage 4.8100

HARRISBURG PA 17128



## Document Receipt

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Trans #	1064	Carrier / service:	USPS Server	First-Class Mail®	10/7/2013 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

DEPT OF REVENUE

PO BOX 281230

Tracking #: 71901140006000010655

Doc Ref #: 165ED2013

Postage 4 8100

HARRISBURG PA 17128

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2013CV872

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, FEBRUARY 05, 2014**  
**AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

---

ALL THAT CERTAIN piece, parcel and tract of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin on the Eastern edge of right-of-way of State Route No. 0487; THENCE by the said edge of State Route No. 0487 North 65 degrees 55 minutes 11 seconds East 80.49 feet to a point; THENCE by the same North 67 degrees 48 minutes 36 seconds East 123.10 feet to a point; THENCE by the same North 69 degrees 46 minutes 46 seconds East 135.55 feet to a point; THENCE by the same North 72 degrees 13 minutes 20 seconds East 103.97 feet to an iron pin; THENCE by lands of Carolyn J. Lozak South 27 degrees 36 minutes 50 seconds West 168.81 feet to an existing iron pin; THENCE by other lands of David R. Millard South 44 degrees 01 minutes 36 seconds West 55.00 feet to an existing iron pin; THENCE by the same and crossing Fishing Creek South 51 degrees 46 minutes 41 seconds East 498.00 feet to a point; THENCE by lands of J. Alfred Kline Estate South 35 degrees 29 minutes 19 seconds West 554.00 feet to a point in the center of Fishing Creek; THENCE in Fishing Creek North 4 degrees 38 minutes 41 seconds West 364.60 feet to a point in Fishing Creek; THENCE by the same and by lands of J. Alfred Kline Estate and passing through an iron pin on line North 17 degrees 47 minutes 41 seconds West 184.00 feet to an iron pin on the edge of an existing old road; THENCE by lands of said Kline Estate North 48 degrees 08 minutes 41 seconds West 377.37 feet to the point of BEGINNING. CONTAINING 4.828 acres of land.

Description prepared in accordance with draft survey made by Orangeville Surveying Consultants, Inc. dated September 5, 1990, and recorded in Columbia County Map Book 7, page 454.

EXCEPTING AND RESERVING unto the Grantors, the heirs of J. Alfred Kline, their heirs, assigns and successors in title, the full free liberty and right at all times hereafter and forever to have and use the roadway over the above-described land for any and all purposes connected with the use and occupation of the Grantors' and the heirs of J. Alfred Kline other land for the purpose of ingress, egress and regress to other summer dwellings now erected upon the premises of the Grantors and the farm of J. Alfred Kline, deceased. Subject, however, to the condition that said users of the roadway shall contribute to its upkeep and maintenance; and further subject to the condition that the heirs of J. Alfred Kline or their successors in title to the farm adjoining said tract shall be used only for the purpose of transporting machinery, equipment and farm products of the farm.

ALSO EXCEPTING AND RESERVING THEREFROM AND THEREOUT a parcel of land containing 8,914 square feet conveyed to Debbie E. Frederick by deed dated November 21, 2001 and recorded to Columbia County Instrument No. 200111766.

BEING THE SAME PREMISES which Jack W. Carlson and Kathleen R. Carlson, husband and wife, by their deed dated May 10, 2004, and intending to be forthwith recorded in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, granted and conveyed unto Wade B. Paden, Jr., Mortgagor herein.

THIS IS A PURCHASE-MONEY MORTGAGE!

BEING KNOWN AS: RR2 RTE 487 N/K/A 2534 STATE ROUTE 487, ORANGEVILLE, PA 17859

PROPERTY ID NO.: 27-07-010

TITLE TO SAID PREMISES IS VESTED IN WADE B. PADEN, JR. BY DEED FROM JACK W. CARLSON AND KATHLEEN R. CARLSON, HUSBAND AND WIFE DATED 05/10/2004 IN DEED BOOK INSTRUMENT #200405250.

PROPERTY ADDRESS: 2534 STATE ROUTE 487, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 27-07-010

**Seized and taken into execution to be sold as the property of WADE PADEN in suit of PNC BANK.**

---

**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 eight (8) days after the sale in 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 to either 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 default all sums paid by the 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. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:  
UDREN LAW OFFICES, PC  
CHERRY HILL, NJ

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

# REAL ESTATE OUTLINE

ED # 155-13

DATE RECEIVED 10-7-13  
DOCKET AND INDEX 10-7-13

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>56823</u>

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

SALE DATE	<u>Feb 5, 13</u>	TIME <u>0:00</u>
POSTING DATE	<u>Jan 3, 13</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Jan 15</u>	
	2 <sup>ND</sup> WEEK <u>22</u>	
	3 <sup>RD</sup> WEEK <u>29, 13</u>	

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

PNC Bank, National Association  
Plaintiff

v.

Wade B. Paden, Jr.

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2013-CV-872

2013-ED-165

**WRIT OF EXECUTION**

TO THE SHERIFF OF COLUMBIA COUNTY:

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

**RR 2 Rte 487 n/k/a 2534 State Route 487, Orangeville, PA 17859**

Amount due

**\$ 68,365.96**

Interest From 10/04/2013  
to Date of Sale

\$ \_\_\_\_\_

*Ongoing Per Diem of \$10.8500  
to actual date of sale including if sale is  
held at a later date*

(Costs to be added)

\$ Barbara D. Silvetti  
Prothonotary

By Keely P. Bollen  
Clerk

Date 10-7-13

Proth & Clerk of Sev. Courts  
My Comm. Exp. 12/31/2014

MJU#: 13030345 CASE#: 13030345-1

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

PNC Bank, National Association  
Plaintiff

v.

WADE B. PADEN, JR.,  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2013-CV-872


AFFIDAVIT OF NON-MILITARY SERVICE  
UNDER Pa.R.C.P 76

THE UNDERSIGNED states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), **WADE B. PADEN, JR.**, who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto as **Exhibit "A"**.

The Affiant lacks sufficient information to be able to determine whether any other Defendants in this action are in active military service because Plaintiff cannot provide date(s) of birth and/or Social Security number(s) for said Defendant(s) to enable a search.

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

Dated: **October 3, 2013**

  
\_\_\_\_\_  
Attorney for Plaintiff  
**Amanda L. Lauer #317028**

**Status Report  
Pursuant to Servicemembers Civil Relief Act**Last Name: PADEN, JR.First Name: WADE

Middle Name: B

Active Duty Status As Of: Oct-03-2013

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

Mary M. Snavelly-Dixon, Director  
Department of Defense - Manpower Data Center  
4800 Mark Center Drive, Suite 04E25  
Arlington, VA 22350

The Defense Manpower Data Center (DMDC), an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenseink.mil" URL: <http://www.defenselink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

### More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d)(1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

### Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: Q4U3066DT0557C0



UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
[pleadings@udren.com](mailto:pleadings@udren.com)

ATTORNEY FOR PLAINTIFF

COPY

PNC Bank, National Association  
Plaintiff

v.

WADE B. PADEN, JR.,  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2013-CV-872

AFFIDAVIT OF NON-MILITARY SERVICE  
UNDER Pa.R.C.P 76

THE UNDERSIGNED states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), **WADE B. PADEN, JR.**, who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto as **Exhibit "A"**.

The Affiant lacks sufficient information to be able to determine whether any other Defendants in this action are in active military service because Plaintiff cannot provide date(s) of birth and/or Social Security number(s) for said Defendant(s) to enable a search.

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

Dated: **October 3, 2013**

  
\_\_\_\_\_  
Attorney for Plaintiff  
**Amanda L. Lawer #317028**



## Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: PADEN, JR.First Name: WADEMiddle Name: BActive Duty Status As Of: Oct-03-2013

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

*Mary M. Shavelly-Dixon*

Mary M. Shavelly-Dixon, Director  
Department of Defense - Manpower Data Center  
4800 Mark Center Drive, Suite 04E25  
Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenselink.mil" URL: <http://www.defenselink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

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## Coverage Under the SCRA is Broader in Some Cases

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Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

**Certificate ID: Q4U3066DT0557C0**

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

PNC Bank, National Association  
Plaintiff

v.

WADE B. PADEN, JR.,  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2013-CV-872

AFFIDAVIT OF NON-MILITARY SERVICE  
UNDER Pa.R.C.P 76

THE UNDERSIGNED states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), **WADE B. PADEN, JR.**, who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto as **Exhibit "A"**.

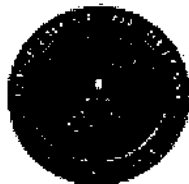
The Affiant lacks sufficient information to be able to determine whether any other Defendants in this action are in active military service because Plaintiff cannot provide date(s) of birth and/or Social Security number(s) for said Defendant(s) to enable a search.

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

Dated: October 3, 2013

  
\_\_\_\_\_  
Attorney for Plaintiff  
Amanda L. Lower #317028

SHERIFF  
COPY



## Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: PADEN, JR.First Name: WADEMiddle Name: BActive Duty Status As Of: Oct-03-2013

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

*Mary M. Snively-Dixon*

Mary M. Snively-Dixon, Director  
Department of Defense - Manpower Data Center  
4800 Mark Center Drive, Suite 04E25  
Arlington, VA 22350

The Defense Manpower Data Center (DML) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenselink.mil" URL: <http://www.defenselink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

## More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d)(1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

## Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: Q4U3066DT0557C0

Pennsylvania Office  
100 W. 3rd Ave.  
Suite 200  
Conshohocken, PA 19428  
(PH) 215-568-9500

*Mark J. Udren, Esq.  
Licensed: PA, NJ, FL*

## ***UDREN LAW OFFICES, P.C.***

New Jersey Office  
Woodcrest Corporate Center  
111 Woodcrest Rd.  
Suite 200  
Cherry Hill, NJ 08003  
(PH) 856-669-5400  
(FX) 856-669-5399  
[www.udren.com](http://www.udren.com)

Florida Office  
2101 W. Commercial Blvd  
Suite 5000  
Fort Lauderdale, FL 33309  
(PH) 954-378-1757  
(FX) 954-378-1758

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

Re: **PNC Bank, National Association**  
vs.  
**Wade B. Paden, Jr.**

**Columbia** County C.C.P. No. **2013-CV-872**

Dear Sir or Madam:

Kindly Issue the Writ of Execution and transmit the appropriate documents to the Sheriff, together with the sale deposit check for the Sheriff of **Columbia** County.

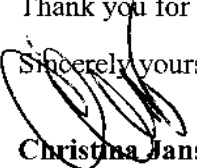
All necessary documents to establish the above are enclosed, together with a check to cover your fee therefor.

After time stamping, kindly return to me the enclosed copy of the Praecept to Issue Writ of Execution in the enclosed stamped self addressed envelope.

Please advise promptly if there are any problems in this regard.

Thank you for your assistance with this matter.

Sincerely yours,

  
**Christina Jans**  
Foreclosure Specialist

MJU/  
Enclosures

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

PNC Bank, National Association  
Plaintiff

v.

Wade B. Paden, Jr.

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2013-CV-872


**CERTIFICATE OF ACT 91**

I hereby state that as the attorney for the Plaintiff in the above-captioned matter:

- ☒ Act 91 procedures have been fulfilled
- ☐ Premises is not subject to the provisions of Act 91  
as this is an FHA insured mortgage

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

UDREN LAW OFFICES, P.C.

BY:   
Attorney for Plaintiff  
Amanda L. Rouer #307028



**UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com**

**ATTORNEY FOR PLAINTIFF**

**PNC Bank, National Association**  
Plaintiff

v.

**Wade B. Paden, Jr.**

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2013-CV-872

165

**AFFIDAVIT PURSUANT TO RULE 3129.1**  
**AND RULE 76**

**PNC Bank, National Association**, Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at:

**RR 2 Rte 487 n/k/a 2534 State Route 487, Orangeville, PA 17859**

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

**Wade B. Paden, Jr.  
RR#2, Rte 487 n/k/a 2534 State Route 487  
Orangeville, PA 17859**

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

**Wade B. Paden, Jr.  
RR#2, Rte 487 n/k/a 2534 State Route 487  
Orangeville, PA 17859**

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

**Jr Lien Holders - None**

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

**PNC Bank, National Association  
3232 Newmark Drive  
Miamisburg, OH 45342**

**Sr Mortgage Holders - None**

**Jr Mortgage Holders - None**

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

**Sr lien Holders - 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:

**Columbia County Domestic Relations Section**

**P.O. Box 380**

**Bloomsburg, PA 17815**

**Columbia County Tax Claim Bureau**

**P.O. Box 380**

**Bloomsburg, PA 17815**

**Commonwealth of PA, Department of Revenue**

**Bureau of Compliance**

**PO Box 281230**

**Harrisburg, PA 17128-1230**

**Tenants/Occupants**

**RR 2 Rte 487 n/k/a 2534 State Route 487**

**Orangeville, PA 17859**

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:


**Federal Tax Lien Holders - None**

**Condo/Homeowners Association – None**

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

DATED: 10/4/13

UDREN LAW OFFICES, P.C.

BY:   
Attorney for Plaintiff  
*Amanda C. Law* #307028

**MJU#: 13030345 CASE#: 13030345-1**

**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NJ 08003-3620**  
**856-669-5400**  
**pleadings@udren.com**

**ATTORNEY FOR PLAINTIFF**

**PNC Bank, National Association**  
Plaintiff

v.

**Wade B. Paden, Jr.**

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2013-CV-872

**CERTIFICATE OF ACT 91**

I hereby state that as the attorney for the Plaintiff in the above-captioned matter:

- ☒ Act 91 procedures have been fulfilled
- ☐ Premises is not subject to the provisions of Act 91  
as this is an FHA insured mortgage

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

UDREN LAW OFFICES, P.C.

BY: 

Attorney for Plaintiff

Amanda C. Lowe #307028

**UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com**

**ATTORNEY FOR PLAINTIFF**

**PNC Bank, National Association**  
Plaintiff

v.

**Wade B. Paden, Jr.**

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
**Columbia County**

MORTGAGE FORECLOSURE

NO. 2013-CV-872

**AFFIDAVIT PURSUANT TO RULE 3129.1**  
**AND RULE 76**

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**P.O. Box 380**

**Bloomsburg, PA 17815**

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**Commonwealth of PA, Department of Revenue**

**Bureau of Compliance**

**PO Box 281230**

**Harrisburg, PA 17128-1230**

**Tenants/Occupnats**

**RR 2 Rte 487 n/k/a 2534 State Route 487**

**Orangeville, PA 17859**

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:

**Federal Tax Lien Holders - None**

**Condo/Homeowners Association – None**

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

DATED: 10/4/13

UDREN LAW OFFICES, P.C.

BY:   
Attorney for Plaintiff  
*Amanda C. Law #307028*

**MJU#: 13030345 CASE#: 13030345-1**

**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NJ 08003-3620**  
**856-669-5400**  
**pleadings@udren.com**

**ATTORNEY FOR PLAINTIFF**

**PNC Bank, National Association**  
Plaintiff

v.

**Wade B. Paden, Jr.**

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
**Columbia County**

MORTGAGE FORECLOSURE

NO. 2013-CV-872

**AFFIDAVIT PURSUANT TO RULE 3129.1**  
**AND RULE 76**

**PNC Bank, National Association**, Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at:

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**Bureau of Compliance**

**PO Box 281230**

**Harrisburg, PA 17128-1230**

**Tenants/Occupnats**

**RR 2 Rte 487 n/k/a 2534 State Route 487**

**Orangeville, PA 17859**

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:

**Federal Tax Lien Holders - None**

**Condo/Homeowners Association – None**

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

DATED: 10/4/13

UDREN LAW OFFICES, P.C.

BY: 

Attorney for Plaintiff

Amanda C. Law #307028

MJU#: 13030345 CASE#: 13030345-1

**Paden, Jr.UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400**

pleadings@udren.com

**PNC Bank, National Association**  
Plaintiff

v.

**Wade B. Paden, Jr.**

Defendant(s)

**ATTORNEY FOR PLAINTIFF**

COURT OF COMMON PLEAS  
CIVIL DIVISION  
**Columbia** County

MORTGAGE FORECLOSURE

**NO. 2013-CV-872**


**AFFIDAVIT OF LAST KNOWN ADDRESS**  
**UNDER RULE 76**

The Defendant(s) last known address is as follows:

**WADE B. PADEN, JR.  
RR#2, RTE 487 N/K/A 2534 STATE ROUTE 487  
ORANGEVILLE, PA 17859**

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

UDREN LAW OFFICES, P.C.

  
\_\_\_\_\_  
Attorney for Plaintiff

*Amanda L. Kaur #307028*



**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NJ 08003-3620**  
**856-669-5400**  
pleadings@udren.com

**ATTORNEY FOR PLAINTIFF**

**PNC Bank, National Association**  
Plaintiff

v.

**WADE B. PADEN, JR.**  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
**Columbia County**

MORTGAGE FORECLOSURE

NO. 2013-CV-872

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO: Wade B. Paden, Jr.**  
**RR#2, Rte 487 n/k/a 2534 State Route 487**  
**Orangeville, PA 17859**

Your house (real estate) at **RR 2 Rte 487 n/k/a 2534 State Route 487, Orangeville, PA 17859** is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_ at \_\_\_\_\_ at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$68,365.96**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

**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 the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
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 856-669-5400.
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 856-669-5400.
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 schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. 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 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.**

**LAWYER REFERRAL SERVICE**

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

**ASSOCIATION DE LICENCIADOS**

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

**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NJ 08003-3620**  
**856-669-5400**  
pleadings@udren.com

**ATTORNEY FOR PLAINTIFF**

**PNC Bank, National Association**  
Plaintiff

v.

**WADE B. PADEN, JR.**

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2013-CV-872

**SHORT DESCRIPTION FOR ADVERTISING**

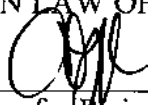
ALL THAT CERTAIN LOT OF LAND SITUATE IN **ORANGE TOWNSHIP , COLUMBIA COUNTY, PENNSYLVANIA:**

BEING KNOWN AS **RR 2 Rte 487 n/k/a 2534 State Route 487, Orangeville, PA 17859**

PARCEL NUMBER: **27-07-010**

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.

  
\_\_\_\_\_  
Attorney for Plaintiff

*Amanda L. Lauer #307028*

**ALL THAT CERTAIN** piece, parcel and tract of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

**BEGINNING** at an iron pin on the Eastern edge of right-of-way of State Route No. 0487; **THENCE** by the said edge of State Route No. 0487 North 65 degrees 55 minutes 11 seconds East 80.49 feet to a point; **THENCE** by the same North 67 degrees 48 minutes 36 seconds East 123.10 feet to a point; **THENCE** by the same North 69 degrees 46 minutes 46 seconds East 135.55 feet to a point; **THENCE** by the same North 72 degrees 13 minutes 20 seconds East 103.97 feet to an iron pin; **THENCE** by lands of Carolyn J. Lozak South 27 degrees 36 minutes 50 seconds West 168.81 feet to an existing iron pin; **THENCE** by other lands of David R. Millard South 44 degrees 01 minute 36 seconds West 55.00 feet to an existing iron pin; **THENCE** by the same and crossing Fishing Creek South 51 degrees 46 minutes 41 seconds East 498.00 feet to a point; **THENCE** by lands of J. Alfred Kline Estate South 35 degrees 29 minutes 19 seconds West 554.00 feet to a point in the center of Fishing Creek; **THENCE** in Fishing Creek North 4 degrees 38 minutes 41 seconds West 364.68 feet to a point in Fishing Creek; **THENCE** by the same and by lands of J. Alfred Kline Estate and passing through an iron pin on line North 17 degrees 47 minutes 41 seconds West 184.00 feet to an iron pin on the edge of an existing old road; **THENCE** by lands of said Kline Estate North 48 degrees 08 minutes 41 seconds West 377.37 feet to the point of **BEGINNING**. **CONTAINING** 4.828 acres of land.

Description prepared in accordance with draft of survey made by Orangeville Surveying Consultants, Inc. dated September 5, 1990, and recorded in Columbia County Map Book 7, page 454.

**EXCEPTING AND RESERVING** unto the Grantors, the heirs of J. Alfred Kline, their heirs, assigns and successors in title, the full free liberty and right at all times hereafter and forever to have and use the roadway over the above-described land for any and all purposes connected with the use and occupation of the Grantors' and the heirs of J. Alfred Kline other land for the purposes of ingress, egress and regress to other summer dwellings now erected upon the premises of the Grantors and the farm of J. Alfred Kline, deceased. Subject, however, to the condition that said users of the roadway shall contribute to its upkeep and maintenance; and further subject to the condition that the heirs of J. Alfred Kline or their successors in title to the farm adjoining said tract shall be used only for the purpose of transporting machinery, equipment and farm products of the farm.

**ALSO EXCEPTING AND RESERVING THEREFROM AND THEREOUT** a parcel of land containing 8,914 square feet conveyed to Debbie E. Frederick by deed dated November 21, 2001 and recorded to Columbia County Instrument No. 200111766.

**BEING THE SAME PREMISES** which Jack W. Carlson and Kathleen R. Carlson, husband and wife, by their Deed dated May 10, 2004, and intending to be forthwith recorded in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, granted and conveyed unto Wade B. Paden, Jr., Mortgagor herein.

**THIS IS A PURCHASE-MONEY MORTGAGE!**

**BEING KNOWN AS:** RR 2 Rte 487 n/k/a 2534 State Route 487, Orangeville, PA 17859

**PROPERTY ID NO.:** 27-07-010

**TITLE TO SAID PREMISES IS VESTED IN WADE B. PADEN, JR. BY DEED FROM JACK W. CARLSON AND KATHLEEN R. CARLSON, HUSBAND AND WIFE DATED 05/10/2004 RECORDED 05/14/2004 IN DEED BOOK Instrument #200405250.**

**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NJ 08003-3620**  
**856-669-5400**  
pleadings@udren.com

**ATTORNEY FOR PLAINTIFF**

COPY

**PNC Bank, National Association**  
Plaintiff

v.

**WADE B. PADEN, JR.;**  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2013-CV-872

**WAIVER OF WATCHMAN/WAIVER OF INSURANCE**

The undersigned states that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Date: 12/4/13

UDREN LAW OFFICES, P.C.

  
Attorney for Plaintiff

*Amanda L. Rauer #307028*

Pennsylvania Office  
100 W. 3rd Ave.  
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*Mark J. Udren, Esq.  
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(FX) 954-378-1758

Sheriff of **Columbia** County  
**Courthouse**  
**P.O. Box 380**  
**Bloomsburg, PA 17815**

Re: **PNC Bank, National Association**  
vs.  
**Wade B. Paden, Jr.**

**Columbia County C.C.P. No. 2013-CV-872**

Dear Sir or Madam:

Please serve the Defendant(s) with a Notice of Sheriff Sale as follows:

**WADE B. PADEN, JR.**  
**RR#2, RTE 487 N/K/A 2534 STATE ROUTE 487**  
**ORANGEVILLE, PA 17859**

### **SPECIAL INSTRUCTIONS:**

Please then, **POST** the property with the Handbill at **RR 2 Rte 487 n/k/a 2534 State Route 487, Orangeville, PA 17859.**

UDREN LAW OFFICES, P.C.

  
\_\_\_\_\_  
Attorney for Plaintiff

*Amanda L. Law #367028*

Pennsylvania Office  
100 W. 3rd Ave.  
Suite 200  
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Sheriff of Columbia County  
Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Re: **PNC Bank, National Association**  
vs.  
**Wade B. Paden, Jr.**

**Columbia County C.C.P. No. 2013-CV-872**

Dear Sir or Madam:

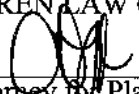
Please serve the Defendant(s) with a Notice of Sheriff Sale as follows:

**WADE B. PADEN, JR.**  
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**ORANGEVILLE, PA 17859**

**SPECIAL INSTRUCTIONS:**

Please then, **POST** the property with the Handbill at **RR 2 Rte 487 n/k/a 2534 State Route 487, Orangeville, PA 17859.**

UDREN LAW OFFICES, P.C.

  
\_\_\_\_\_  
Attorney for Plaintiff

*Amanda L. Law #357028*

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

56823

**UDREN LAW OFFICES, PC**

PA OPERATING ACCOUNT  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003



NUMBER  
56823

3-7568/2360

One Thousand Five Hundred and 00/100\*\*\*\*\*

DATE

October 03, 2013

AMOUNT

.....1,500.00

PAY  
TO THE  
ORDER  
OF

Columbia County Sheriff  
Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

VOID AFTER 90 DAYS

PADEN - Tina Jans PADEN

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

⑈056823⑈ ⑆236075689⑆ 9500077186⑈

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