COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 228092

Invoice Date: 03/12/2019 12:04:18 PM

RECEIPT

Reg/Drw ID: 0101

Customer: SHERIFF Last Change:

Receipt By: WALK-IN

By: BSL

hg#	Charge / Payment / Fee Description		Amount I	Inst # / Inst Date	Municipality
1	DEED		\$71.75	201901692	BERWICK BORD
	Grantor - FENTON, DAVID C		(03/12/19 12:04:20 PM	
	Grantee - CASCADE FUNDING 2017-1 ALTERNATIVI	E HOLDINGS LLC			
	Consideration - \$2,478.86				
	Tax Basis - \$0.00				
	Return Via - MAIL				
	Fees Summary:				
	STATE WRIT TAX	\$0.50			
	JCS/ACCESS TO JUSTICE	\$40.25			
	AFFORDABLE HOUSING	\$13.00			
	RECORDING FEES - RECORDER	\$13.00			
	RECORDER IMPROVEMENT FUND	\$3.00			
	COUNTY IMPROVEMENT FUND	\$2.00			
	Inst Info: SHERIFF'S DEED				
	TOTAL CHARGES		\$71.75		
	PAYMENTS				
	CHECK: 8493 - SHERIFF		\$71.75		
	TOTAL PAYMENTS		\$71.75		
	AMOUNT DUE		\$71.75		
	PAYMENT ON INVOICE		(\$71.75)		
	BALANCE DUE ON INVOICE		\$0.00		

STERN & EISENBERG, PC

1581 MAIN STREET, SUITE 200 THE SHOPS AT VALLEY SQUARE WARRINGTON, PA 18976 TELEPHONE: (215) 572-8111 FACSIMILE: (215) 572-5025

February 12, 2019

Sheriff's Office of Columbia 35 West Main Street Bloomsburg, PA 17815

RE:

Cascade 2017-1 Alternative Holdings, LLC

v. David C. Fenton

Docket No. 2018-CV-497

146-2018 ED

Premises: 511-511A Lasalle Street, Berwick, PA 18603

Dear Sir or Madam:

In connection with the Sheriff's Sale held in the above-referenced matter on January 30, 2019 kindly assign my bid as attorney on the Writ to:

Cascade Funding 2017-1 Alternative Holdings, LLC

c/o Specialized Loan Servicing, LLC 8742 Lucent Boulevard Highlands Ranch, CO 80129

Enclosed please find Realty Transfer Tax Statements of Value in duplicate, as well as copies of the recorded Mortgage and any applicable Assignments. Also enclosed please find a check in the amount of \$ 1,128.86 which is the amount necessary to settle with the Sheriff. Please have the Sheriff's Deed prepared and recorded as soon as possible and returned to our office in the enclosed, self-addressed, stamped envelope.

Thank you.

Very truly yours.

STERN & EISENBERG PC



Bureau of Individual Taxes PO BOX 280603 Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY	
State Tax Paid	
Book Number	
Page Number	
Date Recorded	

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

A. CORRESPONDENT - All inc	quiries ma	ay be direct	ed to the following p	erson:			
Name Stern & Eisenberg, PC							ne Number: 572-8111
Mailing Address 1581 Main Street, Suite 200			City Warrington			State PA	ZIP Code 18976
B. TRANSFER DATA							
Date of Acceptance of Document /	/				,		
Grantor(s)/Lessor(s) Sheriff of Columbia County	1 .	one Number: 389-5622	Cascade Funding 20 Alternative Holdings				ne Number:) 241-7200
Mailing Address	1(4,4)		Mailing Address			1	
35 West Main Street			c/o Specialized Loa	ın Servi	cing, LLC, 8	742 Luc	ent Boulevard
City	State	ZIP Code	City			State	ZIP Code
Bloomsburg	PA	17615	Highlands Ranch			co	80129
C. REAL ESTATE LOCATION		1			• •		
Street Address	* ""-		City, Township, Borougl	h			
511-511A Lasalle Street, Berwick, PA	18603		Berwick Borough				
County	School	District		1	cel Number		
Columbia	Berwi	ick Area Sch	ool District	04C-	05-117-00		
D. VALUATION DATA							
Was transaction part of an assignm	nent or re	location?	□ Y ⊠ N				
1. Actual Cash Consideration		er Consideration		3. Tota	l Consideration		
2,478.86	+0.0	00		= 2,4	178.86		
4. County Assessed Value	5. Com	mon Level Rati	io Factor	6. Com	puted Value		
21,835.00	X 3.8	38		= 84	,719.80		
E. EXEMPTION DATA - Refer	to instruc	ctions for ex	xemption status.				
1a. Amount of Exemption Claimed			ntor's Interest in Real Estate	1c. Per	centage of Gra	ntor's Int	erest Conveyed
100.00 %	100.0	0	%	100.0	00	9,	, 0
2. Check Appropriate Box Belov	v for Exe	mption Cla	imed.				
☐ Will or intestate succession.							
			(Name of Decedent)			Estate File	Number)
☐ Transfer to a trust. (Attach comp	olete copy o	of trust agree	ment identifying all bene	eficiaries	.)		
☐ Transfer from a trust. Date of tra	ansfer into	the trust		_			
If trust was amended attach a c	opy of origi	inal and amer	nded trust.				
Transfer between principal and a	gent/straw	party. (Attac	ch complete copy of agen	icy/strav	v party agree	ment.)	
Transfers to the commonwealth, tion. (If condemnation or in lieu	the U.S. a	and instrumen	ntalities by gift, dedicatio				condemna-
▼ Transfer from mortgagor to a ho	lder of a m	ortgage in de	efault. (Attach copy of m	ortgage	and note/ass	ignment	.)
☐ Corrective or confirmatory deed.							
Statutory corporate consolidation					•		
☐ Other (Please explain exemption							
- Other (Frease explain exemption	, dannear)						
Under penalties of law, I declare to the best of my knowledge and b	hat I have	e examined to	this statement, includ	ling acc	companying	inform	ation, and
Signature of Correspondent or Responsible P		,	(_ D	ate	AND A SEE
					_ /	. /.	

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

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

CASCADE FUNDING MORTGAGE TRUST VS DAVID FENTON

NO. 146-2018 ED	NO.	497-2018	JD
DATE/TIME OF SALE: JANUARY	30, 2019	@ 9:00 AM	
BID PRICE (INCLUDES COST)		130,25	_
POUNDAGE – 2% OF BID	\$_ <i>L</i>	18,61	
TRANSFER TAX – 2% OF FAIR MKT	\$		
MISC. COSTS	\$		
TOTAL AMOUNT NEEDED TO PURC	HASE		\$ 2478,86
PURCHASER(S):			
ADDRESS:		-10-11	
NAMES(S) ON DEED:			
PURCHASER(S) SIGNATURE(S):	Lle	<u>e W</u>	
TOTAL DUE:			s 7478, 86
LESS DEPOSIT:			\$ 1350,60
	T		
DOWN PAYMEN			\$
TOTAL DUE IN 8	DAYS		\$ 1140,00

Timothy T. Chamberlain Sheriff



VS.

Earl D. Mordan, Jr. Chief Deputy

Plaintiff

CASCADE FUNDING MORTGAGE TRUST

Defendant

DAVID CLAYTON FENTON

Attorney for the Plaintiff:

STERN & EISENBERG, PC 1581 MAIN STREET SUITE 200

WARRINGTON, PA 18976

Wednesday, January 30, 2019 Sheriff's Sale Date:

Writ of Execution No.: 2018CV497

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 511-511A LASALLE STREET, BERWICK, PA 18603

Sheriff Costs

	Grand Total:	\$2,430.25
	Total Distribution Costs	\$71.75
Recording Fees		\$71.75
Distribution Costs		
	Total Sheriff Costs	\$2,358.50
Surcharge		\$210.00
Tax Claim Search		\$5.00
Notary Fee		\$15.00
Copies		\$10.00
Distribution Form		\$25.00
Service Mileage		\$24.00
Service		\$300.00
Web Posting		\$100.00
Transfer Tax Form	and the second of the second o	\$25.00
Solicitor Services		\$100.00
Sheriff's Deed		\$35.00
Prothonotary, Acknowledge Deed Sheriff Automation Fund		\$50.00
Press Enterprise Inc.		\$10.00
Posting Handbill		\$1,290.00
Mailing Costs		\$15.00
Levy		\$72.00
Docketing		\$15.00 \$15.00
Crying Sale		\$10.00 \$15.00
Advertising Sale Bills & Copies		\$17.50
Advertising Sale (Newspaper)		\$15.00

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

SHERIFF'S SALE COST SHEET

18-497

VS	
NOED NOJD DATE/TIME OF SALE	
DOCKET/RETURN \$15.00	
SERVICE PER DEF. \$ 300,00	
LEVY (PER PARCEL \$15.00	
MAILING COSTS \$ 72 100	
ADVERTISING SALE BILLS & COPIES \$17.50	
ADVERTISING SALE (NEWSPAPER) \$15.00	
MILEAGE \$ 2400	
POSTING HANDBILL \$15.00	
CRYING/ADJOURN SALE \$10.00	
SHERIFF'S DEED \$35.00	
TRANSFER TAX FORM \$25.00	
DISTRIBUTION FORM \$25.00	
COPIES \$/0.00	
TOTAL ******* \$ 573,50	
44.50.00	
WEB POSTING \$150.00	
PRESS ENTERPRISE INC. \$ 1290.60	
SOLICITOR'S SERVICES \$100.00	
TOTAL ********** \$ 1546,60	
PROTHONOTARY (NOTARY) \$10.00	
RECORDER OF DEEDS \$ 71/75	
RECORDER OF DEEDS \$\frac{11.75}{10.75}\$ \$\frac{11.75}{10.75}\$	
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20 \$	
SCHOOL DIST. 20 \$	
DELINQUENT 20 \$_5160 TOTAL ************* \$5160	
1011111	
MUNICIPAL FEES DUE:	
SEWER 20 \$	
WATER 20\$	
SEWER 20 \$ WATER 20 \$ TOTAL ********************************	
SURCHARGE FEE (DSTE) \$ 210,00	
MISC. \$	
\$	
TOTAL ************ \$	
TOTAL COSTS (OPENING RID)	\$2430,25

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

Date: 01/25/2019

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer Cert. NO: 33580

District: BERWICK BORO

MCAFEE VIRGINIA DAVID C FENTON 511-511A LASALLE STREET BERWICK PA 18603

Deed: 20061 -0567 Location: 511-511A LASALLE ST L Parcel Id:04C-05 -117-00,000

Assessment: 21,835 Balances as of 01/25/2019

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

By: COLUMBIA COUNTY SHERIFF Per	r:
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Paula J. Ream 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 <u>January 9, 16, 23, 2019</u> and 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	e me this	23 rd January 20.19
		23 rd day of January 20,19. Karen M. Beach (Notary Public)
		Commonwealth of Pennsylvania - Notary Seal Karen M. Beach, Notary Public Columbia County My commission expires May 13, 2022 Commission number 1283596 Member, Pennsylvania Association of Notarles
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.	



Stern & Eisenberg, PC

1581 Main Street, Suite 200 Warrington, Pennsylvania 18976 Phone: (215) 572-8111 Facsimile: (215) 572-5025

December 13, 2018

Columbia County Sheriff 35 West Main Street Bloomsburg, PA 17815 Phone: (570) 389-5622

Re: Cascade 2017-1 Alternative Holdings, LLC v. David C. Fenton

Columbia County Court of Common Pleas Docket No. 2018-CV-497

SALE SCHEDULED FOR January 30, 2019

Dear Madam/Sir:

Enclosed please find a Certificate of Service for filing, the original having been sent to the Columbia County Prothonotary for filing. Kindly file of record and return a time-stamped copy to our office in the enclosed self-addressed, postage-paid envelope.

Thank you for your consideration to this matter. Should you have any questions, please contact our office.

Sincerely,

Stern & Eisenberg, PC

Calvin Bunion, Legal Assistant

;CB Encl.

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Submitted by:

Signature:

Name: M. Troy Freedman

Attorney No. (if applicable): 85165

M. TROY FREEDMAN, ESQUIRE (85165) ANDREW J. MARLEY, ESQUIRE (312314) EDWARD J. MCKEE, ESQUIRE (316721) WILLIAM E. MILLER, ESQUIRE (308951) STEVEN P. KELLY, ESQUIRE (308573) JESSICA N. MANIS, ESQUIRE (318705) Brandon P. Accardi, Esquire (320169) CHRISTOPHER M. MCMONAGLE, ESQUIRE (316043) DANIEL JONES, ESQUIRE (321876) JACQUELINE F. McNally, Esquire (201332) PAUL S. HUNTINGTON, ESQUIRE (312973) STERN & EISENBERG, PC 1581 MAIN STREET, SUITE 200 THE SHOPS AT VALLEY SOUARE WARRINGTON, PA 18976 TELEPHONE: (215) 572-8111 FACSIMILE: (215) 572-5025 (COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA FOR COLUMBIA COUNTY

Cascade 2017-1 Alternative Holdings, LLC Plaintiff

v.

Civil Action No.: 2018-CV-497

David C. Fenton

Defendant

MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE

I, M. Troy Freedman, Esq., attorney for the within named Plaintiff, hereby certify that the Notice of Sheriff's Sale was mailed to David C. Fenton, Defendant, by certified mail, return receipt requested and regular, first-class, postage pre-paid mail, on December 7, 2018.

I further certify that Notice of the Sheriff's Sale was mailed to each lienholder by regular, first-class, postage pre-paid mail, on December 7, 2018., as evidenced by copies of certificate of mailing and certified mail receipts attached.

STERN & EISENBERG, PQ

By:

M. Troy Freedman, Esq. Attorney for Plaintiff

Date: December 13, 2018

<u>.</u>

STERN & EISENBERG 1581 Main Street, Suite 200 Warrington, PA 18976

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\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Pittsburgh, PA 15222	Advisory, Room 704	1000 Liberty Avenue	Internal Revenue Service	Harrisburg, PA 17128	P.O. Box 280948	Bureau of Compliance - Lien Section	Department of Revenue	Commonwealth of Pennsylvania	Berwick, PA 18603	120 Rear East 3 rd Street	c/o Anthony J. McDonald, Esquire	Berwick Area Joint Sewer Authority	Berwick, PA 18603	1108 Freas Avenue	Sewer Authority	Washington, DC 20410	451 7th Street S.W.	ousing and Urban Development of Washington, D.C 🎞	Philadelphia, PA 19107	100 Penn Square East		nd Urban Development of Washington, D.C 🖺	Harrisburg, PA 17101	211 North Front Street	Pennsylvania Housing Finance Agency (PHFA)	Bloomsburg, PA 17815	35 West Main Street	Columbia County Courthouse	County of Columbia	Berwick, PA 18603	511 Lasalle Street	David C. Fenton	Name of Addressee, Street, and Post Office Address
										Berwick, PA 18603	511 Lasalle Street	• 7	David C Eanton	مر	- Control Control	Adult Signature Regulated Collings C	ylovite	Return Receipt (hardcopy) \$	Extra Services & Fees (check box, add to as appropriate)	Condition with Feb		7	I Eoroellvervinromenonavien anemassissassissassissassissassissassissassissassissassissassissassissassissassiss	Domesticilifationiy		U.S. PošialiSe vice								
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	PA201700000615-1012440798	SLS - Fenton - NOS	Berwick, PA 18603	511A Lasalle Street	Tenant(s)/Occupant(s)	Berwick, PA 18603	511 Lasalle Street	Tenant(s)/Occupant(s)	Bloomsburg, PA 17815	ll West Main Street	Columbia County Domestic Relations	Bloomsburg, PA 17815	Main Street County Annex	11 West Main Street	Columbia County Tax Claim Bureau	Harrisburg, PA 17128-0502	P.O. Box 280601	Bureau of Individual Taxes	PA Department of Revenue	Bloomsburg, PA 17815	35 West Main Street	Columbia County Branch Orphan's Court	Wilmington, DE 19801	1002 Justison St.	c/o Phillips & Cohen Associates	Jefferson Capital Systems, LLC	St. Cloud, MN 56303	16 McLeland Rd.	Jefferson Capital Systems, LLC	Wilmington, DE 19801	1002 Justison St.	c/o Phillips & Cohen Associates	Portfolio Recovery Associates LLC	Norfolk, VA 23502	140 Corporate Blvd.	Portfolio Recovery Associates LLC	Norfolk, VA 23502	Portfolio Recovery Associates LLC 120 Corporate Blvd.	
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

CASCADE FUNDING MORTGAGE TRUST
VS.
DAVID CLAYTON FENTON

Case Number 2018CV497

SHERIFF'S RETURN OF SERVICE

12/13/2018 07:14 PM - DEPUTY SCOTT MAYERNICK, 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 511- 511A LASALLE STREET, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

December 14, 2018

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG. COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT. 4, 2020

Affirmed and subscribed to before me this

14TH day of DECEMBER, 2018

Anal Jane Klingaman

Plaintiff Attorney: STERN & EISENBERG, PC, 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976

(c) CountySuite Sheriff, Teleosoft, Inc.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	E FUNDING MORTGAGE TRUST DAVID CLAYTON		Case Number 2018CV497
		OVER SHEET	
Service De		OVERCONEE	
Category	: Real Estate Sale - Posting - Sale Bill		Zone:
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	SALE DATE & TIME: 01/30/2019 AT 9:00 AM SHERIFF'S SALE BILL		manus e e e e e e e e e e e e e e e e e e e
Serve To:		Final Service:	· · · · · · · · · · · · · · · · · · ·
Name:	(POSTING)	Served: Personally	Adult In Charge (Losted) Other
Primary Address:	511- 511A LASALLE STREET BERWICK, PA 18603	Adult In Charge:	
Phone:	DOB:	Relation:	v
Alternate Address:		Date: 12-13-18	Fime: (9114)
Phone:		Deputy: 3	Mileage:
Attorney / Name:	/ Originator: STERN & EISENBERG, PC	Phone:	
Service A	ttempts:	:	
Date:			
Time:			
Mileage:			
Deputy:			
Service A	ttempt Notes:	. da .	
1.			
2.			
2. 3.			
2.			

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

CASCADE FUNDING MORTGAGE TRUST DAVID CLAYTON FENTON

Case Number 2018CV497

SHERIFF'S RETURN OF SERVICE

11/21/2018 01:57 PM - DEPUTY SCOTT MAYERNICK, 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: DAVID CLAYTON FENTON AT 511 LASALLE STREET, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

November 26, 2018

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL SARAH JANE KLINGAMAN, NOTARY PUBLIC TOWN OF BLOOMSBURG. COLUMBIA COUNTY MY COMMISSION EXPIRES OCT. 4, 2020

NOTARY

Affirmed and subscribed to before me this

26TH

NOVEMBER day of

2018

Plaintiff Attorney: STERN & EISENBERG, PC, 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976 (c) CountySuite Sheriff Teleosoft, Inc.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Manner: < Not Specified > Expires: Warrant: ** YES ** Notes: SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS SON - 751 - 5408	CASCADE vs.	FUNDING MORTGAGE TRUST			Case	Number
Service Details: Category: Real Estate Sale - Sale Notice		DAVID CLAYTON			201	8CV497
Category: Real Estate Sale - Sale Notice Zone: 146 Manner: Not Specified Expires: Warrant: ** YES ** Notes: SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Sono - 951 - 5408 Serve To: Final Service: Name: DAVID CLAYTON FENTON Served: Personally Adult in Charge Posted Other Adult in Charge: Phone: Date: 11-21-18 Adult in Charge: Date: 11-21-18 Adult in Charge: Date: 11-21-18 Attorney / Originator: Deputy: 3 Mileage: Attorney / Originator: Name: STERN & EISENBERG, PC Phone: Service Attempts: Date: 11-70-18 11-70-18 Time: 13/57 Adult in Charge Posted Other Adult in Charge		SERVICE CO	OVER SHE	EET		
Manner: Not Specified > Expires: Warrant: "YES " Notes: SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: \$\sqrt{\text{Final Service}}\$ Name: DAVID CLAYTON FENTON Served: Personally Adult in Charge Posted Other Adult in Charge: Primary 511 LASALLE STREET Adult in Charge: Adult in Charge: Posted Other Posted Other Adult in Charge: Phone: DOB: 11/29/1984 Relation: Alternate Address: Deputy: 3 Mileage: Phone: Deputy: 3 Mileage: Date: 11 - 7 - 78 11 - 70 - 78 11 - 70 - 78 Mileage: Deputy: 3 3 Service Attempt Notes: 1.	Service De	talls;	HWY773		en e	en e
Notes: SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Name: DAVID CLAYTON FENTON Served: Personally Adult In Charge Posted Other Adult In Charge: Phone: DOB: 11/29/1984 Relation: Alternate Address: Date: 11-2/-18 Time: 13',57 Phone: Deputy: 3 Mileage: Attorney / Originator: Name: STERN & EISENBERG, PC Phone: Service Attempts: Date: 11-7/8 11-70-18 Time: 13',57 Phone: Mileage: Deputy: 3 Mileage: Deputy: 3 Service Attempts: Date: 11-7/8 11-70-18 Time: 12',08 Mileage: Deputy: 3 Mileage: Deput	Category:	Real Estate Sale - Sale Notice	makan dan jangan manga manga manga manga manga manga dan kapanan dan salah salah salah salah salah salah salah Salah manga ma	5	Zone:	146
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FENTON, DAVID CLAYTON

2018CV497

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice	VS.	FUNDING MORTGAGE TRUST DAVID CLAYTON				Number 3CV497
Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: OCCUPANT Served: Personally Adult in Charge: Posted Other 511-5114 LASALLE STREET Adult in David Fewfor BERWICK, PA 18603 Phone: DOB: Relation: Homeowner Alternate Address: Phone: Date: 11-318 Time: [3:5] Phone: Deputy: 3 Mileage: Deputy: 3 Mileage: Deputy: 3 Mileage: Deputy: Service Attempts: Date: 1/3/08 Mileage: Deputy: Service Attempt Notes: 1. 6/6 2. 3.		SE	ERVICE COVER SHE			
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PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Name: OCCUPANT Served: Personally Adult in Charge Posted Other Primary 511-511A LASALLE STREET Adult in Charge: David Feutor Served: Personally Adult in Charge Posted Other Primary Address: BERWICK, PA 18603 Phone: DOB: Relation: Homeowner Alternate Address: Date: 11-31-18 Time: 13',57 Phone: Deputy: 3 Mileage: Deputy: 3 Mileage: Deputy: 3 Mileage: Deputy: 3 Service Attempts: Date: 11-91-96 Mileage: Deputy: 3 Service Attempt Notes: 1. 414 Service Attempt Notes: 1. 414 2. 3.	Manner:	< Not Specified >	Expires:	The second secon	Warrant:	S _e , μ τ Ψ
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NO EXPIRATION

04C - 05-117-00,000 Buk Boro

REAL ESTATE OUTLINE

ED# 2018ED 146

DATE RECEIVED DOCKET AND INDEX 2018	o18 CV 497
CHECK FOR PROPER WRIT OF EXECUTION COPY OF DESCRIPTION WHEREABOUTS OF LKA NON-MILITARY AFFIDAVIT NOTICES OF SHERIFF SALE WAIVER OF WATCHMAN AFFIDAVIT OF LIENS LIST CHECK FOR \$1,350.00 OR ***IF ANY OF ABOVE IS MUSSING	X X X X X X CK# 69164
**IF ANY OF ABOVE IS MISSING SALE DATE POSTING DATE ADV. DATES FOR NEWSPAPER	Jan. 30*, 19 TIME 9:00 1ST WEEK 2ND WEEK 3RD WEEK

PARCEL NO.: 04C-05-117-00, 000

ALL that certain piece, parcel and tract of land, situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southwest side of LaSalle Street at a corner of Lot No. 2, Section 10, of the Berwick Land Improvement Company's Addition to Berwick, said point being 80 feet Northwest of Sycamore Street;

THENCE South 68 degrees, 45 minutes West, 140 feet to an old fence post situate on the Eastern side of a 12 foot alley;

THENCE along the Eastern side of said alley, North 21 degrees, 15 minutes West, 40 feet to a stake;

THENCE along Lot No. 4, North 68 degrees, 45 minutes East, 140 feet to a stake;

THENCE along the Western side of LaSalle Street, South 21 degrees, 15 minutes East, 40 feet to a stake, the PLACE OF BEGINNING.

BEING Lot No. 3 in Section 10 of the Berwick Lane Improvement Company's Addition to Berwick, according to a survey prepared by James H. Patton, Registered Surveyor, dated October 4, 1972.

Fee Simple Title Vested in Virginia McAfee, unmarried and David C. Fenton, Unmarried, as Joint Tenants with the Right of Survivorship, and not as Tenants in Common, by deed from, Virginia McAfee, Unmarried and Sallie A. Johnson and Kermit Johnson, her husband and Darlis J. Docherty and Shawn Docherty, her husband, dated 9/11/2006, recorded 10/6/2006, in the Columbia County Recorder of deeds in Deed Instrument No. 200610567.

.....and the said Virginia McAfee, died 2/16/2013, whereupon title to premises in question became vested in David C. Fenton, by right of survivorship.

Property Address: 511-511A Lasalle Street, Berwick, PA 18603

WAIVER OF WATCHMAN

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

Attorney for Plaintiff

M. Troy Freedman
Attorney at Law

Now this 5th day of November, 2018, the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Attorney for Plaintiff

M. Troy Freedman Attorney at Law

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	E FUNDING MORTGAGE TRUST DAVID CLAYTON				Number 3CV497
	SERVICE O	OVER SH	EET		•
Service De	ofails:			William State of the State of t	and the second s
Category:	Real Estate Sale - Sale Notice	Market Military and Arguer appropriate property control for the first section of the first se	the development of the state of	Zone:	146
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN	D DEBTOR'S R	RIGHTS		
Serve To:		Final Servi	**************************************		
Name:	ANTHONY MCDONALD, ESQ.	Served:	Personally - Ac	dult In Charge	Posted · Other
Primary Address:	BERWICK, PA 18603	Adult In Charge:	Jen H	eSS	
Phone:	DOB:	Relation:	Legal S	secretary	
Alternate Address:	y 1000000000000000000000000000000000000	Date:	11-19-18	Time:	//:38
Phone:		Deputy:	3	Mileage:	
Attorney /	Originator:				
Name:	STERN & EISENBERG, PC	Phone:	De e e e e e e e e e e e e e e e e e e	The second second of the second secon	and the second s
Service Att	tempts:				
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Tax Notice 2018 County & Municipality DATE BILL NO. 4955 **BERWICK BORO** FOR: COLUMBIA County 03/01/2018 MAKE CHECKS PAYABLE TO: DESCRIPTION ASSESSMENT MILLS LESS DISCOUNT TAX AMOUNT DUE INCL PENALTY BERWICK BOROUGH **GENERAL** 21,835 11.385 243,62 248.59 273.45 TAX COLLECTOR SINKING 21.40 21.84 24.02 1615 LINCOLN AVENUE FIRE 1.25 26.74 27.29 28.65 BERWICK PA 18603 LIGHT 1.25 26.74 27.29 28.65 OURS-MON, TUE, THUR : 9:30 AM - 4 PM **BORO RE** 14.1 301.71 307.87 323.26 CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS NO PERSONAL CHECKS AFTER DEC.1, 2018 The discount & penalty 678.03 620.21 632,88 PHONE:570-752-7442 have been calculated PAY THIS AMOUNT <u>⊕</u>£TinqA June 30 June 30 for your convenience If paid on or before If paid after If paid on or before TWP CNTY ABLE - PROMPT PAYMENT IS REQUESTED This tax returned Discount 2 % 2 % to courthouse on: MCAFEE VIRGINIA Penalty 10 % 5 % January 1, 2019 DAVID C FENTON PARCEL: 04C-05 -117-00,000 511-511A LASALLE STREET 511 511A LASALLE ST BERWICK PA 18603 2,500 .1286 Acres Land 19,335779.h Buildings Total Assessment **FILE COPY** you desire a receipt, send a self-addressed stamped envelope with your payment THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

4/30/118

2018 SCHOOL REAL ESTATE TAX NOTICE Berwick Area School District Berwick Borough

Make Check Payable To: The Berwick Area School District

The Berwick Area School District Connie C. Gingher, Tax Collector 1615 Lincoln Avenue Berwick, PA 18603

Telephone: 570-752-7442

Taxes are due and payment is requested from:

MCAFEE VIRGINIA DAVID C FENTON 511 LASALLE ST 511A BERWICK, PA 18603-2913 Bill Date: 7/1/2018

Bill #: 2571

RETURN THIS COUPON IF PAYING IN FULL ** ****

Parcel #: 04C05 11700000 Prop. Type Property Location and Description: Assessment: 511511A LASALLE ST L= 2,500 .129 B= 19,335 T= 21.835

		21,000
Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	43.2000	943.27
HOMESTEAD EXCLUSION FARMSTEAD EXCLUSION	(4,461.00) NA	(192.72) NA
If Paid By 8/31/2018	2% Discounted Amount	735.54
If Paid By 10/31/2018	FACE Amount	750.55
If Paid After 10/31/2018	10% Penalty Amount	825.61

Last Day to Pay: 12/31/2018
For a receipt, return the entire bill with payment and a self-addressed stamped envelop

Office Hours:

Office Hours:
Monday, Tuesday, and Thursday from 9:30am - 4:00pm
Closed Wednesday and Friday

Connie C. Gingh 97-16-188

Homestead/Farmstead Applied

fater på by Inty. Co.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	FUNDING MORTGAGE TRUST DAVID CLAYTON				e Number 8CV497
	SERVICE C	OVER SH			
Service De	talls: The first of the first o		AN TONE LOND		
Category:	Real Estate Sale - Sale Notice	e i de la colonia de la compansa de mante de mante de la colonia de la c	i na nguni kagunaga i i mgalangasi ina ngunagana inua. B	Zone:	146
Manner:	< Not Specified >	Expires:	n i a mini na mwani ni ini wa wasa a mgasa ini na a a a mana a wana a wala a mana a ma	Warrant:	
Notes:	SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN	D DEBTOR'S R	RIGHTS		:
Serve To:		Final Servi	·*· · · ·		
Name:	BERWICK AREA JOINT SEWER AUTH.	Served:	Personally · Ad	ult In Charge	Posted · Other
Primary Address:	1108 FREAS AVENUE BERWICK, PA 18603	Adult In Charge:	Gleriak	Saberski	
Phone:	DOB:	Relation:	Supervis	01	
Alternate Address:		Date:	11-14-18	Time:	15'10
Phone:	· ·	Deputy:	3	Mileage:	
Attorney /	Originator:				
Name:	STERN & EISENBERG, PC	Phone:	Anna Cara Cara Cara Cara Cara Cara Cara C		
Service Att Date: Time: Mileage: Deputy:	empts:				
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	FUNDING MORTGAGE TRUST DAVID CLAYTON				Number 8CV497
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	Real Estate Sale - Sale Notice	and the second s	er in the second of the second	Zone:	Tùr
Vanner:	< Not Specified >	Expires:		Warrant:	146
Votes:	SALE DATE & TIME: 01/30/2019 AT PLAINTIFF NOTICE OF SHERIFF'S	9:00 AM	≀IGHTS		
erve To: lame:	Connie C. Gingher	Final Servi	ice: Personally, Adu	lt in Charge	Destant Other
rimary Address:	1615 Lincoln Avenue Berwick, PA 18603	Adult In Charge:	reisonally. Adu	it in Charge	Posted · Other
hone:	570-752-7442 DOB :	Relation:			
lternate ddress:		Date:	11-14-18	Time:	15:03
hone:	3. - 1. - 2. — 1. — 1. — 1. — 1. — 1. — 1. — 1. —	Deputy:	3	Mileage:	
torney /	Originator:				14.
ame:	STERN & EISENBERG, PC	Phone:	gan i amaganimana ayanan gan vira anganimina si si S S S S San a agan a agan kana a kana a sa san sa sa sa sa sa sa sa sa sa	en de la companyone de deservo de la companyone de la companyone de la companyone de la companyone de la compa	A CONTRACT OF THE STATE OF THE
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

COLUMBIA COUNTY PROT

2018CV497

VS.	FUNDING MORTGAGE TRUST				Number SCV497
	DAVID CLAYTON	NOVED OUT	- 		
Service De		OVER SHE	EE I		
	Real Estate Sale - Sale Notice	tal Kita in a series of the se	and the second s	Zone:	146
Manner:	<pre>< Not Specified ></pre>	Expires:	mit ikk a - artiikstak i	Warrant:	TTY (See all the last terms)
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Notes:	SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN		IGHTS		
Serve To:		Final Servi		gen sammen men men en men en e	
Name:	COLUMBIA COUNTY PROTHONOTARY	Served:	Personally A	fult In Charge ^x	Posted · Other
Primary Address:	PO BOX 380 BLOOMSBURG, PA 17815	Adult in Charge:	Rosseir	ANTONIE	110
Phone:	DOB:	Relation:	DE	eroz Ci	EXIC
Alternate Address:		Date:	11/9/18	Time:	1504
Phone:		Deputy:	H	Mileage:	· · · · · · · · · · · · · · · · · · ·
Attorney /	Originator:		Barrier Armania		
Name:	STERN & EISENBERG, PC	Phone:			
Service Att	tempts:	Min Market Market			
Date:		**************************************			from the distribution of the state of the st
Time:					on langua pagamangan karapan karapan karapan penaman penama nelaka se
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Deputy:					
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PO BOX 380, BLOOMSBURG, PA 17815 NO EXPI

Carego escriptorativo de la composición

Press - Enterprise

3185 Lackawanna Ave Bloomsburg, PA 17815

Classifieds: (570) 784-6151 Toli Free: 888-231-9767 ext 1299 Fax: (570) 784-6152

Proof of Ad 11/08/18

Ad ID:

1152824

Description:

DAVID FENTON SALE

Run Dates: Class: 01/09/19 to 01/23/19

Agate Lines:

213

Blind Box:

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

Address: PO BOX 380

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Total Ad Cost

\$1,290.00

Amount Paid

\$0.00

Publication Press Enterprise

Start Stop 01/09/19 01/23/19 inserts

Cost \$1,290.00

SHERIFPS SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2018CV497

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, JANUARY 30, 2019 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of dis-tribution 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

PARCEL NO.: (MC-05-117-00,000

ALL that certain piece, parcel and tract of land, situate in the Borough of Berwick, Courty of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

to wit:

BEGINNING at a point on the Southwest side of LaSalle Street at a corner of Lot No. 2, Section 10, of the Berwick Land Improvement Company's Addition to Berwick, said point being 80 feet Northwest of Sycamore Street, THENCE South 68 degrees, 45 minutes West, 140 feet to an old fence post situate on the Eastern side of a 12 foot alley, THENCE along the Eastern side of said alley, North 21 degrees, 15 minutes West, 40 feet to a stake; THENCE along the United Street, 45 minutes East, 140 feet to a stake; THENCE along the Western side of LaSalle Street, South 21 degrees, 15 minutes East, 40 feet to a stake; THENCE along the Western side of LaSalle Street, South 21 degrees, 15 minutes East, 40 feet to a stake; The PLACE OF BEGINNING.

East, 40 feet to a stake, the PLACE OF BEGINNING. BEING Lot No. 3 in Section 10 of the Berwick Lane Improvement Company's Addition to Berwick, according to a survey prepared by James H. Patton, Registered Surveyor, dated October 4, 1972. Fee Simple Title Vested in Virginia McAfee, unmarried and David C. Fenton, Unmarried, as Joint Tenants with the Right of Survivorship, and not as Tenants in Common, by deed from, Virginia McAfee, Unmarried and Sallie A. Johnson and Kermit Johnson, her husband and Darlis J. Docherty and Shawn Docherty, her husband dated 9/11/2006, recorded 10/6/2006, in the Columbia County Recorder of deeds in Deed Instrument No. 200610567. "and the said Virginia McAfee, died 2/16/2013, whereupon title to premises in question became vested in David C. Fenton, by right of survivorship.

Property Address: 511-511A LaSalle Street, Berwick, PA 18603. UPI/TAX PARCEL NUMBER 04C-05-117-00.000

Seized and taken into execution to be sold as the property of DAVID CLAYTON FENTON in suit of CASCADE FUNDING MORTGAGE TRUST.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) 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 THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER DO NOT BID UNILESS 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 agiainst the property, or to reset me property at the bioder's risk and maintain an action against time bioder 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 default-ing 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 pro-ceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriffs Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: STERN & EISENBERG, PC WARRINGTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV497

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, JANUARY 30, 2019 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.

PARCEL NO.: (MC-05-117-00, 000

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THENCE along the Western side of LaSalle Street, South 21 degrees, 15 minutes East, 40 feet to a stake, the PLACE OF BEGINNING.

BEING Lot No. 3 in Section 10 of the Berwick Lane Improvement Company's Addition to Berwick, according to a survey prepared by James H. Patton, Registered Surveyor, dated October 4, 1972.

Fee Simple Title Vested in Virginia McAfee, unmarried and David C. Fenton, Unmarried, as Joint

Tenants with the Right of Survivorship, and not as Tenants in Common, by deed from, Virginia McAfee, Unmarried and Sallie A. Johnson and Kermit Johnson, her husband and Darlis J. Docherty and Shawn Docherty, her husband, dated 9/11/2006, recorded 10/6/2006, in the Columbia County Recorder of deeds in Deed Instrument No. 200610567.

.....and the said Virginia McAfee, died 2/16/2013, whereupon title to premises in question became vested in David C. Fenton, by right of survivorship.

Property Address: 511-511A Lasalle Street, Berwick, PA 18603

PROPERTY ADDRESS: 511-511A LASALLE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-05-117-00,000

Seized and taken into execution to be sold as the property of DAVID CLAYTON FENTON in suit of CASCADE FUNDING MORTGAGE TRUST.

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 failts 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 agiainst 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 conneciton 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: STERN & EISENBERG, PC WARRINGTON, PA

WRIT OF EXECUTION—(MORTGAGE FORECLOSURE) P.R.C.P. 3180 to 3183 and Rule 3257

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Cascade 2017-1 Alternative Holdings, LLC Plaintiff	Civil Action No. :2018-CV-497 AO18 - E D - 146
v.	FILE AGAINST DAVID C. FENTON ONLY
David C. Fenton	WRIT OF EXECUTION
Defendant(s)	(MORTGAGE FORECLOSURE)
	(More Great of Cold Cold Cold Cold Cold Cold Cold Cold
COMMONWEALTH OF PENNSYLVANIA	:
	: S.S. :
COUNTY OF COLUMBIA	:
TO THE SHERIFF OF COLUMBIA COUNTY:	
To satisfy the judgment, interest and costs in sell the following described property:	the above matter you are directed to levy upon and
511-511A Lasalle Street, Berwick, PA	A 18603 (see full legal description attached)
Judgment Amount	\$77,378.85
Interest from June 30, 2018 at the Per	·
Diem rate of \$13.2354 until Judgment	is
paid in full	
Total	•
	bac Libetti otary, Common Pleas Court of ia County, PA
By:	salle Putoniello

Proth & Clerk of Sev. Courts My Com. Ex. 1st Monday in 2020

PARCEL NO.: 04C-05-117-00, 000

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Fee Simple Title Vested in Virginia McAfee, unmarried and David C. Fenton, Unmarried, as Joint Tenants with the Right of Survivorship, and not as Tenants in Common, by deed from, Virginia McAfee, Unmarried and Sallie A. Johnson and Kermit Johnson, her husband and Darlis J. Docherty and Shawn Docherty, her husband, dated 9/11/2006, recorded 10/6/2006, in the Columbia County Recorder of deeds in Deed Instrument No. 200610567.

.....and the said Virginia McAfee, died 2/16/2013, whereupon title to premises in question became vested in David C. Fenton, by right of survivorship.

Property Address: 511-511A Lasalle Street, Berwick, PA 18603



Stern & Eisenberg, PC

www.sterneisenberg.com

1581 Main Street Suite 200

Warrington, Pennsylvania 18976 Telephone: (215) 572-8111

Facsimile: (215) 572-5025 November 5, 2018

RE: Cascade 2017-1 Alternative Holdings, LLC

VS. David C. Fenton

C.C.P. COLUMBIA CO. NO. 2018-CV-497

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

Please serve the Defendant with Notice of Sheriff's Sale at the following address:

David C. Fenton

511 Lasalle Street Berwick, PA 18603 and 511A Lasalle Street Berwick, PA 18603

Please forward an affidavit of service once completed.

Very truly yours,

Legal Assistant/Stern & Eisenberg, Po

S&E/kmcstrav Enclosures

M. Troy Freedman, Esquire (85165) ANDREW J. MARLEY, ESQUIRE (312314) EDWARD J. MCKEE, ESQUIRE (316721) WILLIAM E. MILLER, ESQUIRE (308951) STEVEN P. KELLY, ESQUIRE (308573) JESSICA N. MANIS, ESQUIRE (318705) Brandon P. Accardi, Esquire (320169) CHRISTOPHER M. McMonagle, Esquire (316043) Daniel Jones, Esquire (321876) STERN & EISENBERG, PC 1581 Main Street, Suite 200 THE SHOPS AT VALLEY SQUARE WARRINGTON, PA 18976 TELEPHONE: (215) 572-8111 FACSIMILE: (215) 572-5025 (COUNSEL FOR PLAINTIFF)

2018 NOV -6 P 3: 39 CLERK OF COURTS FIRE COUNTY OF COLUMN

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA FOR COLUMBIA COUNTY

Cascade 2017-1 Alternative Holdings, LLC Plaintiff

V.

David C. Fenton

Defendants

Civil Action No.: 2018-CV-497

2018 - ED-141

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, set forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 511-511A Lasalle Street, Berwick, PA 18603:

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

David C. Fenton 511 Lasalle Street Berwick, PA 18603

2. Name and address of Defendants in the judgment:

David C. Fenton 511 Lasalle Street Berwick, PA 18603

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

County of Columbia
Columbia County Courthouse

35 West Main Street
Bloomsburg, PA 17815

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

Pennsylvania Housing Finance Agency (PHFA)

211 North Front Street
Harrisburg, PA 17101

The Secretary of Housing and Urban Development of Washington, D.C.

Three Wanamaker Building

100 Penn Square East Philadelphia, PA 19107

X

The Secretary of Housing and Urban Development of Washington, D.C.

451 7th Street S.W. Washington, DC 20410

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

Berwick Area Joint Sewer Authority 1108 Freas Avenue Berwick, PA 18603

Berwick Area Joint Sewer Authority c/o Anthony J. McDonald, Esquire 120 Rear East 3rd Street Berwick, PA 18603

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:

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance - Lien Section
P.O. Box 280948
Harrisburg, PA 17128

Internal Revenue Service 1000 Liberty Avenue Advisory, Room 704 Pittsburgh, PA 15222

Portfolio Recovery Associates LLC 120 Corporate Blvd.
Norfolk, VA 23502

Portfolio Recovery Associates LLC 140 Corporate Blvd. Norfolk, VA 23502

Portfolio Recovery Associates LLC c/o Phillips & Cohen Associates 1002 Justison St.

Wilmington, DE 19801

Jefferson Capital Systems, LLC 16 McLeland Rd. St. Cloud, MN 56303

Jefferson Capital Systems, LLC c/o Phillips & Cohen Associates 1002 Justison St. Wilmington, DE 19801

Columbia County Branch Orphan's Court X 35 West Main Street Bloomsburg, PA 17815

> 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:

Columbia County Domestic Relations 11 West Main Street Bloomsburg, PA 17815

Bureau of Individual Taxes P.O. Box 280601 Harrisburg, PA 17128-0502

Tenant(s)/Occupant(s) 511 Lasalle Street Berwick, PA 18603

Tenant(s)/Occupant(s) 511A Lasalle Street Berwick, PA 18603

Columbia County Tax Claim Bureau 11 West Main Street Main Street County Annex Bloomsburg, PA 17815

PA Department of Revenue

Bureau of Individual Taxes Inheritance Tax Division P.O. Box 280601 Harrisburg, PA 17128-0601

Bureau of Individual Taxes Inheritance Tax Division Office of Chief Counsel c/o Jonathan W. Chatham, Esquire PO Box 281061 Harrisburg, PA 17128-1061

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. Section 4904 relating to unsworn falsification to authorities.

Date: November 5, 2018

Sworn to and subscribed before me this Day of Mum M., 2018.

Notary Public

COMPONEMENTA OF PENNEATAVIA

NOTAPIAL SEAL ANGELA HARRISARI, Norrey Public Wornington Typu, Bucks County My Encantes In Explore Hovement 15, 2026 STERN & EISENBERG, PC

By: M. Troy Freedman, Esq.

Attorney for Plaintiff

M. Troy Freedman, Esquire (85165)
Andrew J. Marley, Esquire (312314)
Edward J. McKee, Esquire (316721)
William E. Miller, Esquire (308951)
Steven P. Kelly, Esquire (308573)
Jessica N. Manis, Esquire (318705)
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Christopher M. McMonagle, Esquire (316043)
Daniel Jones, Esquire (321876)
STERN & EISENBERG, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Telephone: (215) 572-8111
Facsimile: (215) 572-5025

MALED PROTHONOTARY

2018 KOV -6 P 3: 39

CLERK OF COURTS
COUNTY OF COLUMNIA

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA FOR COLUMBIA COUNTY

Cascade 2017-1 Alternative Holdings, LLC

Plaintiff

٧.

David C. Fenton

(Counsel for Plaintiff)

Defendants

Civil Action No.: 2018-CV-497

MORTGAGE FORECLOSURE

2018 - ED - 146

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA

: S.S. :

COUNTY OF BUCKS

- I, the undersigned, being duly sworn according to law, deposes and says, to the best of his knowledge, information and belief, Defendants':
- 1. Last-known address is; 511 Lasalle Street, Berwick, PA 18603
- 2. Is over the age of twenty-one; and
- 3. Is not now nor has been within the last three hundred sixty-six days in the Armed Services of the United States as defined in the Soldiers' Civil Relief Act of 1940, as amended.

STERN & EISENBERG, PC

this Day of Movember, 2018.

Sworn to and subscribed before me

Notary Public

COMMODIMENTAL OF PEDINEYL VANIS NOTARIAL SEAL

ANGELA NARNIGAN, Hotary Public Warraston Tup., Bucks County y Cormitsian Explics Nevember 26, 2020 By: M. Troy Freedman, Esq.

Attorney for Plaintiff



Status Report Pursuant to Servicemembers Civil Relief Act

SSN:

XXX-XX-

Birth Date:

Last Name:

FENTON

First Name:

DAVID

Middle Name:

C.

Status As Of:

Nov-05-2018

Certificate ID:

T7NGCGNQ2MRKQLM

Active Duty End Date	Status	Service Component		
NA NA NO NA				
	NA			

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.

Genento

Michael V. Sorrento, Director

Department of Defense - Manpower Data Center

400 Gigling Rd.

Seaside, CA 93955

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. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: https://scra.dmdc.osd.mil/faq.xhtml#Q33. 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.

PARCEL NO.: 04C-05-117-00, 000

ALL that certain piece, parcel and tract of land, situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

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Property Address: 511-511A Lasalle Street, Berwick, PA 18603

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	FUNDING MORTGAGE TRUST DAVID CLAYTON				Number 8CV497
	SERVICE C	OVER SHE	 ET		
Service De					
Category:	Real Estate Sale - Sale Notice	ا المحافظة	,	Zone:	140
Manner:	< Not Specified >	Expires:	AT LEAST WATER AND THE STATE OF	Warrant:	
Notes:	SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE ANI	D DEBTOR'S RIC	BHTS		
Serve To:		Final Service			
Name:	COLUMBIA COUNTY ORPHAN COURTS	Served:	Personally · Adult	In Charge	Posted · Other
Primary Address:	35 WEST MAIN STREET BLOOMSBURG, PA 17815	Adult In Charge:	Rosalin	E A	LETOMIELLO
Phone:	DOB:	Relation:	· Depu	Ty Cl	ext-
Alternate Address:		Date:	11/14/18	Time:	1134
Phone:		Deputy:	4	Mileage:	
Attorney /	Originator:				
Name:	STERN & EISENBERG, PC	Phone:	en a salam a salam a salam an		
Service At	empts:		**		
Date:					Accommon description and a consequence of the
Time:					PRESENTE CHAIR AS TREMPLES NEW YORK AS MAJOR AND ASSESSMENT CHAIR
Mileage:					A A y distribute announced agreement by the separate one of a company
Deputy:					er programment i position de la celle company describeda, en company se accepta
Service Att	lempt Notes:			· //	n kanangganagan panggangan panggan panggan naggangan saggan panggangan panggangan panggangan panggangan pangga M
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COLUMBIA COUNTY ORPH 2018CV497 35 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CASCADE vs.	FUNDING MORTGAGE TRUST				Number
	DAVID CLAYTON			2018	3CV497
	SERVIC	E COVER SHE	ET		-
Service De	táils:				
Category:	Real Estate Sale - Sale Notice			Zone:	146
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 01/30/2019 AT 9:00 PLAINTIFF NOTICE OF SHERIFF'S SALI		GHTS		
Serve To:		Final Servic			
Name:	Columbia County Tax Office	Served:	Personally ·	dult In Charge	Posted · Other
Primary Address:	PO Box 380 Bloomsburg, PA 17815	Adult In Charge:	SHERRY EVALLS		
Phone:	570-389-5649 DOB :	Relation:	CUECL		
Alternate Address:	The first term of the second s	Date:	11/14/18	Time:	1454
Phone:	. Подел в под поставления под сторительной выполнения и поставления в под пристигности в под подавления в под Подел в под поставления в под	Deputy:	L+	Mileage:	
Attorney/	Originator:				
Name:	STERN & EISENBERG, PC	Phone:	***************************************		
Service At	tempts:				
Date:					
Time:					
Mileage:				mayan, Mayan ayan an a	adayahasada Angahayadagangahasasadaga a sa sa qayayasa sa sa qa
Deputy:					Amerikan upuka mbangguru pangangan sari dinada pangan sari dinada panganguru sari di sa
Service At	tempt Notes:				energia meneralah sempai internasi semula se
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NO EXPIRATION

PO BOX 380, BLOOMSBURG, PA 17815

COLUMBIA COUNTY TAX C 2018CV497

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CASCADE vs.	FUNDING MORTGAGE TRUST				Number
	DAVID CLAYTON			2018	BCV497
-	SERVICE CO	OVER SHE	ET		
Service De	talls:				
Category:	Real Estate Sale - Sale Notice	endan pengapan dan pengapan sampan pengapan pengapan pengapan pengapan pengapan pengapan pengapan pengapan pen		Zone:	146
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S RI	GHTS		i.
Serve To:	And the second s	Final Servic			
Name:	Domestic Relations Office of Columbia Cou	Served:	Personally · A	dult In Charge	Posted · Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR	Adult In Charge:	Micro	eue Sa	LETOR
Phone:	Bloomsburg, PA 17815 DOB:	Relation:		iech	
Alternate Address:		Date:	11/14/18	Time:	1200
Phone:		Deputy:	4	Mileage:	
Attorney /	Originator:				
Name:	STERN & EISENBERG, PC	Phone:		**************************************	
Service Att	fempts:				
Date:					ACTION THE COMMON ACTION OF A COMMON PARTY TO STATE OF THE COMMON PARTY TO
Time:					and the contrast is required to the contrast of the contrast o
Mileage:				Section of the sectio	Committee of the commit
Deputy:		44*************************************			
Service Att	tempt Notes:			tracket that the admit has made the control of a control and contr	
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DOMESTIC RELATIONS OF 2018CV497 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

Document Receipt

Ship to:

JEFFERSON CAPITAL SYSTEM LLCQ

16 MCLELAND ROAD Tracking #: 71901140006000143339

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PHILLIPS & COHEN ASSOCIATES

1002 JUSTISON STREET Tracking #: 71901140006000143322

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WILMINGTON DE 19801

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PORTFOLIO RECOVERY ASSOCILLO

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100 PENN SQUARE EAST 71901140006000143308 Tracking #:

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451 7TH STREET S.W.

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11/8/2018 12:00:00 AM

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THE SECREATARY OF HOUSING AND URBAN DEV

ΝD

OF WASHINGTON DC

Tracking #:

71901140006000143292 2018ED146

Doc Ref #: Postage

5.4200

WASHINGTON DC 20410

Document Receipt

Trans# 14651 USPS Server First-Class Mail® 11/8/2018 12:00:00 AM Carrier / service:

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PENNSYLVANIA HOUSING FINANCE AGENCY PHFA

211 NORTH FRONT STREET Tracking #: 71901140006000143285

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HARRISBURG PA 17101

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US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE

1150 FIRST AVENUE Tracking #: 71901140006000143261

SUITE 1001 Doc Ref#: 2018ED146 Postage 5.4200

KING OF PRUSSIA PA 19406

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US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE

71901140006000143261 1150 FIRST AVENUE Tracking #: **SUITE 1001** Doc Ref #: 2018ED146

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Ship to:

OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016 71901140006000143254 Tracking #:

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Document Receipt

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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #:

71901140006000143247

Doc Ref#:

2018ED146

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HARRISBURG PA 17128

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INTERNAL REVENUE OF JUSTICE IRS

1000 LIBERTY AVENUE 71901140006000143230 Tracking #:

SUITE 220 Doc Ref#: 2018ED146 5.4200 Postage

PITTSBURGH PA 15222

Columbia County Sheriff
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



719011400060001432

OF WASHINGTON DC
THE SECREATARY OF HOUSING AND
地界科科學中央ETT S.W.

WASHINGTON DC 20410

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



71901140006000143285

PHFA
PENNSYLVANIA HOUSING FINANCE
&PENORTH FRONT STREET

HARRISBURG PA 17101

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	NK 223	CHECK	\$1,350.00		GENERAL ACCOUNT	AJTHORIZED SIGNATURE
	KEYBANK 50-7044/2223	DATE	11/05/18			Jan 19
	STERN & EISENBERG PC ATTORNEYS AT LAW 1581 MAIN STREET, SUITE 200	THE SHOPS AT VALLEY SQUARE WARRINGTON, PA 18976		One Thousand Three Hundred Fifty and 00/100******	Columbia County Sheriff 35 West Main Street Bloomsburg, PA 17815	Memo: XXXXXX0798, Mcafee, Virginia
·-·				PAY	TO THE ORDER OF	

#059164 #222370440400071126255