

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (717) 784-0227

24 HOUR PHONE

(717) 784-4388

PHONE

(717) 389-5622

SHERIFF'S REAL ESTATE FINAL COST SHEET

78-0001 VS W. J. D.

NO. 78-0001 E.D. NO. 80-0001 J.D.

DATE OF SALE: 11-18-81

BID PRICE (INCLUDES COSTS) \$ 27,000.00

PQUHDATE--2% OF BID PRICE \$ 540.00

TRANSFER TAX 2%, FAIR MARKET PRICE \$ -

MISC. COSTS \$ 117.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 41,277.00

PURCHASER(S): CHAS. J. D.

ADDRESS: _____

NAME(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): [Signature]

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 41,277.00

LESS DEPOSIT \$ 1,000.00

DOWN PAYMENT \$ -

TOTAL DUE IN EIGHT DAYS \$ 40,277.00

Date: 01/03/2002

Columbia County Court of Common Pleas

NO. 0000057

Time: 03:38 PM

Receipt

Page 1 of 1

Received of: Col Co Sheriff \$ 10.00

Ten and 00/100 Dollars

	Amount
Misc Fee	10.00
Total:	10.00

Check: 13876

Payment Method: Check

Amount Tendered: 10.00

Clerk: TKLINE

Tami Kling, Prothonotary

By: Deputy Clerk



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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name Mark J. Udren & Associates		Telephone Number: Area Code (856) 482-6900	
Street Address 1040 N. Kings Highway, Suite 500	City Cherry Hill	State NJ	Zip Code 08034

B TRANSFER DATA

Grantor(s)/Lessor(s) Sheriff of Columbia County			Date of Acceptance of Document		
Street Address P.O. Box 380			Street Address 4708 Mercantile Drive, North		
City Bloomsburg	State PA	Zip Code 17815	City Fort Worth	State TX	Zip Code 75137

C PROPERTY LOCATION

Street Address 156 Cross Road		City, Township, Borough Bloomsburg	
County Columbia	School District	Tax Parcel Number 25-05D-005	

D VALUATION DATA

1. Actual Cash Consideration \$3,377.80 <i>4127.80</i>	2. Other Consideration + 0	3. Total Consideration = \$3,377.80 <i>4127.80</i>
4. Country Assessed Value \$22,125.00	5. Common Level Ratio Factor x 2.81	6. Fair Market Value = \$62,171.25

E EXEMPTION DATA

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

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or interstate succession _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to Industrial Development Agency
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and instrumentalities by gift, dedication, condemnation, or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number **ID #200000851**, Page Number _____.
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.) **Transfer from sheriff to mortgagee as a result of an action in mortgage foreclosure.**

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

Signature of Correspondent or Responsible Party <i>Teresa Stark</i>	Date <i>12-17-01</i>
--	-------------------------

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

LAW OFFICES
MARK J. UDREN & ASSOCIATES
1040 NORTH KINGS HIGHWAY
SUITE 500
CHERRY HILL, NEW JERSEY 08034
856 . 482 . 6900
FAX: 856 . 482 . 1199

MARK J. UDREN*
STUART WINNEG**
GAYL SPIVAK ORLOFF***
HEIDI R. SPIVAK***
CHRISTOPHER J. FOX***
CORINA CANIZ***
*ADMITTED NJ, PA, FL
**ADMITTED PA
***ADMITTED NJ, PA
TINA MARIE RICH
OFFICE ADMINISTRATOR

**FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL**

PENNSYLVANIA OFFICE
24 NORTH MERION AVENUE
SUITE 240
BRYN MAWR, PA 19010
215-568-9500
215-568-1141 FAX

PLEASE RESPOND TO NEW JERSEY OFFICE

December 10, 2001

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

RE: The Chase Manhattan Bank s/b/m/t Chase Bank of Texas, N.A.
f/k/a Texas Commerce Bank N.A., as Custodian
vs.
Leslie E. Rupert
Alice F. Woolridge
Property: 156 Cross Road
Bloomsburg, PA 17815
Columbia County C.C.P. No.: 2001 CV 82
Sheriff's Sale Date: November 14, 2001

Dear Sir or Madam:

As attorney on the Writ, we are requesting the DEED be recorded in the name of The Chase Manhattan Bank successor by merger to Chase Bank of Texas, N.A. f/k/a Texas Commerce Bank, N.A. as custodian, 4708 Mercantile Drive North, Fort Worth, TX 76137-3605.

Enclosed please find our check in the amount of \$2,627.80. This represents funds due less our deposit of \$1,500.00. Also enclosed please find two original Realty Transfer Tax Statement of Value forms.

Thank you in advance for your kind assistance in this matter and as always, if you have any questions please feel free to contact me.

Sincerely,


Teresa Sterling
Legal Assistant

Enclosure

SHERIFF'S SALE - COST SHEET

Chas. L. Morgan et al. VS. Edward J. Morgan et al.
1000 E.D. No. 1000 J.D. Date of Sale 10/10/11 Time of Sale 1130

DOCKET & RETURN \$ 11.00
 SERVICE PER DEFENDANT OR GARNISHEE 1
 LEVY (PER PARCEL) 1
 MAILING COSTS 1
 ADVERTISING, SALE BILLS & COPIES 1
 ADVERTISING SALE (PLUS NEWSPAPER) 1
 MILEAGE 1
 POSTING HANDBILL 1
 CRYING/ADJOURN SALE (EACH SALE) 1
 SHERIFF'S DEED 1
 TRANSFER TAX FORM 1
 DISTRIBUTION FORM 1
 OTHER 1
 TOTAL *****\$ 21.00

PRESS-ENTERPRISE INC \$ 492.65
 SOLICITOR'S SERVICES 15.00
 TOTAL *****\$ 507.65
 PROTHONOTARY (NOTARY) \$ 10.00
 RECORDER OF DEEDS 1.00
 OTHER 1.00
 TOTAL *****\$ 12.00

REAL ESTATE TAXES:
 BOROUGH, TWP & COUNTY TAXES 20 \$ 1.00
 SCHOOL DISTRICT TAXES 20 6.00
 DELINQUENT TAXES 20 1.00
 TOTAL *****\$ 8.00

MUNICIPAL FEES DUE:
 SEWER- MUNICIPAL 20 \$ 2.00
 WATER- MUNICIPAL 20 1.00
 TOTAL *****\$ 3.00

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)
 TOTAL *****\$ 110.00

MISCELLANEOUS \$ 1.00
 TOTAL *****\$ 1.00

TOTAL COSTS (OPEN BID) *****\$ 9377.65

LEAVENS & ROBERTS
Attorneys at Law

ANDREW A. LEAVENS
RICHARD J. ROBERTS, JR.

29 EAST INDEPENDENCE STREET
POST OFFICE BOX 518
SHAMOKIN, PENNSYLVANIA 17872-0518

(570) 648-5727

FAX (570) 648-2971

Email: rlaw@sunlink.net

August 20, 2001

Harry A. Roadarmel, Jr.
Columbia County Sheriff
Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: **The Chase Manhattan Bank v. Leslie E. Rupert and Alice F. Woolridge
No. 82 of 2001 J.D. and No. 75 of 2001 E.D.**


Dear Harry:

I have been asked to respond to your letter of August 10, 2001, to the "Montour Township Sewer Authority" concerning the referenced execution proceeding.

Initially, I wish to note that the Township has no Sewer Authority. On the contrary, the Township itself operates its community sewage system. Consequently, future inquiries should be directed to Montour Township, 195 Rupert Drive, Bloomsburg, Pennsylvania, 17815.

I also wish to advise that the Township has claims against the property which is the subject of the referenced execution proceeding for sewer service thereto in the amount of \$524.92.

Yours very truly,



Richard J. Roberts, Jr.

RJR:dcw
pc: Joelene Sponenberg, Township Secretary

#1944-487

SHERIFF'S SALE

WEDNESDAY OCTOBER 10, 2001 AT 11:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 75 OF 2001 ED AND CIVIL WRIT NO. 82 OF 2001 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

All that tract of land situate on the south side of the State highway etending from Bloomsburg to Danville In the Township of Montour, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the southeast corner of lot of land now or formerly of George Kitchen and June Kitchen; thence in a westerly direction along the southern line of said lot of George Kitchen and June Kitchen a distance of 50 feet to the southwest corner of said lot; thence in a northerly direction along the western line of said lot of George Kitchen and June Kitchen a distance of 37 feet to a corner of lot of Wilmer K. Kitchen and Lois M. Kitchen a distance of 50 feet; thence in a southerly direction along the eastern property line of lot of land of said Wilmer K. Kitchen and Lois M. Kitchen a distance of 283 feet to right of way of Reading Railroad; thence in an easterly direction along the northern line of the said right of way of the said Reading Railroad a distance of 100 feet to the southwest corner of land of Brady Dugan; thence in a northerly direction along the western line of land of Brady Dugan a distance of 246 feet to the southwest corner of said lot of George Kithcen and June Kitchen, the exact place of beginning.

Title to said premises vested in Alice F. Woolridge and Leslie E. Rupert, Joint Tenants in Common with Right of Survivorship, by deed from Geraldine D. Woolridge, widow, dated 8/10/96 and recorded 8/26/96 in deed book 634, page 375. Being known as 156 Cross Road, Bloomsburg, PA 17815
Tax ID No. 25-05D-005

TERMS OF SALE

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

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

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

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

Plaintiff's Attorney
Mark J. Udren, Esq.
1040 N. Kings Highway, Suite 500
Cherry Hill, NJ 08034

Sheriff of Columbia County
Harry A. Roadarmel, Jr.

Tax Notice 2001 County & Municipality

MONTOUR TWP
MAKE CHECKS PAYABLE TO:

David J Pennypacker
515 LEGION RD, APT 4
BLOOMSBURG PA 17815

HOURS: ALL HOURS AT MONTOUR TWP BLDG.

TUES: 5PM TO 7PM

SATURDAY: 9AM TO NOON

PHONE: 570-356-7825

BILL NO.

DATE

FOR: COLUMBIA COUNTY

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	22,125	4.096	88.81	90.62	99.68
SINKING		.845	18.33	18.70	20.57
TWP RE		2.5	54.20	55.31	60.84
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT			161.34	164.63	181.09
If paid on or before April 30 If paid on or before June 30 If paid after June 30					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

WOOLRIDGE ALICE F
LESLIE E RUPERT
6020 FORT JENKINS LANE LOT 58
BLOOMSBURG PA 17815

Discount 2 %	2 %
Penalty 10 %	10 %
PARCEL: 25 -05D-005-00,000	
.45 Acres	Land 3,900
	Buildings 18,225
	Total Assessment 22,125

This tax returned to courthouse on:
January 1, 2002

FILE COPY

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

TAX NOTICE 2001 SCHOOL, REAL ESTATE
MONTOUR TWP

MAKE CHECKS PAYABLE TO:

David John Pennypacker
515 Legion Road Apt 4
Bloomsburg, PA 17815

HOURS All hours at Mont Twp Bldg
Tues 5-7pm, Sat 9am -noon
After Oct 31 by appt only
PHONE 570-356-7825

M WOOLRIDGE ALICE F
A LESLIE E RUPERT
I 6020 FORT JENKINS LANE LOT 58
L BLOOMSBURG PA 17815

SCHOOL PENALTY AT 10%

DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC. PENALTY
REAL ESTATE	22125	28.200	611.45	623.93	686.32
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.					
PAY THIS AMOUNT			611.45	623.93	686.32
If paid on or before AUG 31 If paid on or before OCT 31 If paid after OCT 31					

PROPERTY DESCRIPTION		ACCT.
PARCEL 25 05D00500000		16367
Land	3900.00	THIS TAX RETURNED TO COURT HOUSE
0634-0375	18225.00	JANUARY 1, 2002
0.45 ACRES		

LAW OFFICES OF MARK J. UDREN & ASSOCIATES

ESCROW ACCOUNT
CHERRY HILL, NJ 08034

PNC BANK, N.A.
PHILADELPHIA, PA 020

60543

3-51
310

60543

PAY

*** Two Thousand Six Hundred Twenty Seven ***

80/100

DATE

TO THE
ORDER OF

Sheriff of Columbia County

Dec 17, 2001

AMOUNT

\$2,627.80

RE: Settle with Sheriff

#0023441

Rupert

Robert J. Udren

⑈060543⑈ ⑆031000053⑆ 8612171472⑈



Security Features Included

Details on back

LAW OFFICES
MARK J. UDREN & ASSOCIATES
1040 NORTH KINGS HIGHWAY
SUITE 500
CHERRY HILL, NEW JERSEY 08034
856 . 482 . 6900
FAX: 856 . 482 . 1199

MARK J. UDREN*
STUART WINNEG**
GAYL SPIVAK ORLOFF***
HEIDI R. SPIVAK***
CHRISTOPHER J. FOX***
CORINA CANIZ***
*ADMITTED NJ, PA, FL
**ADMITTED PA
***ADMITTED NJ, PA
TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PENNSYLVANIA OFFICE
24 NORTH MERION AVENUE
SUITE 240
BRYN MAWR, PA 19010
215-568-9500
215-568-1141 FAX

PLEASE RESPOND TO NEW JERSEY OFFICE

October 10, 2001

Sent via telefax #570-389-5625
and Regular Mail

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

Re: The Chase Manhattan Bank s/b/m/t Chase Bank of Texas, N.A.
f/k/a Texas Commerce Bank N.A., as Custodian
vs.
Leslie E. Rupert & Alice F. Woolridge
Columbia County C.C.P. No. 2001 CV 82
Premises: 156 Cross Road
Bloomsburg, PA 17815
SS Date: October 10, 2001

Dear Sarah:

Please **Postpone** the Sheriff's Sale scheduled for October 10, 2001
to **November 14, 2001**.

Sale is Postponed for the following reason:

As Per Client's Request

Thank you for your attention to this matter.

Sincerely yours,



Mark J. Udren
MARK J. UDREN & ASSOCIATES

/atd

LAW OFFICES
MARK J. UDREN & ASSOCIATES
1040 NORTH KINGS HIGHWAY
SUITE 500
CHERRY HILL, NEW JERSEY 08034
856 . 482 . 6900
FAX: 856 . 482 . 1199

MARK J. UDREN*
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FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PENNSYLVANIA OFFICE
24 NORTH MERION AVENUE
SUITE 240
BRYN MAWR, PA 19010
215-368-9300
215-368-1141 FAX

PLEASE RESPOND TO NEW JERSEY OFFICE

October 10, 2001

Sent via telefax #570-389-5625
and Regular Mail

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

Re: The Chase Manhattan Bank s/b/m/t Chase Bank of Texas, N.A.
f/k/a Texas Commerce Bank N.A., as Custodian
vs.
Leslie E. Rupert & Alice F. Woolridge
Columbia County C.C.P. No. 2001 CV 82
Premises: 156 Cross Road
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SS Date: October 10, 2001

Dear Sarah:

Please Postpone the Sheriff's Sale scheduled for October 10, 2001
to November 14, 2001.

Sale is Postponed for the following reason:

As Per Client's Request

Thank you for your attention to this matter.

Sincerely yours,



Mark J. Udren
MARK J. UDREN & ASSOCIATES

/atd

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The Chase Manhattan Bank :
s/b/m/t Chase Bank of Texas, :
N.A. f/k/a Texas Commerce Bank :
N.A., as Custodian :
4708 Mercantile Drive, N. :
Fort Worth, TX 76137-3605 :
Plaintiff :

v. :

Leslie E. Rupert :
Alice F. Woolridge :
6020 Fort Jenkins Lane :
Lot 58 :
Bloomsburg, PA 17815 :
Defendant(s) :

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2001 CV 82

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

Plaintiff, by its/his/her Attorney, Mark J. Udren, Esquire, 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 Praecipe 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.

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

Dated: September 26, 2001

MARK J. UDREN & ASSOCIATES

BY: _____
Mark J. Udren, Esquire
Attorney for Plaintiff

COPY

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The Chase Manhattan Bank	:	COURT OF COMMON PLEAS
s/b/m/t Chase Bank of Texas,	:	CIVIL DIVISION
N.A. f/k/a	:	Columbia County
Texas Commerce Bank N.A., as	:	
Custodian	:	MORTGAGE FORECLOSURE
4708 Mercantile Drive, N.	:	
Fort Worth, TX 76137-3605	:	

Plaintiff

v.

Leslie E. Rupert	:	
Alice F. Woolridge	:	NO. 2001 CV 82
6020 Fort Jenkins Lane	:	
Lot 58	:	
Bloomsburg, PA 17815	:	

Defendant(s)

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

The Chase Manhattan Bank s/b/m/t Chase Bank of Texas, N.A. f/k/a Texas Commerce Bank N.A., as Custodian, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 156 Cross Road, Bloomsburg, PA 17815

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

Name	Address
Leslie E. Rupert	6020 Fort Jenkins Lane, Lot 58 Bloomsburg, PA 17815
&	156 Cross Road, Bloomsburg, PA 17815
Alice F. Woolridge	6020 Fort Jenkins Lane, Lot 58 Bloomsburg, PA 17815
&	156 Cross Road, Bloomsburg, PA 17815

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

Name	Address
------	---------

same as above

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

Name	Address
------	---------

none

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

Name	Address
------	---------

Plaintiff herein.	See Caption above.
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5. Name and address of every other person who has any record lien on the property:

Name	Address
------	---------

none

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

Name	Address
------	---------

Domestic Relations Section	Columbia County Courthouse PO Box 380, Bloomsburg, PA 17815
----------------------------	--

Columbia County Tax Claim Bureau	Columbia County Courthouse PO Box 380, Bloomsburg, PA 17815
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Commonwealth of PA, Department of Revenue	Bureau of Compliance, Dept. 280946 Harrisburg, PA 17128-0946
--	---

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

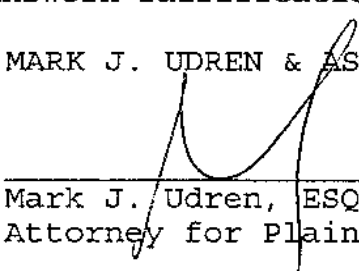
Name	Address
------	---------

Tenants/Occupants	156 Cross Road Bloomsburg, PA 17815
-------------------	--

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. sec. 4904 relating to unsworn falsification to authorities.

MARK J. UDREN & ASSOCIATES

DATED: SEPTEMBER 26, 2001



Mark J. Udren, ESQ.
Attorney for Plaintiff

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The Chase Manhattan Bank
s/b/m/t Chase Bank of Texas,
N.A. f/k/a
Texas Commerce Bank N.A., as
Custodian
4708 Mercantile Drive, N.
Fort Worth, TX 76137-3605
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2001 CV 82

v.
Leslie E. Rupert
Alice F. Woolridge
6020 Fort Jenkins Lane
Lot 58
Bloomsburg, PA 17815
Defendant(s)

DATE: August 29, 2001

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

OWNER(S): LESLIE E. RUPERT & ALICE F. WOOLRIDGE

PROPERTY: 156 Cross Road, Bloomsburg, PA 17815

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on October 10, 2001, at 11:30 AM, at the SHERIFF'S OFFICE COLUMBIA COUNTY COURTHOUSE. 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.

A Schedule of Distribution will be filed by the Sheriff 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.

EXHIBIT A

ALICE D.

Name and Address of Sender
LAW OFFICES
MARK J. UDREN & ASSOCIATES
1040 N. KINGS HIGHWAY - SUITE 500
CHERRY HILL, NEW JERSEY 08034

☐ Registered
☐ Insured
☐ COD
☐ Certified
☐ Return Receipt for Merchandise
☐ Int'l Recorded Del.
☐ Express Mail
Check appropriate block for Registered Mail:
☐ With Postal Insurance
☐ Without postal insurance

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Postmark and Date of Receipt

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Ad. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee
1	RUPERT/ WOOLRIDGE	DOMESTIC RELATIONS SECTION, COLUMBIA COUNTY COURTHOUSE, PO BOX 380, BLOOMSBURG, PA 17815										
2		COLUMBIA COUNTY TAX CLAIM BUREAU, COLUMBIA COUNTY COURTHOUSE, PO BOX 380, BLOOMSBURG, PA 17815										
3		COM OF PA, DEPT OF REV, BUREAU OF COMPLIANCE DEPT 280946, HARRISBURG, PA 17128-0946										
4	0023441	TENANTS/ OCCUPANTS 156 CROSS RD, BLOOMSBURG, PA 17815										
5												
6												
7												
8	COLUMBIA											
9												
10												
11												
12												
13												
14												
15												
Total number of Pieces Listed by Sender			Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional 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

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The Chase Manhattan Bank
s/b/m/t Chase Bank of Texas,
N.A. f/k/a
Texas Commerce Bank N.A., as
Custodian
4708 Mercantile Drive, N.
Fort Worth, TX 76137-3605
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

Leslie E. Rupert
Alice F. Woolridge
6020 Fort Jenkins Lane
Lot 58
Bloomsburg, PA 17815

NO. 2001 CV 82

Defendant(s)

VERIFICATION OF SERVICE BY CERTIFIED MAIL AND
REGULAR MAIL PURSUANT TO COURT ORDER

The undersigned hereby verifies that he is counsel for Plaintiff in the above case and that pursuant to the Court order issued in this matter he mailed a true and correct copy of the NOTICE OF SALE to Defendant(s), by certified mail and regular first class mail, to the last known address of Defendant(s) as follows:

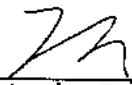
DATE MAILED: August 29, 2001

Leslie E. Rupert
Alice F. Woolridge
6020 Fort Jenkins Lane
Lot 58
Bloomsburg, PA 17815

I verify that the statements made herein are true and correct and I understand that false statements made herein are subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Dated:

MARK J. UDREN & ASSOCIATES



Mark J. Udren, Esquire

EXHIBIT B

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The Chase Manhattan Bank
s/b/m/t Chase Bank of Texas,
N.A. f/k/a
Texas Commerce Bank N.A., as
Custodian

Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2001 CV 82

v.

Leslie E. Rupert
Alice F. Woolridge

Defendant(s)

ORDER

AND NOW, this 16th Day of February, 2001, upon consideration of Plaintiff's Motion For Service Pursuant To Special Order Of Court, and any response thereto, it is hereby ORDERED AND DECREED that Service of the Complaint In Mortgage Foreclosure on Alice F. Woolridge, Last Record Owner, shall be complete when Plaintiff or its counsel or agent has published in accordance with Pa.R.C.P. 430(b)(1) a Notice of the action once in the local legal publication and once in a newspaper of general circulation within the County and mailed by regular and certified mail to Defendant's last known address at 6020 Ft. Jenkins Lane, Lot 58, Bloomsburg, PA 17815; and, pursuant to Pa.R.C.P. 430, service of all subsequent pleadings, including, inter alia, the Notice of Sheriff's Sale that requires personal service, shall be complete when the Sheriff, competent adult, constable, or other appropriate party has posted only, a copy of said subsequent pleadings and/or Notice on the most public part of the property located at 156 Cross Road, Bloomsburg, PA 17815, which is the subject matter of this action in mortgage foreclosure and mailed by regular and certified mail to 6020 Ft. Jenkins Lane, Lot 58, Bloomsburg, PA 17815.

BY THE COURT:


J.
EXHIBIT B

MARK J. UDREN & ASSOCIATES
BY: MARK J. UDREN, ESQUIRE
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The Chase Manhattan Bank s/b/m/t Chase
Bank of Texas, N.A. f/k/a
Texas Commerce Bank N.A., as Custodian
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

Leslie E. Rupert
Alice F. Woolridge
Defendant(s)

NO. 2001 CV 82

ORDER

AND NOW, this 12th day of April, 2001, upon consideration of Plaintiff's Motion and the Affidavit of Good Faith investigation attached hereto, it is hereby ORDERED that service of the Complaint In Mortgage Foreclosure and all subsequent pleadings on Defendant(s), Leslie E. Rupert, shall be complete when Plaintiff or its counsel or agent has mailed true and correct copies of the Complaint In Mortgage Foreclosure and all subsequent pleadings by certified mail and regular mail to the last known address of Defendant(s), Leslie E. Rupert at 6020 Fort Jenkins Lane, #58, Bloomsburg, PA 17815 and by posting the mortgaged premises at 156 Cross Road, Bloomsburg, PA 17815.

BY THE COURT:

151 Thomas A. James Jr.
J.

EXHIBIT B

A.T.D

TO: ALICE E. WOOLRIDGE
6020 Fort Jenkins Lane
Lot 58
Bloomsburg, PA 17815

NOTICE OF RETURN

LAW OFFICES
MARK J. UDREN & ASSOCIATES
1040 N. KINGS HIGHWAY
SUITE 500
CHERRY HILL, NJ 08034

PLACE STICKER AT TOP OF ENVELOPE
TO THE RIGHT OF RETURN ADDRESS.
FOLD AT DOTTED LINE
CERTIFIED MAIL



940T 9406 4000 DEST 0002
940T 9406 4000 DEST 0002

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only: No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$ 34
Certified Fee	210
Return Receipt Fee (Endorsement Required)	150
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 394

Postmark
Here

Sent To
Alice E. Woolridge
Street, Apt. No., or PO Box No.
6020 Fort Jenkins Lane Lot 58
City, State, ZIP+4
Bloomsburg, PA 17815
PS Form 3800, May 2000

See Reverse for Instructions

EXHIBIT B

SENDER: COMPLETE THIS SECTION	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	
<p>1. Article Addressed to:</p> <p>Alice E. Woodridge 6020 Fort Kent Avenue Lot 58 Bloomburg, PA 17815</p>	
<p>2. Article Number (Transfer from service label)</p> <p>70001330000490461048</p>	
<p>PS Form 3811, March 2001</p> <p>Domestic Return Receipt</p>	
COMPLETE THIS SECTION ON DELIVERY	
A. Received by (Please Print Clearly)	B. Date of Delivery
C. Signature	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p>	
<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	

Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- A signature upon delivery
- A record of delivery kept by the Postal Service for two years

Important Reminders:

- Certified Mail may ONLY be combined with First-Class Mail or Priority Mail.
- Certified Mail is not available for any class of international mail.
- NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a Return Receipt may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "Restricted Delivery".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

IMPORTANT: Save this receipt and present it when making an inquiry.

PS Form 3800, May 2000 (Reverse)

102595-00-M-2004

EXHIBIT B

TO: Leslie E. Rupert
 6020 Fort Jenkins Lane
 Lot 58
 Bloomsburg, PA 17815

LAW OFFICES
 MARK J. UDREN & ASSOCIATE
 1040 N. KINGS HIGHWAY
 SUITE 500
 CHERRY HILL, NJ 08034

PLACE STICKER AT TOP OF ENVELOPE
 TO THE RIGHT OF RETURN ADDRESS
 FOLD AT DOTTED LINE
CERTIFIED MAIL



550T 9406 4000 0E5T 0002
 550T 9406 4000 0E5T 0002

U.S. Postal Service CERTIFIED MAIL RECEIPT (Domestic Mail Only - No Insurance Coverage Provided)	
OFFICIAL USE	
Postage	\$ 34
Certified Fee	210
Return Receipt Fee (Endorsement Required)	150
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 394
Sent To Leslie E. Rupert 6020 Fort Jenkins Lane Lot 58 Bloomsburg, PA 17815 PS Form 3800, May 2000 See Reverse for Instructions	

EXHIBIT B

SENDER: COMPLETE THIS SECTION	
1. Article Addressed to: Leslie E Rupert 6000 Fort Jenkins Lane Lot 58 Bloomsburg PA 17815	
2. Article Number (Transfer from service label) PS Form 3811, March 2001 Domestic Return Receipt 0001530000490461055	
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Express Mail <input type="checkbox"/> C.O.D. <input type="checkbox"/> Yes	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
COMPLETE THIS SECTION ON DELIVERY	
A. Received by (Please Print Clearly) C. Signature D. Is delivery address different from item 1? If YES, enter delivery address below:	
B. Date of Delivery <input type="checkbox"/> Agent <input type="checkbox"/> Addressee <input type="checkbox"/> Yes <input type="checkbox"/> No	

Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- A signature upon delivery
- A record of delivery kept by the Postal Service for two years

Important Reminders:

- Certified Mail may ONLY be combined with First-Class Mail or Priority Mail.
- Certified Mail is not available for any class of international mail.
- NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a Return Receipt may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "Restricted Delivery".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

IMPORTANT: Save this receipt and present it when making an inquiry.

PS Form 3800, May 2000 (Reverse)

102595-00-M-2004

EXHIBIT B

Name and Address of Services		Check type of mail or service:		Affix Stamp Here (If issued as a certificate of mailing, or for additional copies of this bill)		Postmark and Date of Receipt		Actual Value if Registered		Insured Value		Due Sender if COD		DC Fee		SC Fee		SH Fee		RD Fee		RR Fee	
Line	Article Number	Address Name, Street, and PO Address	Postage	<input type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Delivery Confirmation <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured	<input type="checkbox"/> Recorded Delivery (International) <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation																		
1		Leslie E. Rupert 6020 Fort Jenkins Lane Lot 58 Bloomington PA 17815																					
2		Alice E. Woodridge 6020 Fort Jenkins Lane Lot 58 Bloomington PA 17815																					
3																							
4																							
5																							
6																							
7																							
8																							
9		Rupert																					
10		#0023441																					
11																							
12																							
13																							
14																							
15																							
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per: (Name of receiving employee)																			

EXHIBIT B

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 \$500 per piece subject to additional limitations for multiple pieces lost or damages in a single catastrophic occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500, but optional Express Mail Service merchandise insurance is available for up to \$5,000 to some, but not all countries. The maximum indemnity payable is \$25,000 for registered mail. See Domestic Mail Manual H900, 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 Standard Mail (A) and Standard Mail (B) parcels.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Kuper &
Woodbridge

Paula J. Barry, Publisher's Assistant, 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 the day of its establishment; that hereto attached is a copy of the notice or advertisement in the September 19, 26; October 3, 2001 exactly as printed and published; that the affiant is one of the owners and publishers 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.

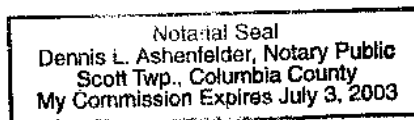
..... JB

Sworn and subscribed to before me this 4th day of October 2001

..... [Signature]

(Notary Public)

My commission expires



And now, 20Member 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.

.....

- the reverse side
- Complete items 1 and 2 for additional services.
 - Complete items 3, 4a, and 4b.
 - Print your name and address on the reverse of this form so that we can return this card to you.
 - Attach this form to the front of the mailpiece, or on the back if space does not permit.
 - Write "Return Receipt Requested" on the mailpiece below the article number.
 - The Return Receipt will show to whom the article was delivered and the date delivered.

OFFICE OF F.A.I.R.
DEPT. OF PUBLIC WELFARE
P.O. BOX 8016
HARRISBURG, PA 17105

Is your RETURN completed on the reverse side?

PS Form 3811, December 1994

SENDER:

- Complete items 1 and 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

SMALL BUSINESS ADMINISTRATION
7 NORTH WILKES-BARRE BLVD
WILKES-BARRE, PA 18702-5241

5. Received By: (Print Name)

8. Addressee's Address (Only if requested and fee is paid)

6. Signature: (Addressee or Agent)

PS Form 3811, December 1994

4a. Article Number
700015300005362568372

4b. Service Type

☐ Registered ☒ Certified

☐ Express Mail ☐ Insured

☐ Return Receipt for Merchandise ☐ COD

7. Addressee's Address (Only if requested and fee is paid)

Article Number
700015300005362568365

Service Type

☐ Registered ☒ Certified

☐ Express Mail ☐ Insured

☐ Return Receipt for Merchandise ☐ COD

8. Addressee's Address (Only if requested and fee is paid)

6. Signature: (Addressee or Agent)

PS Form 3811, December 1994

Is your RETURN completed on the reverse side?

PS Form 3811, December 1994

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

THE CHASE MANHATTAN BANK

VS.

LESLIE E. RUPERT
ALICE F. WOOLRIDGE

WRIT OF EXECUTION #75 OF 2001 ED

POSTING OF PROPERTY

FRIDAY SEPTEMBER 7, 2001 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF LESLIE E. RUPERT AND ALICE F. WOOLRIDGE AT 156 CROSS ROAD
BLOOMSBURG AND 6020 FT JENKINS LN LOT 58 BLOOMSBURG COLUMBIA COUNTY
PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY CHIEF DEPUTY
SHERIFF T. CHAMBERLAIN.

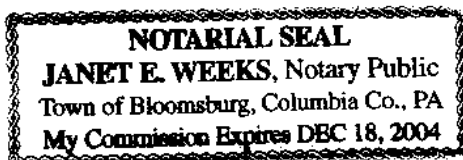
SO ANSWERS:

DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 14TH DAY OF SEPTEMBER, 2001



MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The Chase Manhattan Bank
s/b/m/t Chase Bank of Texas,
N.A. f/k/a
Texas Commerce Bank N.A., as
Custodian
4708 Mercantile Drive, N.
Fort Worth, TX 76137-3605
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

Leslie E. Rupert
Alice F. Woolridge
6020 Fort Jenkins Lane
Lot 58
Bloomsburg, PA 17815

NO. 2001 CV 82

Defendant(s)

VERIFICATION OF SERVICE BY CERTIFIED MAIL AND
REGULAR MAIL PURSUANT TO COURT ORDER

The undersigned hereby verifies that he is counsel for Plaintiff in the above case and that pursuant to the Court order issued in this matter he mailed a true and correct copy of the NOTICE OF SALE to Defendant(s), by certified mail and regular first class mail, to the last known address of Defendant(s) as follows:


DATE MAILED: August 29, 2001

Leslie E. Rupert
Alice F. Woolridge
6020 Fort Jenkins Lane
Lot 58
Bloomsburg, PA 17815

I verify that the statements made herein are true and correct and I understand that false statements made herein are subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Dated:

MARK J. UDREN & ASSOCIATES



Mark J. Udren, Esquire

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The Chase Manhattan Bank
s/b/m/t Chase Bank of Texas,
N.A. f/k/a
Texas Commerce Bank N.A., as
Custodian

Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2001 CV 82

v.

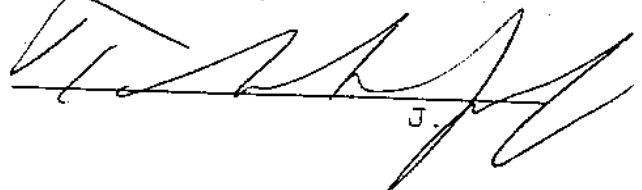
Leslie E. Rupert
Alice F. Woolridge

Defendant(s)

ORDER

AND NOW, this 16th Day of February, 2001, upon consideration of Plaintiff's Motion For Service Pursuant To Special Order Of Court, and any response thereto, it is hereby ORDERED AND DECREED that Service of the Complaint In Mortgage Foreclosure on Alice F. Woolridge, Last Record Owner, shall be complete when Plaintiff or its counsel or agent has published in accordance with Pa.R.C.P. 430(b)(1) a Notice of the action once in the local legal publication and once in a newspaper of general circulation within the County and mailed by regular and certified mail to Defendant's last known address at 6020 Ft. Jenkins Lane, Lot 58, Bloomsburg, PA 17815; and, pursuant to Pa.R.C.P. 430, service of all subsequent pleadings, including, inter alia, the Notice of Sheriff's Sale that requires personal service, shall be complete when the Sheriff, competent adult, constable, or other appropriate party has posted only, a copy of said subsequent pleadings and/or Notice on the most public part of the property located at 156 Cross Road, Bloomsburg, PA 17815, which is the subject matter of this action in mortgage foreclosure and mailed by regular and certified mail to 6020 Ft. Jenkins Lane, Lot 58, Bloomsburg, PA 17815.

BY THE COURT:


J.

MARK J. UDREN & ASSOCIATES
BY: MARK J. UDREN, ESQUIRE
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The Chase Manhattan Bank s/b/m/t Chase
Bank of Texas, N.A. f/k/a
Texas Commerce Bank N.A., as Custodian
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

Leslie E. Rupert
Alice F. Woolridge
Defendant(s)

NO. 2001 CV 82

ORDER

AND NOW, this 12th day of April, 2001, upon consideration of Plaintiff's Motion and the Affidavit of Good Faith investigation attached hereto, it is hereby ORDERED that service of the Complaint In Mortgage Foreclosure and all subsequent pleadings on Defendant(s), Leslie E. Rupert, shall be complete when Plaintiff or its counsel or agent has mailed true and correct copies of the Complaint In Mortgage Foreclosure and all subsequent pleadings by certified mail and regular mail to the last known address of Defendant(s), Leslie E. Rupert at 6020 Fort Jenkins Lane, #58, Bloomsburg, PA 17815 and by posting the mortgaged premises at 156 Cross Road, Bloomsburg, PA 17815.

BY THE COURT:

151 Thomas A. James Jr.
J.

ATD

TO: ALICE E. WOOLRIDGE
6020 Fort Jenkins Lane
Lot 58
Bloombsburg, PA 17815

LAW OFFICES
MARK J. UDREN & ASSOCIATES
1040 N. KINGS HIGHWAY
SUITE 500
CHERRY HILL, NJ 08034

NOTICE OF CERTIFICATION

PLACE STICKER AT TOP OF ENVELOPE
TO THE RIGHT OF RETURN ADDRESS.
FOLD AT DOTTED LINE

CERTIFIED MAIL



940T 9406 4000 0EST 0002

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$ 34
Certified Fee	210
Return Receipt Fee (Endorsement Required)	150
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 394

Postmark
Here

Sent To
Alice E. Woolridge
Street, Apt. No., or PO Box No.
6020 Fort Jenkins Lane Lot 58
City, State, ZIP+4
Bloombsburg, PA 17815
PS Form 3800, May 2000 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Alice E. Woodridge
6020 Fort Seneca Lane
Lot 58
Bloomburg, PA 17815

2. Article Number
(Transfer from service label)

7000 1530000490461048

PS Form 3811, March 2001

Domestic Return Receipt

102595-01-M-1424

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

X

☐ Agent
☐ Addressee

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

3. Service Type

- ☒ Certified Mail
- ☐ Registered
- ☐ Insured Mail
- ☐ Restricted Delivery? (Extra Fee)
- ☐ Express Mail
- ☒ Return Receipt for Merchandise
- ☐ C.O.D.
- ☐ Yes

Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- A signature upon delivery
- A record of delivery kept by the Postal Service for two years

Important Reminders:

- Certified Mail may ONLY be combined with First-Class Mail or Priority Mail.
- Certified Mail is not available for any class of international mail.
- NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a Return Receipt may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "Restricted Delivery".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

IMPORTANT: Save this receipt and present it when making an inquiry.

PS Form 3800, May 2000 (Reverse)

102595-00-M-2004

TO: Leslie E. Rupert
6020 Fort Jenkins Lane
Lot 58
Bloomsburg, PA 17815

LAW OFFICES
MARK J. UDREN & ASSOCIATE
1040 N. KINGS HIGHWAY
SUITE 500
CHERRY HILL, NJ 08034

PLACE STICKER AT TOP OF ENVELOPE
TO THE RIGHT OF RETURN ADDRESS.
FOLD AT DOTTED LINE
CERTIFIED MAIL



550T 9406 4000 0E5T 000L
550T 9406 4000 0E5T 000L

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$ 34
Certified Fee	210
Return Receipt Fee (Endorsement Required)	150
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 394

Postmark
Here

Sent To: Leslie E. Rupert
Street, Apt. No., PO Box No.: 6020 Fort Jenkins Lane Lot 58
City, State, ZIP+4: Bloomsburg, PA 17815
PS Form 3800, May 2000 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	
1. Article Addressed to: Leslie E Rupert 6000 Fort Jenkins Lane Lot 58 Bloomsburg PA 17815	
2. Article Number (Transfer from service label) 0001530000490461055	
PS Form 3811, March 2001 Domestic Return Receipt	
COMPLETE THIS SECTION ON DELIVERY	
A. Received by (Please Print Clearly)	B. Date of Delivery
C. Signature X	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- A signature upon delivery
- A record of delivery kept by the Postal Service for two years

Important Reminders:

- Certified Mail may ONLY be combined with First-Class Mail or Priority Mail.
- Certified Mail is not available for any class of international mail.
- NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuables, please consider Insured or Registered Mail.
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IMPORTANT: Save this receipt and present it when making an inquiry.

PS Form 3800, May 2000 (Reverse)

102595-00-M-2004

Name and Address of Sender: **LAUREN & ASSOCIATES**
400 N. KINGS HIGHWAY
SUITE 500
CHERRY HILL, NJ 08034

Affix Stamp Here
(If issued as a
certificate of mailing,
or for additional
copies of this bill)

- Check type of mail or service:
- ☐ Certified
 - ☐ Registered
 - ☐ Return Receipt for Merchandise
 - ☐ Signature Confirmation
 - ☐ Delivery Confirmation
 - ☐ Express Mail
 - ☐ Insured
 - ☐ Recorded Delivery (International)

Postmark and
Date of Receipt

Line	Article Number	Addressee Name, Street, and PO Address	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1	Leslie E. Rupert	6020 Fort Jenkins Lane Lot 58 Bloomsburg PA 17815											
2	Alice E. Woodridge	6020 Fort Jenkins Lane Lot 58 Bloomsburg PA 17815											
3													
4													
5													
6													
7													
8													
9	Rupert												
10	#002341												
11													
12													
13													
14													
15													
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)									
2		Two		g									

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 \$500 per piece subject to additional limitations for multiple pieces lost or damages in a single catastrophic occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500, but optional Express Mail Service merchandise insurance is available for up to \$5,000 to some, but not all countries. The maximum indemnity payable is \$25,000 for registered mail. See Domestic Mail Manual R000, 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 Standard Mail (A) and Standard Mail (B) parcels.

Complete by Typewriter, Ink, or Ball Point Pen

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Date: August 10, 2001

To: David J. Pennypacker-Montour Twp Tax Collector
204 Legion Road
Bloomsburg, PA 17815

Re: The Chase Manhattan Bank vs. Leslie E. Rupert and Alice F. Woolridge

No: 75 of 2001 E.D. and No. 82 of 2001 J.D.

To Whom It May Concern:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this Property, notify this office IMMEDIATELY. Please feel free to contact me with any Questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The Chase Manhattan Bank
s/b/m/t Chase Bank of Texas,
N.A. f/k/a
Texas Commerce Bank N.A., as
Custodian
4708 Mercantile Drive, N.
Fort Worth, TX 76137-3605

Plaintiff

v.

Leslie E. Rupert
Alice F. Woolridge
6020 Fort Jenkins Lane
Lot 58
Bloomsburg, PA 17815

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2001 CV 82

75-01 ED

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Leslie E. Rupert
156 Cross Road
Bloomsburg, PA 17815

Your house (real estate) at 156 Cross Road, Bloomsburg, PA 17815 is scheduled to be sold at the Sheriff's Sale on October 10, 2001, at 11:30 AM in the Sheriff's Office, Columbia County Courthouse, to enforce the court judgment of \$29,610.00, 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) 482-6900.
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 856-482-6900.
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 856-482-6900.
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.

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ASSOCIATION DE LICENCIADOS DE FILADELFIA
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

24 HOUR PHONE
(570) 784-6300

PHONE
(570) 389-5622

Fax 75-01
856-482-1199
Chris Stearns

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT 7-24-01
DOCKET AND INDEX 8-10-01
SET FILE FOLDER UP 8-10-01
CHECK FOR PROPER INFO
WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LAST KNOWN ADDRESS ✓
NON-MILITARY AFFIDAVIT _____
NOTICES OF SHERIFF'S SALE 12
WATCHMAN RELEASE FORM _____
AFFIDAVIT OF LEINS LIST ✓
CHECK FOR \$1200.00 CIR# 47062 \$1,500.00

* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE
NOTIFY THE ATTY TO SEND ADDITIONAL INFO.

SET SALE DATE AND ADV. DATES AND POSTING DATES Sale October 10, 2001 at 11:30
POST ALL DATES ON CALANDER Post 9-7 Adv. 9-19, 26 10-3

- * SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT
- * SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THUR. TILL SALE 3 TIMES
- * SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE _____

- * MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)
- * MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO.'s ON EXECUTION PAPERS _____

TYPE PROPER INFO ON DESCRIPTION (REFER TO PREVIOUS SALES) _____

SERVICE

TYPE CARDS FOR DEFENDANTS _____

PUT PAPERS TOGETHER FOR DEFENDANTS _____

- * COPY OF WRIT FOR EACH DEFENDANT
- * NOTICE OF SHERIFF SALE
- * COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LEIN HOLDERS _____

*NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT _____

- * DOCKET ALL DATES

ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO _____

SEND ATTY RETURN OF SERVICE AND COPY OF SENDERS RECEIPTS FOR LEIN HOLDERS _____

SALE BILLS

SEND DESCRIPTION TO PRINTER _____

**** THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS**

SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. _____

SEND NOTICES TO LOCAL TAX COLLECTORS _____

NOTICES TO FEDERAL AND STATE TAX AUTH. _____

NOTICES TO WATER AND SEWER AUTH. _____

IF BUSINESS SEND COPY TO SBA AUTH. _____

HANDBILLS

SEND COPIES OF HANDBILLS TO:

RECORDER'S OFFICE _____

TAX CLAIM OFFICE _____

TAX ASSESSMENT OFFICE _____

PROTH OFFICE (POST ON BOARD) _____

POST IN FRONT LOBBY _____

POST IN SHERIFF'S OFFICE _____

SEND COPY TO ATTY _____

POST PROPERTY ACCORDING TO DATE SET _____

SEND RETURN OF POSTING TO ATTY _____

DOCKET ALL COSTS _____

PREPARE COST SHEET 2 DAYS BEFORE SALE _____

* BE SURE ALL COSTS ARE RECEIVED

PREPARE FINAL COSTS SHEET DAY OF SALE _____

HOLD SALE _____

POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE _____

PAY DISTRIBUTION ACCORDING TO DATE _____

* WHEN PAYING INCLUDE ADDRESS OF CHANGE OF OWNER TO WHOM IT MAY CONCERN

RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT _____

PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED _____

WHEN DEED IS RECORDED SEND TO BUYER _____

FILE FOLDER _____

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The Chase Manhattan Bank
s/b/m/t Chase Bank of Texas,
N.A. f/k/a
Texas Commerce Bank N.A., as
Custodian
4708 Mercantile Drive, N.
Fort Worth, TX 76137-3605

Plaintiff

v.

Leslie E. Rupert
Alice F. Woolridge
6020 Fort Jenkins Lane
Lot 58
Bloomsburg, PA 17815

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2001 CV 82

2001 ED75

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:

156 Cross Road
Bloomsburg, PA 17815
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$29,610.00

Interest From June 17, 2001
to Date of Sale
Per diem @\$9.52

(Costs to be added) \$ _____

Prothonotary

By Lami B. Kline
Clerk

Date July 24, 2001

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The Chase Manhattan Bank
s/b/m/t Chase Bank of Texas,
N.A. f/k/a
Texas Commerce Bank N.A., as
Custodian
4708 Mercantile Drive, N.
Fort Worth, TX 76137-3605

Plaintiff

v.

Leslie E. Rupert
Alice F. Woolridge
6020 Fort Jenkins Lane
Lot 58
Bloomsburg, PA 17815

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2001 CV 82

75-01 ED

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Alice F. Woolridge
6020 Fort Jenkins Lane
Lot 58
Bloomsburg, PA 17815

Your house (real estate) at 156 Cross Road, Bloomsburg, PA 17815 is scheduled to be sold at the Sheriff's Sale on October 10, 2001, at 11:30 AM in the Sheriff's Office, Columbia County Courthouse, to enforce the court judgment of \$29,610.00, 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:

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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 856-482-6900.
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 856-482-6900.
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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.

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Harrisburg, PA 17108
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ASSOCIATION DE LICENCIADOS DE FILADELFIA
Pennsylvania Lawyer Referral Service
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Harrisburg, PA 17108
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HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

PHONE
(570) 349-5422

24 HOUR PHONE
(570) 784-6300

THE CHASE MANHATTAN BANK

Docket # 75ED2001

VS

EXECUTION MORTGAGE FORECLOSURE

LESLIE E, RUPERT

AFFIDAVIT OF SERVICE

NOW, THIS 17TH DAY OF AUGUST 2001, AT 9:35 PM, SERVED THE WITHIN EXECUTION MORTGAGE FORECLOSURE UPON LESLIE E. RUPERT AT 6020 FT JENKINS LANE LOT 58 BLOOMSBURG, PA 17815 BY HANDING TO LESLIE E. PUPERT A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO HIM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, AUGUST 22, 2001


NOTARY PUBLIC
SARAH J. HOWER

NOTARIAL SEAL
SARAH J. HOWER, Notary Public
Bloomsburg, Columbia County, PA
My Commission Expires June 21, 2003

X
SHERIFF HARRY A. ROADARMEL JR.

X 
CHIEF DEPUTY SHERIFF
T. CHAMBERLAIN

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The Chase Manhattan Bank
s/b/m/t Chase Bank of Texas,
N.A. f/k/a
Texas Commerce Bank N.A., as
Custodian
4708 Mercantile Drive, N.
Fort Worth, TX 76137-3605

Plaintiff

v.

Leslie E. Rupert
Alice F. Woodridge
6020 Fort Jenkins Lane
Lot 58
Bloomsburg, PA 17815

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2001 CV 82

WAIVER OF WATCHMAN/WAIVER OF INSURANCE - Any Deputy sheriff levying 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 such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; 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.

Mark J. Udren & Associates

Mark J. Udren, ESQUIRE
1040 NORTH KINGS HIGHWAY
SUITE 500
CHERRY HILL, NEW JERSEY 08034

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The Chase Manhattan Bank	:	COURT OF COMMON PLEAS
s/b/m/t Chase Bank of Texas,	:	CIVIL DIVISION
N.A. f/k/a	:	Columbia County
Texas Commerce Bank N.A., as	:	
Custodian	:	MORTGAGE FORECLOSURE
4708 Mercantile Drive, N.	:	
Fort Worth, TX 76137-3605	:	
	:	
Plaintiff	:	
	:	
v.	:	
	:	
Leslie E. Rupert	:	
Alice F. Woolridge	:	NO. 2001 CV 82
6020 Fort Jenkins Lane	:	
Lot 58	:	
Bloomsburg, PA 17815	:	
	:	
Defendant(s)	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Leslie E. Rupert
6020 Fort Jenkins Lane
Lot 58
Bloomsburg, PA 17815

Your house (real estate) at 156 Cross Road, Bloomsburg, PA 17815 is scheduled to be sold at the Sheriff's Sale on October 10, 2001, at 1130 AM in the Sheriff's Office, Columbia County Courthouse, to enforce the court judgment of \$29,610.00, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

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Pennsylvania Lawyer Referral Service
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P.O. Box 186
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HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Date: August 10, 2001

To:

Re: The Chase Manhattan Bank vs. Leslie E. Rupert and Alice F. Woolridge

No: 75 of 2001 E.D. and No. 82 of 2001 J.D.

To Whom It May Concern:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this Property, notify this office IMMEDIATELY. Please feel free to contact me with any Questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The Chase Manhattan Bank	:	COURT OF COMMON PLEAS
s/b/m/t Chase Bank of Texas,	:	CIVIL DIVISION
N.A. f/k/a	:	Columbia County
Texas Commerce Bank N.A., as	:	
Custodian	:	MORTGAGE FORECLOSURE
4708 Mercantile Drive, N.	:	
Fort Worth, TX 76137-3605	:	

Plaintiff

v.

Leslie E. Rupert	:	
Alice F. Woolridge	:	NO. 2001 CV 82
6020 Fort Jenkins Lane	:	
Lot 58	:	
Bloomsburg, PA 17815	:	

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Leslie E. Rupert
6020 Fort Jenkins Lane
Lot 58
Bloomsburg, PA 17815

Your house (real estate) at 156 Cross Road, Bloomsburg, PA 17815 is scheduled to be sold at the Sheriff's Sale on October 10, 2001, at 11:30 AM in the Sheriff's Office, Columbia County Courthouse, to enforce the court judgment of \$29,610.00, 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) 482-6900.
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 856-482-6900.
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 856-482-6900.
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
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

ASSOCIATION DE LICENCIADOS DE FILADELFIA
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The Chase Manhattan Bank	:	COURT OF COMMON PLEAS
s/b/m/t Chase Bank of Texas,	:	CIVIL DIVISION
N.A. f/k/a	:	Columbia County
Texas Commerce Bank N.A., as	:	
Custodian	:	MORTGAGE FORECLOSURE
4708 Mercantile Drive, N.	:	
Fort Worth, TX 76137-3605	:	

Plaintiff

v.

Leslie E. Rupert	:	
Alice F. Woolridge	:	NO. 2001 CV 82
6020 Fort Jenkins Lane	:	
Lot 58	:	
Bloomsburg, PA 17815	:	

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

The Chase Manhattan Bank s/b/m/t Chase Bank of Texas, N.A. f/k/a Texas Commerce Bank N.A., as Custodian, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 156 Cross Road, Bloomsburg, PA 17815

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

Name	Address
------	---------

Leslie E. Rupert	6020 Fort Jenkins Lane, Lot 58 Bloomsburg, PA 17815
------------------	--

156 Cross Road, Bloomsburg, PA 17815

Alice F. Woolridge	6020 Fort Jenkins Lane, Lot 58 Bloomsburg, PA 17815
--------------------	--

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

Name	Address
------	---------

same as above

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

Name	Address
------	---------

none

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

Name	Address
------	---------

Plaintiff herein.	See Caption above.
-------------------	--------------------

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

Name	Address
------	---------

none

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

Name	Address
------	---------

Domestic Relations Section	Columbia County Courthouse PO Box 380, Bloomsburg, PA 17815
----------------------------	--

Columbia County Tax Claim Bureau	Columbia County Courthouse PO Box 380, Bloomsburg, PA 17815
----------------------------------	--

Commonwealth of PA, Department of Revenue	Bureau of Compliance, Dept. 280946 Harrisburg, PA 17128-0946
--	---

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

Name	Address
------	---------

Tenants/Occupants	156 Cross Road Bloomsburg, PA 17815
-------------------	--

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. sec. 4904 relating to unsworn falsification to authorities.

MARK J. UDREN & ASSOCIATES

DATED: June 16, 2001



Mark J. Udren, ESQ.
Attorney for Plaintiff

Phone: 570-389-5622
Fax: 570-389-5625

Columbia County Sheriff's Office

Fax

To: Chris Stears

From: Chief Deputy Chamberlain

Fax:

Date: August 10, 2001

Phone:

Pages: 2

Re: Waiver of watchman

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

•Comments: Please sign and return. Thank you

The Chase PLAINTIFF
Manhattan Bank
vs

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PA.

NO. 82-2001 J.D.

Leslie E. Rupert DEFENDANT
Alice F. Woolridge

NO. 75-2001 E.D.

CIVIL ACTION--LAW
MORTGAGE FORECLOSURE

WAIVER OF WATCHMAN

I, Attorney Mark J. Udren do hereby state 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 Plain-
tiff herein for any loss, destruction or removal of any such property
before the Sheriff's Sale thereof.

Attorney for Plaintiff

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The Chase Manhattan Bank
s/b/m/t Chase Bank of Texas,
N.A. f/k/a
Texas Commerce Bank N.A., as
Custodian
4708 Mercantile Drive, N.
Fort Worth, TX 76137-3605

Plaintiff

v.

Leslie E. Rupert
Alice F. Woolridge
6020 Fort Jenkins Lane
Lot 58
Bloomsburg, PA 17815

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2001 CV 82

2001 ED75

COPY

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:

156 Cross Road
Bloomsburg, PA 17815
SEE LEGAL DESCRIPTION ATTACHED

Amount due

\$29,610.00

Interest From June 17, 2001
to Date of Sale
Per diem @\$9.52

(Costs to be added)

\$_____

Prothonotary

By Lami B. Kline
Clerk

Date July 24, 2001

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The Chase Manhattan Bank : COURT OF COMMON PLEAS
s/b/m/t Chase Bank of Texas, : CIVIL DIVISION
N.A. f/k/a : Columbia County
Texas Commerce Bank N.A., as :
Custodian : MORTGAGE FORECLOSURE
4708 Mercantile Drive, N. :
Fort Worth, TX 76137-3605 :

Plaintiff :

v. :

Leslie E. Rupert :
Alice F. Woolridge : NO. 2001 CV 82
6020 Fort Jenkins Lane :
Lot 58 :
Bloomsburg, PA 17815 : 2001 ED 75

Defendant(s) :

AFFIDAVIT PURSUANT TO RULE 3129.1

The Chase Manhattan Bank s/b/m/t Chase Bank of Texas, N.A. f/k/a
Texas Commerce Bank N.A., as Custodian, Plaintiff in the above action, by
its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe
for the Writ of Execution was filed the following information concerning
the real property located at: 156 Cross Road, Bloomsburg, PA 17815

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

Name

Address

Leslie E. Rupert

6020 Fort Jenkins Lane, Lot 58
Bloomsburg, PA 17815

156 Cross Road, Bloomsburg, PA 17815

Alice F. Woolridge

6020 Fort Jenkins Lane, Lot 58
Bloomsburg, PA 17815

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

Name

Address

same as above

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

Name

Address

none

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

Name

Address

Plaintiff herein.

See Caption above.

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

Name

Address

none

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

Name

Address

Domestic Relations Section

Columbia County Courthouse
PO Box 380, Bloomsburg, PA 17815

Columbia County Tax Claim
Bureau

Columbia County Courthouse
PO Box 380, Bloomsburg, PA 17815

Commonwealth of PA,
Department of Revenue

Bureau of Compliance, Dept. 280946
Harrisburg, PA 17128-0946

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

Name

Address

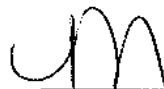
Tenants/Occupants

156 Cross Road
Bloomsburg, PA 17815

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. sec. 4904 relating to unsworn falsification to authorities.

MARK J. UDREN & ASSOCIATES

DATED: June 16, 2001



Mark J. Udren, ESQ.
Attorney for Plaintiff

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The Chase Manhattan Bank	:	COURT OF COMMON PLEAS
s/b/m/t Chase Bank of Texas,	:	CIVIL DIVISION
N.A. f/k/a	:	Columbia County
Texas Commerce Bank N.A., as	:	
Custodian	:	MORTGAGE FORECLOSURE
4708 Mercantile Drive, N.	:	
Fort Worth, TX 76137-3605	:	

Plaintiff

v.

Leslie E. Rupert	:	
Alice F. Woolridge	:	NO. 2001 CV 82
6020 Fort Jenkins Lane	:	
Lot 58	:	
Bloomsburg, PA 17815	:	

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

The Chase Manhattan Bank s/b/m/t Chase Bank of Texas, N.A. f/k/a Texas Commerce Bank N.A., as Custodian, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 156 Cross Road, Bloomsburg, PA 17815

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

Name	Address
------	---------

Leslie E. Rupert	6020 Fort Jenkins Lane, Lot 58 Bloomsburg, PA 17815
------------------	--

156 Cross Road, Bloomsburg, PA 17815

Alice F. Woolridge	6020 Fort Jenkins Lane, Lot 58 Bloomsburg, PA 17815
--------------------	--

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

Name	Address
------	---------

same as above

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

Name	Address
------	---------

none

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

Name	Address
------	---------

Plaintiff herein.	See Caption above.
-------------------	--------------------

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

Name	Address
------	---------

none

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

Name	Address
------	---------

Domestic Relations Section	Columbia County Courthouse PO Box 380, Bloomsburg, PA 17815
----------------------------	--

Columbia County Tax Claim Bureau	Columbia County Courthouse PO Box 380, Bloomsburg, PA 17815
----------------------------------	--

Commonwealth of PA, Department of Revenue	Bureau of Compliance, Dept. 280946 Harrisburg, PA 17128-0946
--	---

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


Name	Address
------	---------

Tenants/Occupants	156 Cross Road Bloomsburg, PA 17815
-------------------	--

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. sec. 4904 relating to unsworn falsification to authorities.

MARK J. UDREN & ASSOCIATES

DATED: June 16, 2001



Mark J. Udren, ESQ.
Attorney for Plaintiff

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The Chase Manhattan Bank	:	COURT OF COMMON PLEAS
s/b/m/t Chase Bank of Texas,	:	CIVIL DIVISION
N.A. f/k/a	:	Columbia County
Texas Commerce Bank N.A., as	:	
Custodian	:	MORTGAGE FORECLOSURE
4708 Mercantile Drive, N.	:	
Fort Worth, TX 76137-3605	:	

Plaintiff

v.

Leslie E. Rupert	:	
Alice F. Woolridge	:	NO. 2001 CV 82
6020 Fort Jenkins Lane	:	
Lot 58	:	
Bloomsburg, PA 17815	:	

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

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Name	Address
------	---------

Leslie E. Rupert	6020 Fort Jenkins Lane, Lot 58 Bloomsburg, PA 17815
	156 Cross Road, Bloomsburg, PA 17815

Alice F. Woolridge	6020 Fort Jenkins Lane, Lot 58 Bloomsburg, PA 17815
--------------------	--

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

Name	Address
------	---------

same as above

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

Name	Address
------	---------

none

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

Name

Address

Plaintiff herein.

See Caption above.

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

Name

Address

none

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

Name

Address

Domestic Relations Section

Columbia County Courthouse
PO Box 380, Bloomsburg, PA 17815

Columbia County Tax Claim
Bureau

Columbia County Courthouse
PO Box 380, Bloomsburg, PA 17815

Commonwealth of PA,
Department of Revenue

Bureau of Compliance, Dept. 280946
Harrisburg, PA 17128-0946

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

Name

Address

Tenants/Occupants

156 Cross Road
Bloomsburg, PA 17815

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. sec. 4904 relating to unsworn falsification to authorities.

MARK J. UDREN & ASSOCIATES

DATED: June 16, 2001



Mark J. Udren, ESQ.
Attorney for Plaintiff

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The Chase Manhattan Bank
s/b/m/t Chase Bank of Texas,
N.A. f/k/a
Texas Commerce Bank N.A., as
Custodian
4708 Mercantile Drive, N.
Fort Worth, TX 76137-3605

Plaintiff

v.

Leslie E. Rupert
Alice F. Woolridge
6020 Fort Jenkins Lane
Lot 58
Bloomsburg, PA 17815

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2001 CV 82

CERTIFICATE TO THE SHERIFF

I HEREBY CERTIFY THAT:

I. The judgment entered in the above matter is based on an Action:

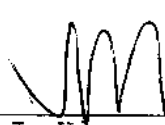
- ☐ A. In Assumpsit (Contract)
- ☐ B. In Trespass (Accident)
- ☒ C. In Mortgage Foreclosure
- ☐ D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.

II. The Defendant(s) own the property being exposed to sale as:

- ☐ A. An individual
- ☐ B. Tenants by Entireties
- ☒ C. Joint Tenants with right of survivorship
- ☐ D. A partnership
- ☐ E. Tenants in Common
- ☐ F. A corporation

III. The Defendant(s) is (are):

- ☒ A. Resident in the Commonwealth of Pennsylvania
- ☐ B. Not resident in the Commonwealth of Pennsylvania
- ☐ C. If more than one Defendant and either A or B above is not applicable, state which Defendant is resident of the Commonwealth of Pennsylvania.
Resident:



Mark J. Udren, ESQUIRE
Address & I.D. # as above

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The Chase Manhattan Bank	:	COURT OF COMMON PLEAS
s/b/m/t Chase Bank of Texas,	:	CIVIL DIVISION
N.A. f/k/a	:	Columbia County
Texas Commerce Bank N.A., as	:	
Custodian	:	MORTGAGE FORECLOSURE
4708 Mercantile Drive, N.	:	
Fort Worth, TX 76137-3605	:	
	:	
Plaintiff	:	
	:	
v.	:	
	:	
Leslie E. Rupert	:	
Alice F. Woolridge	:	NO. 2001 CV 82
6020 Fort Jenkins Lane	:	
Lot 58	:	
Bloomsburg, PA 17815	:	
	:	
Defendant(s)	:	


C E R T I F I C A T E

Mark J. Udren, Esquire, hereby states that he is the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- () An FHA insured mortgage
- () Non-owner occupied
- () Vacant
- (x) Act 91 procedures have been fulfilled.
- () Over 24 months delinquent.

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

MARK J. UDREN & ASSOCIATES


Mark J. Udren, ESQUIRE
ATTORNEY FOR PLAINTIFF

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The Chase Manhattan Bank	:	COURT OF COMMON PLEAS
s/b/m/t Chase Bank of Texas,	:	CIVIL DIVISION
N.A. f/k/a	:	Columbia County
Texas Commerce Bank N.A., as	:	
Custodian	:	MORTGAGE FORECLOSURE
4708 Mercantile Drive, N.	:	
Fort Worth, TX 76137-3605	:	
	:	
Plaintiff	:	
	:	
v.	:	
	:	
Leslie E. Rupert	:	
Alice F. Woolridge	:	NO. 2001 CV 82
6020 Fort Jenkins Lane	:	
Lot 58	:	
Bloomsburg, PA 17815	:	
	:	
Defendant(s)	:	

C E R T I F I C A T E

Mark J. Udren, Esquire, hereby states that he is the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- () An FHA insured mortgage
- () Non-owner occupied
- () Vacant
- (x) Act 91 procedures have been fulfilled.
- () Over 24 months delinquent.

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

MARK J. UDREN & ASSOCIATES



Mark J. Udren, ESQUIRE
ATTORNEY FOR PLAINTIFF

MARK J. UDREN & ASSOCIATES
BY: MARK J. UDREN, ESQUIRE
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The Chase Manhattan Bank s/b/m/t Chase
Bank of Texas, N.A. f/k/a
Texas Commerce Bank N.A., as Custodian
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

Leslie E. Rupert
Alice F. Woolridge
Defendant(s)

NO. 2001 CV 82

ORDER

AND NOW, this 12th day of April, 2001, upon consideration of Plaintiff's Motion and the Affidavit of Good Faith investigation attached hereto, it is hereby ORDERED that service of the Complaint In Mortgage Foreclosure and all subsequent pleadings on Defendant(s), Leslie E. Rupert, shall be complete when Plaintiff or its counsel or agent has mailed true and correct copies of the Complaint In Mortgage Foreclosure and all subsequent pleadings by certified mail and regular mail to the last known address of Defendant(s), Leslie E. Rupert at 6020 Fort Jenkins Lane, #58, Bloomsburg, PA 17815 and by posting the mortgaged premises at 156 Cross Road, Bloomsburg, PA 17815.

BY THE COURT:

151 Thomas A. James Jr.
J.

ALL that tract of land situate on the south side of the State Highway extending from Bloomsburg to Danville in the Township of Montour, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the southeast corner of lot of land now or formerly of George Kitchen and June Kitchen; thence in a westerly direction along the southern line of said lot of George Kitchen and June Kitchen a distance of 50 feet to the southwest corner of said lot; thence in a northerly direction along the western line of said lot of George Kitchen and June Kitchen a distance of 37 feet to a corner of lot of Wilmer K. Kitchen and Lois M. Kitchen; thence in a westerly direction along the southern portion of said lot of land of said Wilmer K. Kitchen and Lois M. Kitchen a distance of 50 feet; thence in a southerly direction along the eastern property line of lot of land of said Wilmer K. Kitchen and Lois M. Kitchen a distance of 283 feet to right of way of Reading Railroad; thence in an easterly direction along the northern line of the said right of way of the said Reading Railroad a distance of 100 feet to the southwest corner of land of Brady Dugan; thence in a northerly direction along the western line of land of Brady Dugan a distance of 246 feet to the southeast corner of said lot of George Kitchen and June Kitchen, the exact place of beginning.

Title to said premises vested in Alice F. Woolridge and Leslie E. Rupert, Joint Tenants in Common with Right of Survivorship, by deed from Geraldine D. Woolridge, widow, dated 8/10/96 and recorded 8/26/96 in deed book 634, page 375.

Being known as 156 Cross Road, Bloomsburg, PA 17815

Tax ID No. 25-05D-005

ALL that tract of land situate on the south side of the State Highway extending from Bloomsburg to Danville in the Township of Montour, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the southeast corner of lot of land now or formerly of George Kitchen and June Kitchen; thence in a westerly direction along the southern line of said lot of George Kitchen and June Kitchen a distance of 50 feet to the southwest corner of said lot; thence in a northerly direction along the western line of said lot of George Kitchen and June Kitchen a distance of 37 feet to a corner of lot of Wilmer K. Kitchen and Lois M. Kitchen; thence in a westerly direction along the southern portion of said lot of land of said Wilmer K. Kitchen and Lois M. Kitchen a distance of 50 feet; thence in a southerly direction along the eastern property line of lot of land of said Wilmer K. Kitchen and Lois M. Kitchen a distance of 283 feet to right of way of Reading Railroad; thence in an easterly direction along the northern line of the said right of way of the said Reading Railroad a distance of 100 feet to the southwest corner of land of Brady Dugan; thence in a northerly direction along the western line of land of Brady Dugan a distance of 246 feet to the southeast corner of said lot of George Kitchen and June Kitchen, the exact place of beginning.

Title to said premises vested in Alice F. Woolridge and Leslie E. Rupert, Joint Tenants in Common with Right of Survivorship, by deed from Geraldine D. Woolridge, widow, dated 8/10/96 and recorded 8/26/96 in deed book 634, page 375.

Being known as 156 Cross Road, Bloomsburg, PA 17815

Tax ID No. 25-05D-005

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Being known as 156 Cross Road, Bloomsburg, PA 17815

Tax ID No. 25-05D-005

VERIFICATION OF SERVICE

Plaintiff(s):
**The Chase Manhattan Bank s/b/m/t Chase Bank of Texas,
N.A. f/k/a
Texas Commerce Bank N.A., as Custodian**

Court Term & No.
2001-CV-82

vs.
Defendant(s):
**Leslie E. Rupert
Alice F. Woolridge**

County
Columbia

Name of Defendant(s) to Serve:
**Leslie E. Rupert
Alice F. Woolridge**

☐ Civil Action Complaint in Mortgage Foreclosure
☐ Civil Action
☐ Writ
☒ Notice of Sheriff's Sale
☐ Other

Serve at:
**156 Cross Road
Bloomsburg, PA 17815**

Special Instructions

Post premises per Court Order

SERVED AND MADE KNOWN TO

on the _____ day of _____, 2000, at _____ o'clock _____ M,
at _____ County of _____

Commonwealth of Pennsylvania, in the manner described below:

☐ Defendant(s) personally served
☐ Adult family member with whom Defendant(s) reside(s). Relationship is _____
☐ Adult in charge of Defendant(s) residence who refused to give name or relationship.
☐ Adult person in charge of Defendant(s) residence whose name and relationship is _____
☐ Posted Premises located at _____
☐ Other _____

Description	Age	Height	Weight	Race	Sex	Other
-------------	-----	--------	--------	------	-----	-------

On the _____ day of _____, 2000, at _____ o'clock _____ M,

DEFENDANT NOT FOUND BECAUSE: ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant ☐ Other _____

ATTEMPTS MADE AND COMMENTS:

_____ The undersigned understands that the statements herein set forth above are made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Process Server/Competent Adult

Date _____

Law Firm LAW OFFICES OF MARK J. UDREN Attorney Mark J. Udren, Esquire Attorney
for PLAINTIFF Attorney I.D. # 04302
Address 1040 N. KINGS HIGHWAY, SUITE 500, CHERRY HILL, NJ 08034 Tele. No. 856-482-6900

VERIFICATION OF SERVICE

Plaintiff(s):

The Chase Manhattan Bank s/b/m/t Chase Bank of Texas,
N.A. f/k/a
Texas Commerce Bank N.A., as Custodian

Court Term & No.

2001-CV-82

vs.

Defendant(s):

Leslie E. Rupert
Alice F. Woolridge

County

Columbia

Name of Defendant(s) to Serve:

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☐ Civil Action Complaint in Mortgage Foreclosure

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☐ Other _____

Description

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Height

Weight

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Sex

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Attorney Mark J. Udren, Esquire

Attorney

for PLAINTIFF

Attorney I.D. # 04302

Address 1040 N. KINGS HIGHWAY, SUITE 500, CHERRY HILL, NJ 08034 Tele. No. 856-482-6900

VERIFICATION OF SERVICE

Plaintiff(s):
The Chase Manhattan Bank s/b/m/t Chase Bank of Texas,
N.A. f/k/a
Texas Commerce Bank N.A., as Custodian

Court Term & No.
2001-CV-82

vs.
Defendant(s):
Leslie E. Rupert
Alice F. Woolridge

County
Columbia

Name of Defendant(s) to Serve:
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Alice F. Woolridge

☐ Civil Action Complaint in Mortgage Foreclosure
☐ Civil Action _____
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Bloomsburg, PA 17815

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for _____ PLAINTIFF _____ Attorney I.D. # _____ 04302 _____
Address 1040 N. KINGS HIGHWAY, SUITE 500, CHERRY HILL, NJ 08034 Tele. No. 856-482-6900 _____

VERIFICATION OF SERVICE

Plaintiff(s):
The Chase Manhattan Bank s/b/m/t Chase Bank of Texas,
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Texas Commerce Bank N.A., as Custodian

Court Term & No.
2001-CV-82

vs.
Defendant(s):
Leslie E. Rupert
Alice F. Woolridge

County
Columbia

Name of Defendant(s) to Serve:
Leslie E. Rupert
Alice F. Woolridge

☐ Civil Action Complaint in Mortgage Foreclosure
☐ Civil Action
☐ Writ
☒ Notice of Sheriff's Sale
☐ Other

Serve at:
156 Cross Road
Bloomsburg, PA 17815

Special Instructions

POST PREMISES PER COURT ORDER

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Commonwealth of Pennsylvania, in the manner described below:

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for PLAINTIFF Attorney I.D. # 04302
Address 1040 N. KINGS HIGHWAY, SUITE 500, CHERRY HILL, NJ 08034 Tele. No. 856-482-6900

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The Chase Manhattan Bank
s/b/m/t Chase Bank of Texas,
N.A. f/k/a
Texas Commerce Bank N.A., as
Custodian

Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2001 CV 82

v.

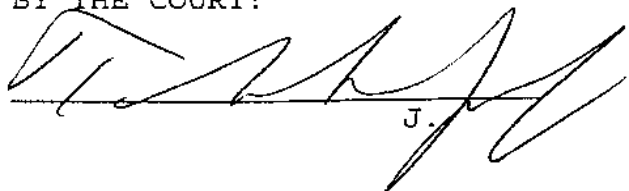
Leslie E. Rupert
Alice F. Woolridge

Defendant(s)

O R D E R

AND NOW, this 16th Day of February, 2001, upon consideration of Plaintiff's Motion For Service Pursuant To Special Order Of Court, and any response thereto, it is hereby ORDERED AND DECREED that Service of the Complaint In Mortgage Foreclosure on Alice F. Woolridge, Last Record Owner, shall be complete when Plaintiff or its counsel or agent has published in accordance with Pa.R.C.P. 430(b)(1) a Notice of the action once in the local legal publication and once in a newspaper of general circulation within the County and mailed by regular and certified mail to Defendant's last known address at 6020 Ft. Jenkins Lane, Lot 58, Bloomsburg, PA 17815; and, pursuant to Pa.R.C.P. 430, service of all subsequent pleadings, including, inter alia, the Notice of Sheriff's Sale that requires personal service, shall be complete when the Sheriff, competent adult, constable, or other appropriate party has posted only, a copy of said subsequent pleadings and/or Notice on the most public part of the property located at 156 Cross Road, Bloomsburg, PA 17815, which is the subject matter of this action in mortgage foreclosure and mailed by regular and certified mail to 6020 Ft. Jenkins Lane, Lot 58, Bloomsburg, PA 17815.

BY THE COURT:


J.

081004

LAW OFFICES OF MARK J. UDREN & ASSOCIATES
ESCROW ACCOUNT
CHERRY HILL, NJ 08034

PNC BANK, N.A.
PHILADELPHIA, PA 19102

47062

3-51
310

47062

00/100

PAY
TO THE
ORDER OF

*** One Thousand Five Hundred ***
Sheriff of Columbia County

DATE
Jun 15, 2001

AMOUNT
\$1,500.00

RE: Deposit - #0023441 Rupert

⑈047062⑈ ⑆031000053⑆ ⑆612171472⑈

Mark J. Udren

MP

Security Features Included



Details on back.