

SHERIFF'S SALE COST SHEET

DLT Mkt. Cap. vs. The Force Corp.
 NO. 66-02 ED NO. 402-02 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>6.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>8.00</u>
TOTAL ***** \$ <u>315.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>536.66</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>686.66</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>-</u>
TOTAL ***** \$ <u>- 0 -</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>-</u>
SCHOOL DIST. 20	\$ <u>-</u>
DELINQUENT 20	\$ <u>10.00</u>
TOTAL ***** \$ <u>10.00</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>-</u>
WATER 20	\$ <u>-</u>
TOTAL ***** \$ <u>- 0 -</u>	

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. <u>Pounding</u>	\$ <u>-</u>
TOTAL ***** \$ <u>358.34</u>	

TOTAL COSTS (OPENING BID) \$ 1500.00

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 NJ
***ADMITTED NJ, PA
JINA MARIE RICH
OFFICE ADMINISTRATOR

EREDDIE 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

November 4, 2002

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: Tim Chamberland

Re: DLJ Mortgage Capital, Inc.
vs.
The Force Corp. A/K/A Force Corporation
Columbia County C.C.P. No. 2002-CV-402
Premises: 501 East Street, Bloomsburg, PA 17815
SS Date: November 20, 2002

Dear Tim:

Please Stay the Sheriff's Sale scheduled for November 20, 2002
(postponed from August 14, 2002).

Sale is stayed for the following reason:

Defendant (s) have entered into a Forbearance Agreement, amount
collected in consideration of the stay \$25,000.00.....

Thank you for your attention to this matter.

Sincerely yours,



Mark J. Udren
MARK J. UDREN & ASSOCIATES

/jlb

MARK J. UDREN & ASSOC., P.C.
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

DLJ Mortgage Capital, Inc.
1270 Northland Drive, Suite
200
Mendota Heights, MN 55120
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

The Force Corp. A/K/A Force
Corporation
727 Market Street
Bloomsburg, PA 17815
Defendant(s)

NO. 2002-CV-402

AMENDED 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: July 18, 2002

MARK J. UDREN & ASSOCIATES

BY:

Mark J. Udren, Esquire
Attorney for Plaintiff

COPY

MARK J. UDREN & ASSOCIATES

ATTORNEY FOR PLAINTIFF

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

DLJ Mortgage Capital, Inc.
1270 Northland Drive, Suite
200
Mendota Heights, MN 55120

Plaintiff

v.

The Force Corp. A/K/A Force
Corporation
727 Market Street
Bloomsburg, PA 17815

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2002-CV-402

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

DLJ Mortgage Capital, Inc., 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: 501 East Street, Bloomsburg, PA 17815

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

Name Address

The Force Corp. A/K/A Force
Corporation

727 Market Street
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

Paul Giraudin

727 Market Street
Bloomsburg, PA 17815

Norbeth Corp. Interstate
Industrial Park

Toure 315, Wilkes-Barre, PA 18703

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

Name Address

Plaintiff herein.

See Caption above.

Thomas X. Flaherty

PO Box 374, Narberth, PA 19072

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

Name

Address

Mark Kershbaumer Enterprises P.O. Box 1100, North Cape May,
T/A All American Karaoke NJ 08204-8100

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 PO Box 380, Bloomsburg, PA 17815

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

Commonwealth of PA, Bureau of Compliance, Dept. 280946
Department of Revenue 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

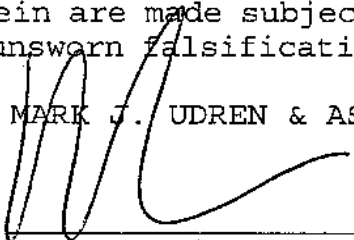
Address

Tenants/Occupants 501 East Street
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: July 18, 2002


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

DLJ Mortgage Capital, Inc.
1270 Northland Drive, Suite
200
Mendota Heights, MN 55120
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2002-CV-402

v.

The Force Corp. A/K/A Force
Corporation
727 Market Street
Bloomsburg, PA 17815
Defendant(s)

DATE: June 14, 2002

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

OWNER(S): THE FORCE CORP. A/K/A FORCE CORPORATION

PROPERTY: 501 East Street, Bloomsburg, PA 17815

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on August 14, 2002, at 9:00 a.m., IN THE COLUMBIA COUNTY COURTHOUSE, P.O. BOX 380, BLOOMSBURG, PA. 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

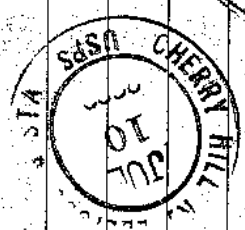
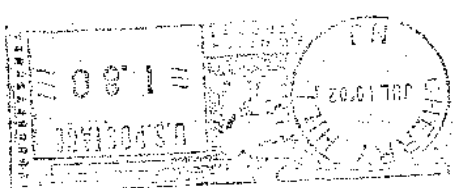
Name and Address of Sender		LAW OFFICES MARK J. UDREN & ASSOCIATES 1040 N. KINGS HIGHWAY SUITE 500 CHERRY HILL, NJ 08034		Name of Addressee, Street, and Post Office Address		<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified		<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail		Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal Insurance		Affix stamp here if issued as certificate of mailing or for additional copies of this bill.				
Line	Article Number	Name of Addressee, Street, and Post Office Address				Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.O. Fee	S.H. Fee	Rst. Del. Fee	Remarks
1	0127660	PAUL GIRAUDIAN 727 MARKET STREET, BLOOMSBURG, PA 17815														
2	FORCE CORP.	THOMAS X. FLAHERTY P.O. BOX 374, NARBERTH, PA 19072														
3	COLUMBIA COUNTY	DOMESTIC RELATIONS SECTION, COLUMBIA COUNTY COURTHOUSE, P.O. BOX 380, BLOOMSBURG, PA 17815														
4		COLUMBIA COUNTY TAX CLAIM BUREAU, P.O. BOX 380, BLOOMSBURG, PA 17815														
5		COMMONWEALTH OF PA, DEPT. OF REVENUE, BUREAU OF COMPLIANCE, DEPT., 280946, HARRISBURGH, PA 17128-0946														
6		TENANTS/OCCUPANTS 501 EAST STREET, BLOOMSBURG, PA 17815														
7																
8																
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 R800, S813, and S821 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.								

EXHIBIT A

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

Name and
 Address
 of Sender

Line	Article Number	Name of Addressee, Street, and Post Office Address	Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified	Postage	Fee	Handling Charge	Act. Value (If Regs.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee	Remarks
1	0127660	NORBETH CORP. INTERSTATE INDUSTRIAL PARK, TOURE 315, WILKES-BARRE, PA 18703												
2	FORCE CORP.	MARK KERSHBAUMER ENTERPRISES T/A ALL AMERICAN KARAOKE P.O. BOX 1100, NORTH CAPE MAY, NJ 08204-8100												
3	COLUMBIA COUNTY													
4														
5														
6														
7														
8														
9														
10														
11														
12														
13														
14														
15														



Check appropriate block for Registered Mail:
☐ With Postal Insurance
☐ Without postal insurance

Return Receipt for Merchandise:
☐ Int'l Recorded Del.
☐ Express Mail

Postmaster, Per (Name of Receiving Employee)

Total Number of Pieces Received at Post Office
Two

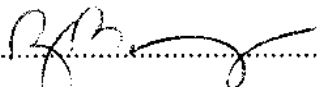
Total Number of Pieces Listed by Sender
Two

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 forth class parcels.

EXHIBIT A

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 July 24, 31; August 7, 2002 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.

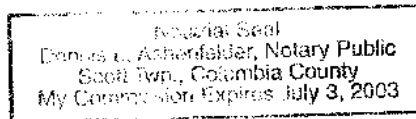
.....


Sworn and subscribed to before me this 9th day of AUGUST 2002

.....


(Notary Public)

My commission expires



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

.....

MARK J. UDREN & ASSOCIATES

LAW OFFICES
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 340
BRYN MAWR, PA 19010
215-568-9500
215-568-1141 FAX

PLEASE RESPOND TO NEW JERSEY OFFICE

July 22, 2002

Sent via telefax #570-389-5625

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

Re: DLJ Mortgage Capital, Inc.
vs.
The Force Corp. A/K/A Force Corporation
Columbia County C.C.P. No. 2002-CV-402
Premises: 501 East Street, Bloomsburg, PA 17815
SS Date: August 14, 2002

Dear Tim:

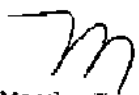
Please Postpone the Sheriff's Sale scheduled for August 14, 2002 to
November 20, 2002 at 9:00 a.m.

Sale is postponed for the following reason:

Defendant (s) have entered into a Forbearance Agreement.

Thank you for your attention to this matter.

Sincerely yours,


Mark J. Udren
MARK J. UDREN & ASSOCIATES

/jlb

**PRIORITY CLAIM
FOR
SHERIFFS SALE**
Please Print or Type

EXECUTION NUMBER
2002CV402
DATE OF SALE
08/14/2002
AMOUNT
\$6,791.00

MR HARRY A ROADARMEL JR
SHERIFF OF COLUMBIA COUNTY
BOX 380

BLOOMSBURG

PA 17815

CORPORATION TAX FILE (BOX) NUMBER	
9944-689	\$6,791.00
EMPLOYER EIN	
-	\$0.00
SALES TAX LICENSE NUMBER	
-	\$0.00
SOCIAL SECURITY NUMBER	
-	\$0.00

DEFENDANT THE FORCE CORP AKA FORCE CORPORATION

This statement is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes. This statement is made in accordance with 42 Pa. C.S.A. § 8151 and 72 P.S. § 1402 (Fiscal Code § 1402).

A. For the following taxes a priority in the distribution of the proceeds of the judicial sale should be made in accordance with the applicable provisions of the Tax Reform Code of 1971, 72 P.S. § 7101, et seq. Tax liens were filed with the Prothonotary of Columbia County.

☐ Sales and Use Tax, 72 P.S. § 7242

☐ Employer Withholding Tax, 72 P.S. § 7345

Pennsylvania Personal Income Tax, 72 P.S. § 7345

B. A Corporation tax lien is a first lien and is required to be paid out of the proceeds of the judicial sale before any pre-existing judgement, mortgage, or any other claim or lien against the corporation in accordance with 72 P.S. § 1401 (Fiscal Code § 1401).

☒ Corporation Taxes, 72 P.S. § 1401

STATEMENT OF ACCOUNT

Type of Tax	Settlement or Lien Date	Lien Number or Filing Period	Amount or Balance
Corp Tax	12/14/2000	12-31-1997	\$433.00
Corp Tax	12/14/2000	12-31-1996	\$460.00
Corp Tax	12/14/2000	12-31-1995	\$487.00
Corp Tax	12/14/2000	12-31-1994	\$3,846.00
Corp Tax	12/14/2000	12-31-1993	\$536.00
Corp Tax	7/15/2002	08-14-2002	\$124.00
Corp Tax	7/15/2002	12-31-2001	\$200.00
Corp Tax	7/15/2002	12-31-2000	\$649.00
Corp Tax	7/15/2002	12-31-1999	\$56.00
TOTAL:			\$6,791.00

I certify that the above Statement of Account is a true and correct statement of all lien taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity.

WITNESS my hand and the seal of the Department of

Revenue 15 day of, July 2002

DIRECTOR, BUREAU OF COMPLIANCE

Dorothy A. Totton

SECRETARY OF REVENUE

Larry P. Williams

REMINDER:

A Corporation tax lien is a first lien and is required to be paid first out of the proceeds of the judicial sale before any pre-existing judgment, mortgage, or any other claim or lien against the corporation in accordance with 72 P.S. §1401 (Fiscal Code §1401), with the exception of a prior recorded federal tax lien.

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.

DLJ MORTGAGE CAPITAL

VS.

THE FORCE CORPORATION

WRIT OF EXECUTION #66 OF 2002 ED

POSTING OF PROPERTY

JULY 12, 2002 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF THE FORCE CORPORATION AT 501 EAST ST. BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
CHIEF DEPUTY SHERIFF TIMOTHY CHAMBERLAIN.

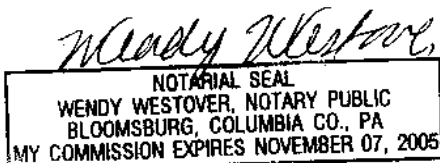
SO ANSWERS:


DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 17TH DAY OF JULY 2002



HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Wednesday, June 05, 2002

MARY WARD - TAX COLLECTOR
301 E. SECOND ST.
BLOOMSBURG, PA 17815-

DLJ MORTGAGE CAPITAL, INC.
VS
THE FORCE CORP. A/K/A FORCE CORPORATION

DOCKET # 66ED2002

JD # 402JD2002

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

MARK J. UDREN & ASSOC. ATTORNEYS
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

DLJ Mortgage Capital, Inc. : COURT OF COMMON PLEAS
1270 Northland Drive, Suite : CIVIL DIVISION
200 : Columbia County
Mendota Heights, MN 55120 : MORTGAGE FORECLOSURE

Plaintiff

v.

The Force Corp. A/K/A Force : NO. 2002-CV-402
Corporation :
727 Market Street : *2002-ED-66*
Bloomsburg, PA 17815 :

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: The Force Corp.
A/K/A Force Corporation
727 Market Street
Bloomsburg, PA 17815

Your house (real estate) at 501 East Street, Bloomsburg, PA 17815 is scheduled to be sold at the Sheriff's Sale on August 14, 2002, at 9:00 Am in the Columbia County Courthouse, PO Box 380, Bloomsburg, PA 17815, to enforce the court judgment of \$254,191.37, 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
800-932-0311
717-238-6715
E-Mail: info@pabar.org
Internet: www.pabar.org

ASSOCIATION DE LICENCIADOS DE FILADELFIA

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
800-932-0311
717-238-6715
E-Mail: info@pabar.org
Internet: www.pabar.org

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Robert Linn
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George Hemingway
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Gerald E. Depo
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Charles B. Pursel, Esq.

MUNICIPAL AUTHORITY

TOWN HALL
301 EAST MAIN STREET
BLOOMSBURG, PA 17815
(570)-784-5422
FAX (570)-784-1518
E-MAIL gerrydepo@townhall.bafn.org

Board of Directors

Robert Linn
George Hemingway
Samuel Evans
Michael Upton
Thomas Evans

June 12, 2002

Harry A. Roadarmel Jr.
Sheriff of Columbia County
Columbia County Court House
P. O. Box 380
Bloomsburg PA 17815

RE: The Force Corp. A/K/A Force Corporation
501 East Street

Dear Sheriff Roadarmel:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you it holds no claims for unpaid sewer service charges.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112.

Sincerely,



Amber Kenney
Office Administrator

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or additional services.
- Complete items 3, 4a, a.
- 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.

I also to receive the following services (for an extra fee): 66-02

1. ☒ Addressee's Address2. ☐ Restricted Delivery

Consult postmaster for fee.

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

a. Article Number

70011940000139918584

b. Service Type

☐ Registered☒ Certified☐ Express Mail☐ Insured☐ Return Receipt for Merchandise☐ COD

c. Date of Delivery

6-11-02

5. Received By: (Print Name)

Harriet Rudolph

6. Signature: (Addressee or Agent)

X Harriet Rudolph

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

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or additional services.
- Complete items 3, 4a, a.
- 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.

I also to receive the following services (for an extra fee): 66-02

1. ☒ Addressee's Address2. ☐ Restricted Delivery

Consult postmaster for fee.

3.

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

4a. Article Number

70011940000139918577

4b. Service Type

☐ Registered☒ Certified☐ Express Mail☐ Insured☐ Return Receipt for Merchandise☐ COD

7. Date of Delivery

JUN 06 2002

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X [Signature]

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

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or additional services.
- Complete items 3, 4a, a.
- Print your name and address on the reverse of this form so that we can return this card to you.
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- 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.

I also to receive the following services (for an extra fee): 66-02

1. ☒ Addressee's Address2. ☐ Restricted Delivery

Consult postmaster for fee.

COMMONWEALTH OF PENNSYLVANIA 70011940000139918591
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG PA 17128-1230

☒ Certified☐ Insuredchandise ☐ COD

JUN 07 2002

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X Samuel J. Ventura

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

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/24/2002

SERVICE# 11 - OF - 13 SERVICES
DOCKET # 66ED2002

PLAINTIFF DLJ MORTGAGE CAPITAL, INC.

DEFENDANT THE FORCE CORP. A/K/A FORCE CORPORATION

PERSON/CORP TO SERVED	PAPERS TO SERVED
COLUMBIA COUNTY TAX CLAIM	WRIT OF EXECUTION - MORTGAGE
PO BOX 380	FORECLOSURE
BLOOMSBURG	

SERVED UPON Caj's Den

RELATIONSHIP Tax Claims IDENTIFICATION _____

DATE 06/05/02 TIME 1030 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

Michael DATE 06/05/02

Luc

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/24/2002

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 66ED2002

PLAINTIFF DLJ MORTGAGE CAPITAL, INC.

DEFENDANT THE FORCE CORP. A/K/A FORCE CORPORATION

PERSON/CORP TO SERVED
TENANT(S)
501 EAST ST.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Nyia

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS			
DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY _____ DATE _____

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Wednesday, June 05, 2002

TENANT(S)
501 EAST ST.
BLOOMSBURG, PA 17815-

DLJ MORTGAGE CAPITAL, INC.
VS
THE FORCE CORP. A/K/A FORCE CORPORATION

DOCKET # 66ED2002

JD # 402JD2002

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

MARK J. UDREN & ASSO ATES
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

DLJ Mortgage Capital, Inc.
1270 Northland Drive, Suite
200
Mendota Heights, MN 55120

Plaintiff

v.

The Force Corp. A/K/A Force
Corporation
727 Market Street
Bloomsburg, PA 17815

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2002-CV-402

2002-ED-66

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: The Force Corp.
A/K/A Force Corporation
727 Market Street
Bloomsburg, PA 17815

Your house (real estate) at 501 East Street, Bloomsburg, PA 17815 is scheduled to be sold at the Sheriff's Sale on August 14, 2002, at 9:00 Am in the Columbia County Courthouse, PO Box 380, Bloomsburg, PA 17815, to enforce the court judgment of \$254,191.37, 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
800-932-0311
717-238-6715
E-Mail: info@pabar.org
Internet: www.pabar.org

ASSOCIATION DE LICENCIADOS DE FILADELFIA
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
800-932-0311
717-238-6715
E-Mail: info@pabar.org
Internet: www.pabar.org

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/24/2002

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 66ED2002

PLAINTIFF DLJ MORTGAGE CAPITAL, INC.

DEFENDANT THE FORCE CORP. A/K/A FORCE CORPORATION

PERSON/CORP TO SERVED
MARY WARD - TAX COLLECTOR
301 E. SECOND ST.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Mary Ward

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 06/05/02 TIME 1048 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

M. Ward DATE 06/05/02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/24/2002

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 66ED2002

PLAINTIFF DLJ MORTGAGE CAPITAL, INC.

DEFENDANT THE FORCE CORP. A/K/A FORCE CORPORATION

PERSON/CORP TO SERVED
BLOOMSBURG SEWER
301 E. SECOND ST.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Amber Kennedy

RELATIONSHIP Server Authority IDENTIFICATION _____

DATE 06/05/02 TIME 1049 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

Millard

DATE

06/05/02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/24/2002

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 66ED2002

PLAINTIFF DLJ MORTGAGE CAPITAL, INC.

DEFENDANT THE FORCE CORP. A/K/A FORCE CORPORATION

PERSON/CORP TO SERVED	PAPERS TO SERVED
PAUL GIRAUDIN	WRIT OF EXECUTION - MORTGAGE
727 MARKET ST.	FORECLOSURE
BLOOMSBURG	

SERVED UPON James K. Boett

RELATIONSHIP Sec IDENTIFICATION _____

DATE 06/15/02 TIME 1043 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

Millard 06/15/02
Will Call w/ 1/2 hr with Tenant
Info.

Name of Tenants
Number Tenants,
+ Address

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/24/2002

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 66ED2002

PLAINTIFF DLJ MORTGAGE CAPITAL, INC.

DEFENDANT THE FORCE CORP. A/K/A FORCE CORPORATION

PERSON/CORP TO SERVED	PAPERS TO SERVED
THE FORCE CORP. A/K/A FORCE CORPORATION	WRIT OF EXECUTION - MORTGAGE FORECLOSURE
727 MARKET ST.	
BLOOMSBURG	

SERVED UPON Dennis Kotsch

RELATIONSHIP Sec. IDENTIFICATION _____

DATE 06/05/02 TIME 1043 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
----------	------	------	---------	---------

_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY M. Hare DATE 06/05/02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/24/2002

SERVICE# 8 - OF - 13 SERVICES
DOCKET # 66ED2002

PLAINTIFF DLJ MORTGAGE CAPITAL, INC.

DEFENDANT THE FORCE CORP. A/K/A FORCE CORPORATION

PERSON/CORP TO SERVED	PAPERS TO SERVED
DOMESTIC RELATIONS	WRIT OF EXECUTION - MORTGAGE
15 PERRY AVE.	FORECLOSURE
BLOOMSBURG	

SERVED UPON Ceske Levan

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 06/05/02 TIME 1115 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY McLard DATE 06/05/02

SHERIFF'S SALE

WEDNESDAY AUGUST 14, 2002 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 66 OF 2002 ED AND CIVIL WRIT NO. 402 OF 2002 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE TOWN OF BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEAST CORNER TO THE INTERSECTION OF FIFTH AND EAST STREETS; THENCE BY THE SOUTHERN SIDE OF FIFTH STREET NORTH 67 DEGREES 15 MINUTES EAST, 114 FEET 8 INCHES TO A POINT ON THE SAID FIFTH STREET; THENCE BY LAND OF THE RESCUE HOSE AND LADDER COMPANY NO. 2, SOUTH 22 DEGREES 45 MINUTES EAST, 46 FEET 1 INCHES TO AN IRON PIPE AT THE SOUTHEAST CORNER OF A BRICK CHIMNEY OF THE GRANTORS HEREIN AND IN LINE OF LAND OF THE RESCUE HOSE AND LADDER COMPANY NO. 2; THENCE BY LAND OF THE LATTER, SOUTH 46 DEGREES 40 MINUTES WEST, 88 FEET 4 INCHES TO AN IRON PIN ON THE EAST SIDE OF EAST STREET; THENCE BY THE EASTERN SIDE OF EAST STREET, NORTH 44 DEGREES 15 MINUTES WEST, 85 FEET 6 INCHES TO THE PLACE OF BEGINNING.

TITLE TO SAID PREMISES VEST IN FORCE CORPORATION BY DEED FROM HARRY A. ROADARMEL, DATED 4/17/90 AND RECORDED 4/17/90 IN DEED BOOK 448, PAGE 970. KNOWN AS 501 EAST STREET, BLOOMSBURG, PA 17815

TAX ID NO. 05E-03-303

TERMS OF SALE

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

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

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

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

Plaintiff's Attorney
March J. Udren
1040 N. Kings Hwy, Ste. 500
Cherry Hill NJ 08034

Sheriff of Columbia County
Harry A. Roadarmel, Jr.
www.sheriffofcolumbiacounty.com

HARRY A. ROADARMEL, JR.



66-02

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

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT

5-24-02

DOCKET AND INDEX

6-5-02

SET FILE FOLDER UP

6-5-02

CHECK FOR PROPER INFO

WRIT OF EXECUTION

✓

COPY OF DESCRIPTION

✓

WHEREABOUTS OF LAST KNOWN ADDRESS

✓

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF'S SALE

4

WATCHMAN RELEASE FORM

✓

AFFIDAVIT OF LEINS LIST

✓

CHECK FOR \$1200.00

CK 73464 for \$1500.00

* 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 Aug. 14, 2002 at 0900

POST ALL DATES ON CALANDER

Post 7-12

Adv 7-24, 31 & 8-7

* 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

MARK J. UDREN & ASSOCIATES

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

ATTY I.D. NO. 04302

1040 N. KINGS HIGHWAY, SUITE 500

CHERRY HILL, NJ 08034

856-482-6900

DLJ Mortgage Capital, Inc.
1270 Northland Drive, Suite
200
Mendota Heights, MN 55120

Plaintiff

v.

The Force Corp. A/K/A Force
Corporation
727 Market Street
Bloomsburg, PA 17815

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2002-CV-402

2002-ED 66

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: The Force Corp.
A/K/A Force Corporation
727 Market Street
Bloomsburg, PA 17815

Your house (real estate) at 501 East Street, Bloomsburg, PA 17815 is scheduled to be sold at the Sheriff's Sale on August 14, 2002, at 1:00 AM in the Columbia County Courthouse, PO Box 380, Bloomsburg, PA 17815, to enforce the court judgment of \$254,191.37, 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
800-932-0311
717-238-6715
E-Mail: info@pabar.org
Internet: www.pabar.org

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Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
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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

DLJ Mortgage Capital, Inc.
1270 Northland Drive, Suite
200
Mendota Heights, MN 55120

Plaintiff

v.

The Force Corp. A/K/A Force
Corporation
727 Market Street
Bloomsburg, PA 17815

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2002-CV-402

2002-ED-66

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:

501 East Street
Bloomsburg, PA 17815
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$254,191.37

Interest From May 17, 2002 0
to Date of Sale
Per diem @\$71.17

(Costs to be added) \$ _____

Prothonotary

By

Toni B. Kline / *EAB*

Clerk

Proth. & Clk. Of Sev. Courts
My Comm. Ex. 1st Mon. Jan 2004

Date

5/24/2002

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

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CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2002-CV-402

2002-ED-66

CERTIFICATE TO THE SHERIFF

I HEREBY CERTIFY THAT:

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

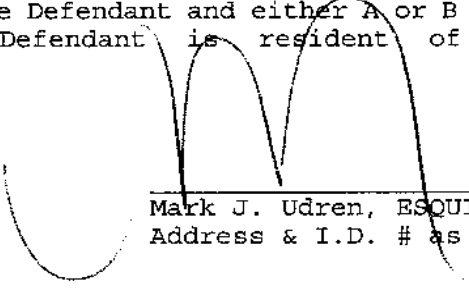
- ☐ A. In Assumpsit (Contract)
- ☐ B. In Trespass (Accident)
- ☒ C. In Mortgage Foreclosure
- D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.

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

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

ATTY I.D. NO. 04302

1040 N. KINGS HIGHWAY, SUITE 500

CHERRY HILL, NJ 08034

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Plaintiff

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CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2002-CV-402

2002-ED-66

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
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MORTGAGE FORECLOSURE

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C E R T I F I C A T E

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- () An FHA insured mortgage
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- () Vacant
- (x) Act 91 procedures have been fulfilled.
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MARK J. UDREN & ASSOCIATES

Mark J. Udren, ESQUIRE
ATTORNEY FOR PLAINTIFF

MARK J. UDREN & ASSC. ATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
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CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2002-CV-402

2002-ED-66

AFFIDAVIT PURSUANT TO RULE 3129.1

DLJ Mortgage Capital, Inc., 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: 501 East Street, Bloomsburg, PA 17815

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

The Force Corp. A/K/A Force
Corporation 727 Market Street
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

Paul Giraudin 727 Market Street
Bloomsburg, PA 17815

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

Plaintiff herein. See Caption above.

Thomas X. Flaherty PO Box 374, Narberth, PA 19072

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 PO Box 380, Bloomsburg, PA 17815

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

Commonwealth of PA, Bureau of Compliance, Dept. 280946
Department of Revenue 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 501 East Street
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: May 16, 2002

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

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Commonwealth of PA, Bureau of Compliance, Dept. 280946
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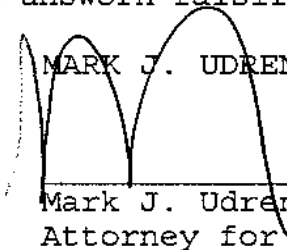
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MARK J. UDREN & ASSOCIATES

DATED: May 16, 2002



Mark J. Udren, ESQ.
Attorney for Plaintiff

MARK J. UDREN & ASSOCIATES
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Domestic Relations Section	PO Box 380, Bloomsburg, PA 17815
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Columbia County Tax Claim Bureau	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
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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:

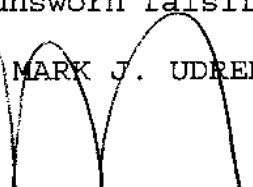
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Tenants/Occupants	501 East Street Bloomsburg, PA 17815
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MARK J. UDREN & ASSOCIATES

DATED: May 16, 2002



Mark J. Udren, ESQ.
Attorney for Plaintiff

MARK J. UDREN & ASSC .ATES

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

ATTY I.D. NO. 04302

1040 N. KINGS HIGHWAY, SUITE 500

CHERRY HILL, NJ 08034

856-482-6900

DLJ Mortgage Capital, Inc.
1270 Northland Drive, Suite
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Mendota Heights, MN 55120

Plaintiff

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727 Market Street
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COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2002-CV-402

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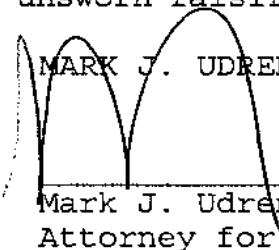
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Tenants/Occupants	501 East Street Bloomsburg, PA 17815
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MARK J. UDREN & ASSOCIATES

DATED: May 16, 2002



Mark J. Udren, ESQ.
Attorney for Plaintiff

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE TOWN OF BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FIFTH AND EAST STREETS;

THENCE BY THE SOUTHERN SIDE OF FIFTH STREET NORTH 67 DEGREE 15 MINUTES EAST, 114 FEET 8 INCHES TO A POINT ON THE SAID FIFTH STREET;

THENCE BY LAND OF THE RESCUE HOSE AND LADDER COMPANY NO. 2, SOUTH 22 DEGREES 45 MINUTES EAST, 46 FEET 1 INCHES TO AN IRON PIPE AT THE SOUTHEAST CORNER OF A BRICK CHIMNEY OF THE GRANTORS HEREIN AND IN LINE OF LAND OF THE RESCUE HOSE AND LADDER COMPANY NO. 2;

THENCE BY THE LAND OF THE LATTER, SOUTH 46 DEGREES 40 MINUTES WEST, 88 FEET 4 INCHES TO AN IRON PIN ON THE EAST SIDE OF EAST STREET;

THENCE BY THE EASTERN SIDE OF EAST STREET, NORTH 44 DEGREES 15 MINUTES WEST, 85 FEET 6 INCHES TO THE PLACE OF BEGINNING.

Title to said premises vested in Force Corporation
by deed from Harry A. Roadarmel, dated 4/17/90
and recorded 4/17/90 in deed book 448, page 970.

Known as 501 East Street, Bloomsburg, PA 17815

Tax ID No. 05E-03-303

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE TOWN OF BLOOMSBURG,
COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FIFTH AND EAST STREETS;

THENCE BY THE SOUTHERN SIDE OF FIFTH STREET NORTH 67 DEGREE 15 MINUTES EAST, 114
FEET 8 INCHES TO A POINT ON THE SAID FIFTH STREET;

THENCE BY LAND OF THE RESCUE HOSE AND LADDER COMPANY NO. 2, SOUTH 22 DEGREES 45
MINUTES EAST, 46 FEET 1 INCHES TO AN IRON PIPE AT THE SOUTHEAST CORNER OF A BRICK
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Tax ID No. 05E-03-303

PLAINTIFF

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

NO.

J.D.


NO.

E.D.

DEFENDANT

CIVIL ACTION--LAW
MORTGAGE FORECLOSURE

WAIVER OF WATCHMAN

I, Attorney  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 Plaintiff herein for any loss, destruction or removal of any such property before the Sheriff's Sale thereof.

Attorney for Plaintiff

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE TOWN OF BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

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and recorded 4/17/90 in deed book 448, page 970.

Known as 501 East Street, Bloomsburg, PA 17815

Tax ID No. 05E-03-303

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE TOWN OF BLOOMSBURG,
COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FIFTH AND EAST STREETS;

THENCE BY THE SOUTHERN SIDE OF FIFTH STREET NORTH 67 DEGREE 15 MINUTES EAST, 114
FEET 8 INCHES TO A POINT ON THE SAID FIFTH STREET;

THENCE BY LAND OF THE RESCUE HOSE AND LADDER COMPANY NO. 2, SOUTH 22 DEGREES 45
MINUTES EAST, 46 FEET 1 INCHES TO AN IRON PIPE AT THE SOUTHEAST CORNER OF A BRICK
CHIMNEY OF THE GRANTORS HEREIN AND IN LINE OF LAND OF THE RESCUE HOSE AND LADDER
COMPANY NO. 2;

THENCE BY THE LAND OF THE LATTER, SOUTH 46 DEGREES 40 MINUTES WEST, 88 FEET 4
INCHES TO AN IRON PIN ON THE EAST SIDE OF EAST STREET;

THENCE BY THE EASTERN SIDE OF EAST STREET, NORTH 44 DEGREES 15 MINUTES WEST, 85
FEET 6 INCHES TO THE PLACE OF BEGINNING.

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Tax ID No. 05E-03-303

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

**FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL**

May 16, 2002

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

Re: DLJ Mortgage Capital, Inc.
vs.
The Force Corp. A/K/A Force Corporation
Columbia County C.C.P. No.2002-CV-402

Dear Sir or Madam:

Please serve the Defendant, **The Force Corporation**, with the Notice of Sheriff's Sale and any other required documents at **725 Market Street, Bloomsburg, PA 17815.**

Please return a copy of the completed service form in the enclosed self addressed stamped envelope.

Thank you for your assistance in this matter.

Very truly yours,

Mark J. Udren, Esquire
MARK J. UDREN & ASSOCIATES

MJU/cms

Enclosures

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

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Columbia County C.C.P. No.2002-CV-402

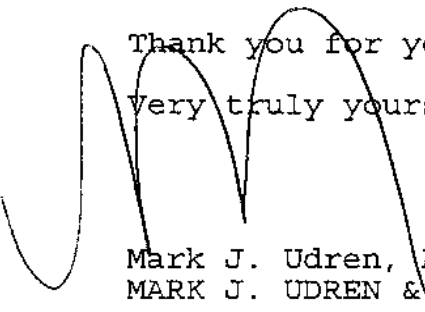
Dear Sir or Madam:

Please serve the Defendant, **The Force Corporation**, with the Notice of Sheriff's Sale and any other required documents at 725 Market Street, Bloomsburg, PA 17815.

Please return a copy of the completed service form in the enclosed self addressed stamped envelope.

Thank you for your assistance in this matter.

Very truly yours,


Mark J. Udren, Esquire
MARK J. UDREN & ASSOCIATES

MJU/cms

Enclosures

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

PNC BANK, N.A.
PHILADELPHIA, PA 020

73464

3-51
310

PAY
TO THE
ORDER OF

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

73464
00/100

DATE
May 17, 2002

AMOUNT
\$1,500.00

RE: Sheriff Sale Deposit

#0127660

Mark J. Udren

⑈073464⑈ ⑆031000053⑆ 8812171472⑈

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