

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VANDERBILT MORTGAGE AND FINANCE INC
vs.
GEORGE FORCE, III (et al.)

Case Number
2013CV178

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
04/04/2013	Advance Fee	Advance Fee	28209	\$0.00	\$1,350.00
04/04/2013	Advertising Sale (Newspaper)			\$15.00	\$0.00
04/04/2013	Advertising Sale Bills & Copies			\$17.50	\$0.00
04/04/2013	Crying Sale			\$10.00	\$0.00
04/04/2013	Docketing			\$15.00	\$0.00
04/04/2013	Levy			\$15.00	\$0.00
04/04/2013	Mailing Costs			\$48.00	\$0.00
04/04/2013	Posting Handbill			\$15.00	\$0.00
04/04/2013	Press Enterprise Inc.			\$1,507.38	\$0.00
04/04/2013	Sheriff Automation Fund			\$50.00	\$0.00
04/04/2013	Web Posting			\$100.00	\$0.00
05/29/2013	Service			\$195.00	\$0.00
05/29/2013	Service Mileage			\$10.00	\$0.00
05/29/2013	Copies			\$6.50	\$0.00
05/29/2013	Notary Fee			\$15.00	\$0.00
05/29/2013	Surcharge			\$140.00	\$0.00
06/12/2013	Tax Claim Search			\$5.00	\$0.00
				\$2,164.38	\$1,350.00

TOTAL BALANCE:	\$(814.38)
-----------------------	-------------------

RICHARD M. SQUIRE & ASSOCIATES, LLC
ESCROW ACCOUNT

ONE JENKINTOWN STATION SUITE 104
115 WEST AVENUE 215-886-8790
JENKINTOWN, PA 19046

SUSQUEHANNA BANK
www.susquehanna.net

31582
60-912/313
220

31582

****Eight hundred Fourteen dollars and Thirty Eight cents****

PAY
TO THE
ORDER
OF

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

DATE

05/28/2014

AMOUNT

\$814.38

VOID AFTER 90 DAYS

For VAN-523 - Force - Outstanding Costs

Pat
AUTHORIZED SIGNATURE

⑈031582⑈ ⑈031309123⑈ 02 920105 50⑈

PO Box 380
Bloomsburg, PA 17815

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

**COLUMBIA COUNTY
SHERIFF'S OFFICE**
TIMOHTY T. CHAMBERLAIN, SHERIFF

Fax

To: Jo Ann Conti

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: Jan. 10, 2014 2ND FAX

Re: George Force

CC:

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

● **Comments:** Attached is a cost sheet showing a balance due of \$814.38. Due since June 12, 2013.

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire *
M. Troy Freedman
Craig Oppenheimer
* Also Admitted in MD

Montgomery County Office
One Jenkintown Station
115 West Avenue, Suite 104
Jenkintown, PA 19046
Tel.: (215) 886-8790 Fax: (215) 886-8791
www.squirelaw.com

June 12, 2013

VIA FACSIMILE: 5703895625

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

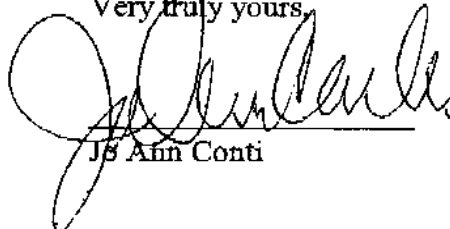
RE: Vanderbilt Mortgage and Finance, Inc. v. Autumn N. Force and George R. Force
a/k/a George R. Force, III
Docket No. 2013-CV-178-MF
Premises: 2251 Crawford Road, Bloomsburg, PA 17815-7266
Sheriff's Sale scheduled for 07/10/2013

Dear Sir or Madam:

Please be advised that this office represents the Plaintiff, Vanderbilt Mortgage and Finance, Inc., in connection with the above-referenced mortgage foreclosure proceeding. *Kindly stay the sheriff's sale in this matter at our client's request. No consideration has been received from the borrower.*

Thank you for your courtesies.

Very truly yours,



JS Affin Conti

cc: Pat Miller

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



<u>Plaintiff</u>		<u>Defendant</u>
VANDERBILT MORTGAGE AND FINANCE INC	vs.	GEORGE FORCE, III AUTUMN FORCE

Attorney for the Plaintiff:
RICHARD SQUIRE & ASSOCIATES LLC
ONE JENKINTOWN STATION
115 WEST AVENUE
JENKINTOWN, PA 19046

Sheriff's Sale Date: Wednesday, June 5, 2013

Writ of Execution No. : 2013CV178

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 2251 CRAWFORD ROAD, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,507.38
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$195.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$15.00
Surcharge	\$140.00
tax 41 5.00	
Total Sheriff Costs	\$2,329.38

Municipal Costs

Current Taxes	\$462.32
Delinquent Taxes	\$4,779.82
Total Municipal Costs	\$5,242.14

Distribution Costs

Recording Fees	\$55.00
Total Distribution Costs	\$55.00

Grand Total: **\$7,626.52**

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

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire *
M. Troy Freedman
Craig Oppenheimer
* Also Admitted in MD

Montgomery County Office
One Jenkintown Station
115 West Avenue, Suite 104
Jenkintown, PA 19046
Tel.: (215) 886-8790 Fax: (215) 886-8791
www.squirelaw.com

June 3, 2013

VIA FACSIMILE: 570-389-5625

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

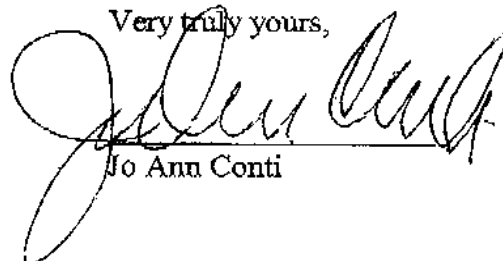
RE: Vanderbilt Mortgage and Finance, Inc. v. Autumn N. Force and George R. Force
a/k/a George R. Force, III
Docket No. 2013-CV-178-MF
Premises: 2251 Crawford Road , Bloomsburg, PA 17815-7266
Sheriff's Sale scheduled for June 5, 2013

Dear Sir or Madam:

Please be advised that this office represents the Plaintiff, Vanderbilt Mortgage and Finance, Inc. , in connection with the above-referenced mortgage foreclosure proceeding. ***Kindly postpone the sheriff's sale in this matter to July 10, 2013 at our client's request.***

Thank you for your courtesies.

Very truly yours,



Jo Ann Conti

cc: Pat Miller

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



<u>Plaintiff</u>	<u>Defendant</u>
VANDERBILT MORTGAGE AND FINANCE INC	vs. GEORGE FORCE, III AUTUMN FORCE

Attorney for the Plaintiff:

RICHARD SQUIRE & ASSOCIATES LLC
ONE JENKINTOWN STATION
115 WEST AVENUE
JENKINTOWN, PA 19046

Sheriff's Sale Date: Wednesday, June 5, 2013

Writ of Execution No. : 2013CV178

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 2251 CRAWFORD ROAD, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,507.38
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$195.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$15.00
Surcharge	\$140.00

Total Sheriff Costs **\$2,329.38**

Municipal Costs

Current Taxes	\$462.32
Delinquent Taxes	\$4,779.82

Total Municipal Costs **\$5,242.14**

Distribution Costs

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

Grand Total: **\$7,626.52**

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

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

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Vandenberght Prop. & Fin. VS Autumn & George Foke

NO. 57-2013 ED NO. 178-2013 JD

DATE/TIME OF SALE: June 5 0900

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

SHERIFF'S SALE COST SHEET

VS. _____
 NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

✓ DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
✓ LEVY (PER PARCEL	\$15.00
✓ MAILING COSTS	\$ <u>48.00</u>
✓ ADVERTISING SALE BILLS & COPIES	\$17.50
✓ ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</u>
✓ POSTING HANDBILL	\$15.00
✓ CRYING/ADJOURN SALE	\$10.00
✓ SHERIFF'S DEED	\$35.00
✓ TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>447.00</u>	

✓ WEB POSTING	\$150.00
✓ PRESS ENTERPRISE INC.	\$ <u>1507.38</u>
✓ SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1732.38</u>	

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>462.32</u>
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>4779.82</u>
TOTAL ***** \$ <u>5242.14</u>	

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 7626.52

SHERIFF'S

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV178

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

WEDNESDAY, JUNE 05, 2013
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN lot of land situate in the Township of Mt. Pleasant, County of Columbia, Commonwealth of Pennsylvania, described as follows, to wit:

STARTING at a point located in the center of Township Route 539 said point demarcating the southern most point of Lot No. 3 of the draft of lots of Mt. Pleasant Township the hereinafter described; THENCE south 51 degrees 49 minutes 06 seconds west, 24.38 feet to a point; THENCE south 64 degrees 01 minutes 02 seconds west, 25.62 feet to a point; THENCE north 66 degrees 08 minutes 21 seconds west, 21.59 feet to the edge of the said Township Route No. 539; THENCE proceeding north 06 degrees 08 minutes 21 seconds west, 606.66 feet to a point at the northern most edge of the adjoining lands now or formerly of Robert and Ann Van Houton; THENCE south 55 degrees 39 minutes 30 seconds west 261.00 feet to a point marking the boundary line between the here described property and Lot No. 1 of the draft of lot of lands of Mt. Pleasant Township more specifically hereafter detailed; THENCE north 36 degrees 35 minutes 54 seconds west 346.53 feet to a point marking the northwestern most point of the afore-described lot; THENCE north 64 degrees 59 minutes 57 seconds east 534.48 feet to a point marking the demarcation between Lot No. 3 and along the lands now or formerly of Henry Flick; THENCE south 42 degrees 51 minutes 14 seconds east 785.30 feet to a right-of-way iron in line; THENCE south 42 degrees 51 minutes 14 seconds east 16.55 feet to the point of beginning.

CONSISTING OF 5.747 acres of land.

BEING Lot No. 2 of the draft of eight lots of land located in the Township of Mt. Pleasant, County of Columbia, by Orangeville Surveying Consultants, and subject of final plan approval by the Columbia County Planning Commission on November 26, 1979. Said draft is recorded to Columbia County May 4 at page 621. SUBJECT nonetheless to that certain township right-of-way as depicted on said map running along Township Route 539. BEING known as 2251 Crawford Road, Bloomsburg, PA 17815.

Parcel No. 26-02-014-16

BEING the same property which Richard W. Schlichter and Linda F. Schlichter, husband and wife, granted and conveyed unto George R. Force, III and Autumn N. Force, husband and wife, by Deed dated April 24, 2006 and recorded on April 26, 2006 in the Office of the Recorder of Deeds of Columbia County, Commonwealth of Pennsylvania as Instrument No. 2006-04099.

PROPERTY ADDRESS: 2251 CRAWFORD ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 26-02-014-16

Seized and taken into execution to be sold as the property of GEORGE FORCE, III, AUTUMN FORCE in suit of VANDERBILT MORTGAGE AND FINANCE INC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE:** FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
RICHARD SQUIRE & ASSOCIATES LLC
JENKINTOWN, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY,
Pennsylvania
www.sheriffcolumbiacounty.com

law deposes and says that Press Enterprise is
nal office and place of business at 3185
lumbia and State of Pennsylvania, and was
s been published daily, continuously in said
attached notice May 15, 22, 29, 2013
or designated agent of the owner or publisher of
published; that neither the affiant nor Press
id notice and advertisement and that all of the
place, and character of publication are true.

29th day of May 2013

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

....., I hereby certify that the advertising and
....for publishing the foregoing notice, and the

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire *
M. Troy Freedman
Craig A. Oppenheimer
* Also Admitted in MD

Montgomery County Office
One Jenkintown Station
115 West Avenue, Suite 104
Jenkintown, PA 19046
Tel.: (215) 886-8790 Fax: (215) 886-8791
www.squirelaw.com

FACSIMILE COVER SHEET

FROM:

M. Troy Freedman, Esq.
Date Sent: 5-15-2013
No of Pages,
Including Cover Sheet: 15

TO:

Attn: Real Estate Division
Columbia County Sheriff
Fax No. 570-389-5625

_____ Urgent

_____ For Review

_____ For your records

_____ Please comment

_____ Please reply

RE: Vanderbilt Mortgage and Finance, Inc. v. Autumn
N. Force et. al.

Docket No. 2013-CV-178MF

MESSAGE:

Attached is the Final Affidavit of Service Pursuant to Pa. R.C.P. 3129.1 in the above matter.

Thank you,

This Facsimile and all attachments are confidential, intended only for the person(s) named above, and may also be privileged. Any use, distribution, copying, or disclosure by any person, other than the intended recipient, is strictly prohibited. If you are not the intended recipient, please notify this office immediately.

**THIS OFFICE IS A DEBT COLLECTOR. THIS COMMUNICATION MAY BE OR IS AN
ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.**

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Craig Oppenheimer, Esquire
I.D. Nos. 04267 / 85165 / 313264
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791
Attorneys for Plaintiff

Vanderbilt Mortgage and Finance, Inc.
PLAINTIFF,

v.

Autumn N. Force
2251 Crawford Road
Bloomsburg, PA 17815

George R. Force a/k/a George R. Force, III
2251 Crawford Road
Bloomsburg, PA 17815,

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2013-CV-178-MF

CIVIL ACTION

MORTGAGE FORECLOSURE

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

Plaintiff, by its undersigned attorney, M. Troy Freedman, Esquire, hereby verifies that:

1. A copy of the Notice of Sheriff's Sale was sent to every recorded lienor/lien creditor and every other interested party known as of the date of the filing of the Praecipe for Writ of Execution on the date(s) appearing on the Certificate(s) of Mailing, attached hereto as Exhibit "1."
2. Proof of service of the Notice of Sheriff's Sale is attached hereto as Exhibit "2."
☒ Service effectuated by Sheriff.
☐ Service effectuated by Private Process Server.
☐ Service effectuated per Court Order. Certificate of Service attached

containing:

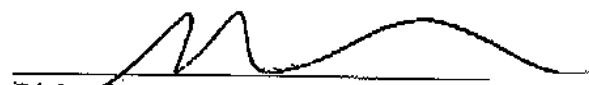
Court Order;
Posting Affidavit; and
Mailing receipts.

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

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

Richard M. Squire & Associates, LLC

By:


____ Richard M. Squire, Esq. (PA I.D.# 04267)

____ M. Troy Freedman, Esq. (PA I.D.# 85165)

____ Craig Oppenheimer, Esq. (PA I.D.# 313264)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

tfreedman@squirelaw.com

coppenheimer@squirelaw.com

Attorneys for Plaintiff

Dated: May 15, 2013

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire *
M. Troy Freedman
Craig A. Oppenheimer
* Also Admitted in MD

Montgomery County Office
One Jenkintown Station
115 West Avenue, Suite 104
Jenkintown, PA 19046
Tel.: (215) 886-8790 Fax: (215) 886-8791
www.squirelaw.com

April 12, 2013

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

**RE: Vanderbilt Mortgage and Finance, Inc. v. George R. Force a/k/a George
R. Force, III and Autumn N. Force**
Docket No. 2013-CV-178-MF

Dear Sir or Madam:

Please be advised that this office represents the Plaintiff in the above-referenced matter.

Enclosed for filing please find the original and one (1) copy of the Amended Affidavit Pursuant to Rule 3129.1. Kindly file same and return a time-stamped copy of the page indicated in the enclosed SASE.

Thank you for your courtesies.

Very truly yours,



Richard Plyler, Certified Paralegal
Richard M. Squire & Associates, LLC

Enclosures

Richard M. Squire & Associates, LLC

By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Craig Oppenheimer, Esquire
I.D. Nos. 04267 / 85165 / 313264

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

(215) 886-8790 Fax (215) 886-8791

Attorneys for Plaintiff

Vanderbilt Mortgage and Finance, Inc.,
PLAINTIFF,

v.

Autumn N. Force
2251 Crawford Road
Bloomsburg, PA 17815

George R. Force a/k/a George R. Force,
III
2251 Crawford Road
Bloomsburg, PA 17815,
DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA, PENNSYLVANIA

DOCKET NO: 2013-CV-178-MF

CIVIL ACTION

MORTGAGE FORECLOSURE

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

Vanderbilt Mortgage and Finance, Inc., Plaintiff in the above action, being authorized to do so, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 2251 Crawford Road, Bloomsburg, PA 17815, Parcel No. 26-02-014-16:

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

Autumn N. Force
2251 Crawford Road
Bloomsburg, PA 17815

George R. Force a/k/a George R. Force, III
2251 Crawford Road
Bloomsburg, PA 17815

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

Autumn N. Force
2251 Crawford Road
Bloomsburg, PA 17815

George R. Force a/k/a George R. Force, III
2251 Crawford Road
Bloomsburg, PA 17815

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

Vanderbilt Mortgage and Finance, Inc.
500 Alcoa Trail
Maryville, TN 37804

Discover Bank
6500 New Albany Road
New Albany, OH 43054

Discover Bank
c/o Weltman Weinberg & Reis Co. LPA
325 Chestnut Street
Philadelphia, PA 19106-2614

Discover Bank
c/o James C. Warmbrodt, Esquire
Weltman Weinberg & Reis Co. LPA
325 Chestnut Street
Philadelphia, PA 19106-2614

Discover Bank
c/o William Molczan, Esquire
Weltman Weinberg & Reis Co. LPA
325 Chestnut Street
Philadelphia, PA 19106-2614

Capital One Bank USA NA
c/o Apothaker & Associates PC
520 Fellowship Road C306
MT. Laurel, NJ 08054

Capital One Bank USA NA
c/o Weltman Weinberg & Reis Company LPA
325 Chestnut Street
Philadelphia, PA 19106-2614

Capital One Bank USA NA
1680 Capital One Drive
McLean, VA 22102-3407

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

Vanderbilt Mortgage and Finance, Inc.
500 Alcoa Trail
Maryville, TN 37804

Vanderbilt Mortgage and Finance, Inc.
P.O. Box 9800
Maryville, TN 37802

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

None other.

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

Columbia County Domestic Relations
11 West Main Street
Bloomsburg, PA 17815-1702

Columbia County Tax Claim Bureau
Main Street County Annex
11 West Main Street
Bloomsburg, PA 17815-1702

PA Department of Revenue
Bureau of Compliance
P.O. Box 281230
Harrisburg, PA 17128-1230

Department of Public Welfare
Attn : Legal Department
Health & Welfare Building
P. O. Box 2675
Harrisburg, PA 17105-2675

Department of Public Welfare
Bureau of Child Support Enforcement
Health & Welfare Bldg., Room 432
Harrisburg, PA 17105-2675

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:

Tenant/Occupant
2251 Crawford Road
Bloomsburg, PA 17815-7266

VERIFICATION

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. §4904 relating to unsworn falsification to authorities.

Richard M. Squire & Associates, LLC

By: 

Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Craig Oppenheimer, Esquire
115 West Avenue, Suite 104
Jenkintown, PA 19046
(215) 886-8790
Attorneys for Plaintiff

Date: April 11, 2013

Exhibit "1"

NAME AND ADDRESS OF SENDER
POSTMARK AND DATE OF RECEIPTRichard M. Squire & Associates
115 West Avenue, Suite 104
Jenkintown, PA 19046

INDICATE TYPE OF MAIL CHECK APPROPRIATE BLOCK FOR

☐ Registered Mail
☐ Insured
☐ COD
☐ Certified Mail
☐ Express Mail

☐ Registered Mail:
☐ With Postal Insurance
☐ Without Postal Insurance
Affix stamp here if issued as certificate of mailing
or for additional copies of this bill.

\$6.00

US POSTAGE
FIRST-CLASS
06250006863006
19046

88338622

1.	VAN-523F - Force, George R. & Force, Autumn N. Proof of Mailing LH NOS Regular Mail	Columbia County Tax Claim Bureau 11 West Main Street, Main Street County Annex Bloomsburg, PA 17815-1702	
2.		Columbia County Domestic Relations 11 West Main Street Bloomsburg, PA 17815-1702	
3.		PA Department of Revenue Bureau of Compliance P. O. Box 281230 Harrisburg, PA 17128-1230	
4.		Department of Public Welfare Attn.: Legal Department Health & Welfare Building P. O. Box 2675 Harrisburg, PA 17105-2675	
5.	VAN-523F - Force, George R. & Force, Autumn N. Proof of Mailing LH NOS Regular Mail	Department of Public Welfare Bureau of Child Support Enforcement Health & Welfare Building, Room 432 Harrisburg, PA 17105-2875	
6.		Tenant/Occupant 2251 Crawford Road Bloomsburg, PA 17815-7266	
7.		Vanderbilt Mortgage and Finance, Inc. 500 Alcoa Trail Maryville, TN 37804-5516	
8.		Vanderbilt Mortgage and Finance, Inc. P. O. Box 9800 Maryville, TN 37802	
9.		Discover Bank 6500 New Albany Road New Albany, OH 43054	
10.	VAN-523F - Force, George R. & Force, Autumn N. Proof of Mailing LH NOS Regular Mail	Discover Bank c/o Weinman Weinberg & Reis Co. LPA 325 Chestnut Street Philadelphia, PA 19106-2614	

15

APR 17 2013
JENKINTOWN, PA 19046

11.	VAN-523F - Force, George R. & Force, Autumn N. Proof of Mailing LH NOS Regular Mail	Discover Bank c/o James C. Warmbrodt, Esquire Weitman Weinberg & Reis Co. LPA 325 Chestnut Street Philadelphia, PA 19106-2614		
12.		Discover Bank c/o William Molozan, Esquire Weitman Weinberg & Reis Co. LPA 325 Chestnut Street Philadelphia, PA 19106-2614		
13.		Capital One Bank USA NA c/o Apothaker & Associates PC 520 Fellowship Road C306 MT. Laurel, NJ 08054		
14.		Capital One Bank USA NA c/o Weitman Weinberg & Reis Co. LPA 325 Chestnut Street Philadelphia, PA 19106-2614		
15.		Capital One Bank USA NA 1680 Capital One Drive McLean, VA 22102-3407		
PS FORM 3877		Total Number of Pieces Received at Post Office 15	POSTMASTER PER (Name of receiving employee) 010	

FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

The full declaration of value is required on all domestic and international registered mail. Indemnity payable for nonnegotiable documents under Express Mail reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per insured item. Indemnity payable on Registered Mail, Insured Mail, and Certified Mail is \$500. Indemnity payable is \$25,000 for Registered Mail, \$500 for C.O.D. and \$500 for insured items. Special handling charges apply only to Third-Class and Fourth-Class parcels. Special delivery special handling service.

Exhibit "2"

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



VANDERBILT MORTGAGE AND FINANCE INC
vs.
GEORGE FORCE, III (et al.)

Case Number
2013CV178

SHERIFF'S RETURN OF SERVICE

04/29/2013 06:35 PM - DEPUTY RAYMOND TONKINSON, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 2251 CRAWFORD ROAD, BLOOMSBURG, PA 17815.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

April 30, 2013

NOTARY

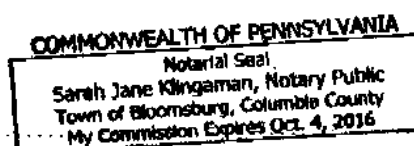
Affirmed and subscribed to before me this

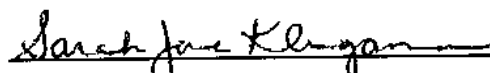
30TH

day of

APRIL

2013





Attorney: RICHARD SQUIRE & ASSOCIATES LLC ONE JENKINTOWN STATION 115 WEST AVENUE JENKINTOWN, PA
(c) County Suite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



VANDERBILT MORTGAGE AND FINANCE INC
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RAYMOND TONKINSON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

April 05, 2013

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

NOTARY

Affirmed and subscribed to before me this

5TH

day of

APRIL

2013



Attorney: RICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATION, #15, WEST AVENUE, JENKINTOWN, PA

(c) County Suite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



VANDERBILT MORTGAGE AND FINANCE INC
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RAYMOND TONKINSON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

April 05, 2013

COMMONWEALTH OF PENNSYLVANIA

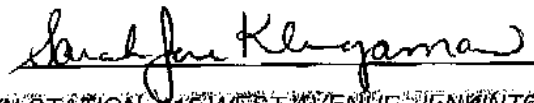
Notarial Seal

Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

NOTARY

Affirmed and subscribed to before me this

5TH day of APRIL, 2013



Attorney: RICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATION, 115 WEST AVENUE, JENKINTOWN, PA

(c) CountySuite Sheriff, Tereosoft, Inc.

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 14-MAY-13

FEE: \$5.00

CERT. NO: 4501

FORGE GEORGE R & AUTUMN N III
2251 CRAWFORD ROAD
BLOOMSBURG PA 17815

DISTRICT: MT PLEASANT TWP
DEED: 20060-4099
LOCATION: 2251 CRAWFORD RD BLOOMSBURG
PARCEL: 26 -02 014-16,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2012	PRIM	2,234.19	31.87	30.00	2,296.06
2011	PRIM	2,388.51	30.25	60.00	2,478.76
TOTAL DUE :					\$4,774.82

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: July , 2013

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2012

REQUESTED BY:

Columbus Co. Sheriff

TAX CERTIFICATION

2013 - REAL ESTATE

As of Date: 05/14/2013 02:55:15 PM

Owner: FORCE, GEORGE R & AUTUMN N III

Municipality: VV PLEASANT TWP

Parcel #: 26 -02 -014-16,000

2351 CRAWFORD ROAD
BLOOMSBURG PA 17815

Property Desc:

<u>Bill #</u>		<u>Discount:</u>		<u>Face:</u>		<u>Penalty:</u>	
		<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>
025909	C	\$355.94	04/30/2013	\$363.20	06/30/2013	\$399.52	08/31/2013
		Payment					
025909	S	\$52.34	04/30/2013	\$53.41	06/30/2013	\$56.75	08/31/2013
		Payment					
025909	R	\$44.60	04/30/2013	\$45.71	06/30/2013	\$50.29	08/31/2013
		Payment					

Total Paid To Date:

\$0.00


Signature

5/14/13
Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



VANDERBILT MORTGAGE AND FINANCE INC
vs.
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RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

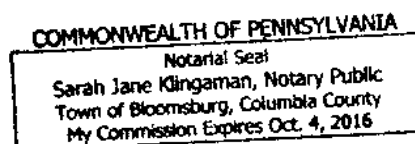

TIMOTHY T. CHAMBERLAIN, SHERIFF

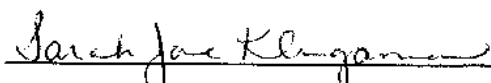
April 30, 2013

NOTARY

Affirmed and subscribed to before me this

30TH day of APRIL 2013





Attorney: RICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATION, 115 WEST AVENUE, JENKINTOWN, P.
Notary Public for the Commonwealth of Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



VANDERBILT MORTGAGE AND FINANCE INC
vs.
GEORGE FORCE, III (et al.)

Case Number
2013CV178

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SHERIFF'S SALE BILL

Expires: 05/03/2013

Zone:

Warrant:

Serve To:

Name: (POSTING)

Primary Address: 2251 CRAWFORD ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 04-29-13

Time: 1835

Deputy: 8

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2013CV178

2251 CRAWFORD ROAD, BLOOMSBURG, PA 17815

EXP: 05/03/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



VANDERBILT MORTGAGE AND FINANCE INC
vs.
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RAYMOND TONKINSON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

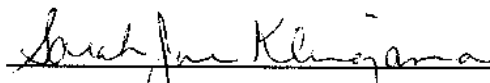
April 05, 2013

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

NOTARY

Affirmed and subscribed to before me this

5TH day of APRIL, 2013



Attorney: RICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATION, 115 WEST AVENUE, JENKINTOWN, PA, 19034

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



VANDERBILT MORTGAGE AND FINANCE INC
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RAYMOND TONKINSON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

April 05, 2013

COMMONWEALTH OF PENNSYLVANIA

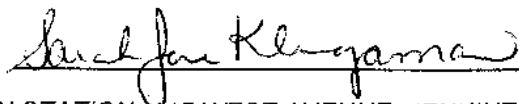
Notarial Seal

Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

NOTARY

Affirmed and subscribed to before me this

5TH day of APRIL, 2013



Attorney: RICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATION, 115 WEST AVENUE, JENKINTOWN, PA.

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: Craig FROM: Col. Co. Sheriff
COMPANY: 215-886-8791 DATE: 4-29-13
FAX NUMBER: _____ TOTAL NO. OF PAGES INCLUDING COVER: _____
PHONE NUMBER: _____ SENDER'S REFERENCE NUMBER: _____
RE: _____ YOUR REFERENCE NUMBER: _____

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV178

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

**WEDNESDAY, JUNE 05, 2013
AT 9:00 O'CLOCK A.M.**

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

ALL THAT CERTAIN lot of land situate in the Township of Mt. Pleasant, County of Columbia, Commonwealth of Pennsylvania, described as follows, to wit:

STARTING at a point located in the center of Township Route 539 said point demarcating the southern most point of Lot No. 3 of the draft of lots of Mt. Pleasant Township the hereinafter described;

THENCE south 51 degrees 49 minutes 06 seconds west, 24.38 feet to a point; THENCE south 64 degrees 01 minutes 02 seconds west, 25.62 feet to a point; THENCE north 66 degrees 08 minutes 21 seconds west, 21.59 feet to the edge of the said Township Route No. 539; THENCE proceeding north 06 degrees 08 minutes 21 seconds west, 606.66 feet to a point at the northern most edge of the adjoining lands now or formerly of Robert and Ann Van Houton; THENCE south 55 degrees 39 minutes 30 seconds west 261.00 feet to a point marking the boundary line between the here described property and Lot No. 1 of the draft of lot of lands of Mt. Pleasant Township more specifically hereafter detailed; THENCE north 36 degrees 35 minutes 54 seconds west 346.53 feet to a point marking the northwestern most point of the afore-described lot; THENCE north 64 degrees 59 minutes 57 seconds east 534.48 feet to a point marking the demarcation between Lot No. 3 and along the lands now or formerly of Henry Flick; THENCE south 42 degrees 51 minutes 14 seconds east 785.30 feet to a right-of-way iron in line; THENCE south 42 degrees 51 minutes 14 seconds east 16.55 feet to the point of beginning.

CONSISTING of 5.747 acres of land.

BEING Lot No. 2 of the draft of eight lots of land located in the Township of Mt. Pleasant, County of Columbia, by Orangeville Surveying Consultants, and subject of final plan approval by the Columbia County Planning Commission on November 26, 1979. Said draft is recorded to Columbia County May 4 at page 621.

SUBJECT nonetheless to that certain township right-of-way as depicted on said map running along Township Route 539.

BEING known as 2251 Crawford Road, Bloomsburg, PA 17815.

Parcel No.: 26-02-014-16

BEING the same property which Richard W. Schlichter and Linda F. Schlichter, husband and wife, granted and conveyed unto George R. Force, III and Autumn N. Force, husband and wife, by Deed dated April 24, 2006 and recorded on April 26, 2006 in the Office of the Recorder of Deeds of Columbia County, Commonwealth of Pennsylvania as Instrument No. 2006-04099.

PROPERTY ADDRESS: 2251 CRAWFORD ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 26-02-014-16

Seized and taken into execution to be sold as the property of **GEORGE FORCE, III, AUTUMN FORCE** in suit of **VANDERBILT MORTGAGE AND FINANCE INC.**

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



VANDERBILT MORTGAGE AND FINANCE INC
vs.
GEORGE FORCE, III (et al.)

Case Number
2013CV178

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 05/03/2013

Warrant:

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

Serve To:

Name: Central Columbia SD

Primary Address: 4777 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-2850

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: TERRI MUMMAW

Relation: RECEPTIONIST

Date: 4/5/13

Time: 1430

Deputy: SG

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

CENTRAL COLUMBIA SD

2013CV178

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 05/03/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VANDERBILT MORTGAGE AND FINANCE INC
vs.
GEORGE FORCE, III (et al.)

Case Number
2013CV178

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**
Manner: < Not Specified > **Expires:** 05/03/2013 **Warrant:**
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: AUTUMN FORCE
Primary Address: 2251 CRAWFORD ROAD
BLOOMSBURG, PA 17815
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: Autumn Force
Relation: Dc F
Date: 04-04-13 **Time:** 2045
Deputy: 8 **Mileage:**

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC **Phone:**

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

FORCE, AUTUMN

2013CV178

2251 CRAWFORD ROAD, BLOOMSBURG, PA 17815

EXP: 06/03/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VANDERBILT MORTGAGE AND FINANCE INC
vs.
GEORGE FORCE, III (et al.)

Case Number
2013CV178

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 05/03/2013

Warrant:

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

Serve To:

Name: GEORGE FORCE, III

Primary Address: 2251 CRAWFORD ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Arthurine Force

Relation: Wife

Date: 04-04-12 Time: 2045

Deputy: 8 Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

FORCE III, GEORGE

2013CV178

2251 CRAWFORD ROAD, BLOOMSBURG, PA 17815

EXP: 05/03/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VANDERBILT MORTGAGE AND FINANCE INC
vs.
GEORGE FORCE, III (et al.)

Case Number
2013CV178

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**
Manner: < Not Specified > **Expires:** 05/03/2013 **Warrant:**
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co.
Primary Address: 11 WEST MAIN STREET
 2ND FLOOR
 Bloomsburg, PA 17815
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other
Adult In Charge: Dorothy Frank
Relation:
Date: 04-04-13 **Time:** 1527
Deputy: 8 **Mileage:**

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC **Phone:**

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

DOMESTIC RELATIONS OF 2013CV178 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 05/03/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



VANDERBILT MORTGAGE AND FINANCE INC
vs.
GEORGE FORCE, III (et al.)

Case Number
2013CV178

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**
Manner: < Not Specified > **Expires:** 05/03/2013 **Warrant:**
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office
Primary Address: PO Box 380
 Bloomsburg, PA 17815
Phone: 570-389-5649 **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally Adult In Charge Posted Other
Adult In Charge: Debbie Miller
Relation:
Date: 04-04-13 **Time:** 1526
Deputy: 8 **Mileage:**

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY TAX C

2013CV178

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 05/03/2013

Richard M. Squire & Associates, LLC
By: Richard M. Squire Esquire
M. Troy Freedman, Esquire
Craig Oppenheimer, Esquire
I.D. Nos. 04267 / 85165 / 313264

One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791
Attorneys for Plaintiff

Vanderbilt Mortgage and Finance, Inc.
PLAINTIFF,

v.

Autumn N. Force
2251 Crawford Road
Bloomsburg, PA 17815

George R. Force a/k/a
George R. Force, III
2251 Crawford Road
Bloomsburg, PA 17815

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA, PENNSYLVANIA

NO. 2013-CV-178-MF

CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: George R. Force a/k/a George R. Force, III
2251 Crawford Road
Bloomsburg, PA 17815

Your house (real estate) at 2251 Crawford Road, Bloomsburg, PA 17815 is scheduled to be sold at Columbia County Sheriff Sale, on June 5 2013 at 9:00 A.M., at the Columbia County Sheriff's Office, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$138,724.07 plus interest to the sale date obtained by Vanderbilt Mortgage and Finance, Inc. against you..

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay back to Vanderbilt Mortgage and Finance, Inc., the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call: Richard M. Squire, Esquire, M. Troy Freedman, Esquire or Craig Oppenheimer, Esquire at (215) 886-8790.

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 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 below 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 the Columbia Sheriff's Office at (570)389-5624.
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 the Columbia County Courthouse at (570)389-5624.
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 a 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 no later than 30 days after the Sheriff's Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV178

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

WEDNESDAY, JUNE 05, 2013
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN lot of land situate in the Township of Mt. Pleasant, County of Columbia, Commonwealth of Pennsylvania, described as follows, to wit:

STARTING at a point located in the center of Township Route 539 said point demarcating the southern most point of Lot No. 3 of the draft of lots of Mt. Pleasant Township the hereinafter described;

THENCE south 51 degrees 49 minutes 06 seconds west, 24.38 feet to a point; THENCE south 64 degrees 01 minutes 02 seconds west, 25.62 feet to a point; THENCE north 66 degrees 08 minutes 21 seconds west, 21.59 feet to the edge of the said Township Route No. 539; THENCE proceeding north 06 degrees 08 minutes 21 seconds west, 606.66 feet to a point at the northern most edge of the adjoining lands now or formerly of Robert and Ann Van Houton; THENCE south 55 degrees 39 minutes 30 seconds west 261.00 feet to a point marking the boundary line between the here described property and Lot No. 1 of the draft of lot of lands of Mt. Pleasant Township more specifically hereafter detailed; THENCE north 36 degrees 35 minutes 54 seconds west 346.53 feet to a point marking the northwestern most point of the afore-described lot; THENCE north 64 degrees 59 minutes 57 seconds east 534.48 feet to a point marking the demarcation between Lot No. 3 and along the lands now or formerly of Henry Flick; THENCE south 42 degrees 51 minutes 14 seconds east 785.30 feet to a right-of-way iron in line; THENCE south 42 degrees 51 minutes 14 seconds east 16.55 feet to the point of beginning.

CONSISTING of 5.747 acres of land.

BEING Lot No. 2 of the draft of eight lots of land located in the Township of Mt. Pleasant, County of Columbia, by Orangeville Surveying Consultants, and subject of final plan approval by the Columbia County Planning Commission on November 26, 1979. Said draft is recorded to Columbia County May 4 at page 621.

SUBJECT nonetheless to that certain township right-of-way as depicted on said map running along Township Route 539.

BEING known as 2251 Crawford Road, Bloomsburg, PA 17815.

Parcel No.: 26-02-014-16

BEING the same property which Richard W. Schlichter and Linda F. Schlichter, husband and wife, granted and conveyed unto George R. Force, III and Autumn N. Force, husband and wife, by Deed dated April 24, 2006 and recorded on April 26, 2006 in the Office of the Recorder of Deeds of Columbia County, Commonwealth of Pennsylvania as Instrument No. 2006-04099.

PROPERTY ADDRESS: 2251 CRAWFORD ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 26-02-014-16

Seized and taken into execution to be sold as the property of **GEORGE FORCE, III, AUTUMN FORCE** in suit of **VANDERBILT MORTGAGE AND FINANCE INC.**

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

REAL ESTATE OUTLINE

ED # 57-13

DATE RECEIVED 4-4-13
DOCKET AND INDEX 4-4-13

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>28209</u>

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

SALE DATE	<u>June 5, 13</u>	TIME <u>0900</u>
POSTING DATE	<u>May 2, 13</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>May 15</u>	
	2 ND WEEK <u>22</u>	
	3 RD WEEK <u>29, 13</u>	

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire *
M. Troy Freedman
Craig A. Oppenheimer

* Also Admitted in MD

One Jenkintown Station
115 West Avenue, Suite 104
Jenkintown, PA 19046
Tel.: (215) 886-8790 Fax: (215) 886-8791
www.squirelaw.com

TO: Columbia County Sheriff's Department

FROM: Craig Oppenheimer, Esq.

DATE: March 29, 2013

RE: Vanderbilt Mortgage and Finance, Inc. v. George R. Force III and Autumn Force
Docket No. 2013-CV-178-MF
Sheriff's Sale scheduled for _____

Dear Sir or Madam:

Enclosed please find a check for \$1,350.00 which represents a sale deposit for the aforementioned scheduled sheriff sale. Kindly effectuate personal service (or adult in charge) of the Writ of Execution/Notice of Sheriff Sale upon the following defendants:

Autumn N. Force
2251 Crawford Road
Bloomsburg, PA 17815

George R. Force a/k/a George R. Force, III
2251 Crawford Road
Bloomsburg, PA 17815

Please post property with Handbill of Sale: 2251 Crawford Road, Bloomsburg, PA 17815

Kindly return the completed service forms in the self-addressed stamped envelope provided for your convenience.

If you have any questions, please do not hesitate to contact this office.

Thank you.

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Craig Oppenheimer, Esquire
I.D. Nos. 04267 / 85165 / 313264
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790 Fax: 215-886-8791

Attorneys for Plaintiff

Vanderbilt Mortgage and Finance, Inc.
PLAINTIFF,

v.

Autumn N. Force
2251 Crawford Road
Bloomsburg, PA 17815

George R. Force a/k/a
George R. Force, III
2251 Crawford Road
Bloomsburg, PA 17815

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2013-CV-178-MF

CIVIL ACTION

MORTGAGE FORECLOSURE

2013-ED-57

RECEIVED
CLERK OF COURT
COLUMBIA COUNTY
PA
MAR 29 2013

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

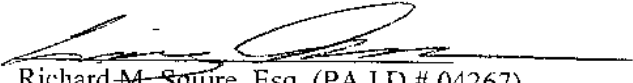
To the Prothonotary:

Kindly issue a Writ of Execution in the above matter.

Amount Due	\$	138,724.07
Interest From 3/27/2013 to Date of Sale @ \$25.52 per diem	\$	
Total:	\$	
* plus fees and costs		

Date: March 29, 2013

By:


Richard M. Squire, Esq. (PA I.D.# 04267)
M. Troy Freedman, Esq. (PA I.D.# 85165)
Craig Oppenheimer, Esq. (PA I.D.# 313264)
115 West Avenue, Suite 104
Jenkintown, PA 19046
215-886-8790
215-886-8791 (fax)
rsquire@squirelaw.com
tfreedman@squirelaw.com
coppenheimer@squirelaw.com
Attorneys for Plaintiff

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

Vanderbilt Mortgage and Finance, Inc. ,
Plaintiff,

v.

Autumn N. Force
2251 Crawford Road
Bloomsburg, PA 17815

George R. Force a/k/a George R. Force, III
2251 Crawford Road
Bloomsburg, PA 17815
Defendants.

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed: 

Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Craig Oppenheimer, Esquire
Richard M. Squire & Associates, LLC
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791
Attorneys for Plaintiff

Attorney for Plaintiff

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Craig Oppenheimer, Esquire
I.D. Nos. 04267 / 85165 / 313264

Attorneys for Plaintiff

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790

Fax: 215-886-8791

Vanderbilt Mortgage and Finance, Inc.
PLAINTIFF,

v.

Autumn N. Force
2251 Crawford Road
Bloomsburg, PA 17815

George R. Force a/k/a George R. Force, III
2251 Crawford Road
Bloomsburg, PA 17815

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2013-CV-178-MF

CIVIL ACTION

2013-ED-57

WRIT OF EXECUTION
(Mortgage Foreclosure)

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

2251 Crawford Road, Bloomsburg, PA 17815 Parcel No. 26-02-014-16

(See attached legal description)

Amount Due	\$	138,724.07
Interest From 3/27/2013 to Date of Sale @ \$25.52 per diem	\$	
Total:	\$	
* plus fees and costs		

Barbara Silveti
PROTHONOTARY

Seal of Court

BY:

Kelly P. Brewer
Deputy Prothonotary

Date 4-4-13

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2014

VAN-523F/DM1

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

Vanderbilt Mortgage and Finance, Inc.
Plaintiff,

v.

Autumn N. Force
2251 Crawford Road
Bloomsburg, PA 17815

George R. Force a/k/a George R. Force, III
2251 Crawford Road
Bloomsburg, PA 17815
Defendants.

WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed: 

Richard M. Squire, Esquire

M. Troy Freedman, Esquire

Craig Oppenheimer, Esquire

Richard M. Squire & Associates, LLC

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

(215) 886-8790 Fax (215) 886-8791

Attorneys for Plaintiff

2251 Crawford Road, Bloomsburg, PA 17815
Parcel No. 26-02-014-16

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of land situate in the Township of Mt. Pleasant, County of Columbia, Commonwealth of Pennsylvania, described as follows, to wit:

STARTING at a point located in the center of Township Route 539 said point demarcating the southern most point of Lot No. 3 of the draft of lots of Mt. Pleasant Township the hereinafter described;

THENCE south 51 degrees 49 minutes 06 seconds west, 24.38 feet to a point;

THENCE south 64 degrees 01 minutes 02 seconds west, 25.62 feet to a point;

THENCE north 66 degrees 08 minutes 21 seconds west, 21.59 feet to the edge of the said Township Route No. 539;

THENCE proceeding north 06 degrees 08 minutes 21 seconds west, 606.66 feet to a point at the northern most edge of the adjoining lands now or formerly of Robert and Ann Van Houton;

THENCE south 55 degrees 39 minutes 30 seconds west 261.00 feet to a point marking the boundary line between the here described property and Lot No. 1 of the draft of lot of lands of Mt. Pleasant Township more specifically hereafter detailed;

THENCE north 36 degrees 35 minutes 54 seconds west 346.53 feet to a point marking the northwestern most point of the afore-described lot;

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THENCE south 42 degrees 51 minutes 14 seconds east 785.30 feet to a right-of-way iron in line;

THENCE south 42 degrees 51 minutes 14 seconds east 16.55 feet to the point of beginning.

CONSISTING of 5.747 acres of land.

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SUBJECT nonetheless to that certain township right-of-way as depicted on said map running along Township Route 539.

BEING known as 2251 Crawford Road, Bloomsburg, PA 17815.

Parcel No.:26-02-014-16

BEING the same property which Richard W. Schlichter and Linda F. Schlichter, husband and wife, granted and conveyed unto George R. Force, III and Autumn N. Force, husband and wife, by Deed dated April 24, 2006 and recorded on April 26, 2006 in the Office of the Recorder of Deeds of Columbia County, Commonwealth of Pennsylvania as Instrument No. 2006-04099.

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Craig Oppenheimer, Esquire
I.D. Nos. 04267 / 85165 / 313264
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791
Attorneys for Plaintiff

Vanderbilt Mortgage and Finance, Inc.
PLAINTIFF,

v.

Autumn N. Force
2251 Crawford Road
Bloomsburg, PA 17815

George R. Force a/k/a George R. Force, III
2251 Crawford Road
Bloomsburg, PA 17815
DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA, PENNSYLVANIA

DOCKET NO: 2013-CV-178-MF

CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

Vanderbilt Mortgage and Finance, Inc., Plaintiff in the above action, being authorized to do so, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 2251 Crawford Road, Bloomsburg, PA 17815 Parcel No.:26-02-014-16:

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

Autumn N. Force
2251 Crawford Road
Bloomsburg, PA 17815

George R. Force a/k/a George R. Force, III
2251 Crawford Road
Bloomsburg, PA 17815

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

Autumn N. Force
2251 Crawford Road
Bloomsburg, PA 17815

George R. Force a/k/a George R. Force, III
2251 Crawford Road
Bloomsburg, PA 17815

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

Vanderbilt Mortgage and Finance, Inc.
500 Alcoa Trail
Maryville, TN 37804

Discover Bank
6500 New Albany Road
New Albany, OH 43054

Capital One Bank USA NA
c/o Apothaker & Associates PC
520 Fellowship Road C306
MT. Laurel, NJ 08054

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

Vanderbilt Mortgage and Finance, Inc.
500 Alcoa Trail
Maryville, TN 37804

Vanderbilt Mortgage and Finance Inc
PO Box 9800
Maryville, TN 37802

5. Name and address of every other person who has any record lien on the property:
None other.

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:

Domestic Relations
11 West Main Street
Bloomsburg, PA 17815

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

PA Department of Revenue
Bureau of Compliance
P.O. Box 281230
Harrisburg, PA 17128-1230

Department of Public Welfare
Attn : Legal Department
Health & Welfare Building
P. O. Box 2675
Harrisburg, PA 17105-2675

Department of Public Welfare
Bureau of Child Support Enforcement
Health & Welfare Bldg., Room 432
Harrisburg, PA 17105-2675

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:

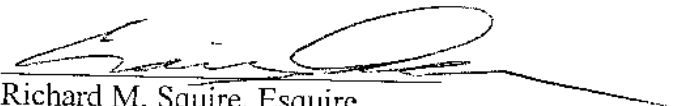
Tenant/Occupant
2251 Crawford Road
Bloomsburg, PA 17815-7266

VERIFICATION

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. §4904 relating to unsworn falsification to authorities.

Richard M. Squire & Associates, LLC

By:



Richard M. Squire, Esquire

M. Troy Freedman, Esquire

✓ Craig Oppenheimer, Esquire

115 West Avenue, Suite 104

Jenkintown, PA 19046

(215) 886-8790

Attorneys for Plaintiff

Date: March 29, 2013

Document Receipt

Trans # 19581 Carrier / service: POST 2PM 4/4/2013

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000021742

Doc Ref #: 57ED2013

PHILADELPHIA PA 19106

Document Receipt

Trans # 19580 Carrier / service: POST 2PM 4/4/2013

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE
DEPARTMENT 281230

Tracking #: 9171924291001000021735

Doc Ref #: 57ED2013

HARRISBURG PA 17128

Document Receipt

Trans # 19579 Carrier / service: POST 2PM 4/4/2013

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

PARKVIEW TOWERS
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000021728

Doc Ref #: 57ED2013

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 19578 Carrier / service: POST 2PM 4/4/2013

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000021711

Doc Ref #: 57ED2013

HARRISBURG PA 17105

Document Receipt

Trans # 19577 Carrier / service: POST 2PM 4/4/2013

Ship to: 19577

DEPT OF PUBLIC WELFARE

PO BOX 2675

Tracking #: 9171924291001000021704

Doc Ref #: 57ED2013

HARRISBURG PA 17105

Document Receipt

Trans # 19576 Carrier / service: POST 2PM 4/4/2013

Ship to: 19576

PA DEPT OF REVENUE

PO BOX 281230

Tracking #: 9171924291001000021698

Doc Ref #: 57ED2013

HARRISBURG PA 17128

Document Receipt

Trans # 19575 Carrier / service: POST 2PM 4/4/2013

Ship to: 19575

CAPITAL ONE BANK USA NA

C/O APOTHAKE & ASSOCIATES

520 FELLOWSHIP ROAD C306

Tracking #: 9171924291001000021681

Doc Ref #: 57ED2013

MT LAUREL NJ 08054

Document Receipt

Trans # 19574 Carrier / service: POST 2PM 4/4/2013

Ship to: 19574

DISCOVER BANK

6500 NEW ALBANY ROAD

Tracking #: 9171924291001000021674

Doc Ref #: 57ED2013

NEW ALBANY NY 43054

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Craig Oppenheimer, Esquire
I.D. Nos. 04267 / 85165 / 313264
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791
Attorneys for Plaintiff

Vanderbilt Mortgage and Finance, Inc.
PLAINTIFF,

v.

Autumn N. Force
2251 Crawford Road
Bloomsburg, PA 17815

George R. Force a/k/a George R. Force,
III
2251 Crawford Road
Bloomsburg, PA 17815
DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA, PENNSYLVANIA

DOCKET NO: 2013-CV-178-MF

CIVIL ACTION

MORTGAGE FORECLOSURE

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2251 Crawford Road
Bloomsburg, PA 17815

George R. Force a/k/a George R. Force, III
2251 Crawford Road
Bloomsburg, PA 17815

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2251 Crawford Road
Bloomsburg, PA 17815

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New Albany, OH 43054

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520 Fellowship Road C306
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Vanderbilt Mortgage and Finance, Inc.
500 Alcoa Trail
Maryville, TN 37804

Vanderbilt Mortgage and Finance Inc
PO Box 9800
Maryville, TN 37802

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

None other.

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:

Domestic Relations
11 West Main Street
Bloomsburg, PA 17815

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

5 PA Department of Revenue
Bureau of Compliance
P.O. Box 281230
Harrisburg, PA 17128-1230

6 Department of Public Welfare
Attn : Legal Department
Health & Welfare Building
P. O. Box 2675
Harrisburg, PA 17105-2675

Department of Public Welfare
Bureau of Child Support Enforcement
Health & Welfare Bldg., Room 432
Harrisburg, PA 17105-2675

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:


Tenant/Occupant
2251 Crawford Road
Bloomsburg, PA 17815-7266

VERIFICATION

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. §4904 relating to unsworn falsification to authorities.

Richard M. Squire & Associates, LLC

By:


Richard M. Squire, Esquire
M. Troy Freedman, Esquire
✓ Craig Oppenheimer, Esquire
115 West Avenue, Suite 104
Jenkintown, PA 19046
(215) 886-8790
Attorneys for Plaintiff

Date: March 29, 2013

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

Vanderbilt Mortgage and Finance, Inc.,
Plaintiff,

v.

Autumn N. Force
2251 Crawford Road
Bloomsburg, PA 17815

George R. Force a/k/a George R. Force, III
2251 Crawford Road
Bloomsburg, PA 17815
Defendants.

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed: 

Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Craig Oppenheimer, Esquire
Richard M. Squire & Associates, LLC
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791
Attorneys for Plaintiff

Attorney for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of land situate in the Township of Mt. Pleasant, County of Columbia, Commonwealth of Pennsylvania, described as follows, to wit:

STARTING at a point located in the center of Township Route 539 said point demarcating the southern most point of Lot No. 3 of the draft of lots of Mt. Pleasant Township the hereinafter described;

THENCE south 51 degrees 49 minutes 06 seconds west, 24.38 feet to a point;

THENCE south 64 degrees 01 minutes 02 seconds west, 25.62 feet to a point;

THENCE north 66 degrees 08 minutes 21 seconds west, 21.59 feet to the edge of the said Township Route No. 539;

THENCE proceeding north 06 degrees 08 minutes 21 seconds west, 606.66 feet to a point at the northern most edge of the adjoining lands now or formerly of Robert and Ann Van Houton;

THENCE south 55 degrees 39 minutes 30 seconds west 261.00 feet to a point marking the boundary line between the here described property and Lot No. 1 of the draft of lot of lands of Mt. Pleasant Township more specifically hereafter detailed;

THENCE north 36 degrees 35 minutes 54 seconds west 346.53 feet to a point marking the northwestern most point of the afore-described lot;

THENCE north 64 degrees 59 minutes 57 seconds east 534.48 feet to a point marking the demarcation between Lot No. 3 and along the lands now or formerly of Henry Flick;

THENCE south 42 degrees 51 minutes 14 seconds east 785.30 feet to a right-of-way iron in line;

THENCE south 42 degrees 51 minutes 14 seconds east 16.55 feet to the point of beginning.

CONSISTING of 5.747 acres of land.

BEING Lot No. 2 of the draft of eight lots of land located in the Township of Mt. Pleasant, County of Columbia, by Orangeville Surveying Consultants, and subject of final plan approval by the Columbia County Planning Commission on November 26, 1979. Said draft is recorded to Columbia County May 4 at page 621.

SUBJECT nonetheless to that certain township right-of-way as depicted on said map running along Township Route 539.

BEING known as 2251 Crawford Road, Bloomsburg, PA 17815.

Parcel No.:26-02-014-16

BEING the same property which Richard W. Schlichter and Linda F. Schlichter, husband and wife, granted and conveyed unto George R. Force, III and Autumn N. Force, husband and wife, by Deed dated April 24, 2006 and recorded on April 26, 2006 in the Office of the Recorder of Deeds of Columbia County, Commonwelath of Pennsylvania as Instrument No. 2006-04099.

Richard M. Squire & Associates LLC
By: Richard M. Squire, Esq.
M. Troy Freedman, Esquire
Craig Oppenheimer, Esquire
I.D. Nos. 04267 / 85165 / 313264

Attorneys for Plaintiff

One Jenkintown Station, Suite 104
115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790 Fax: 215-886-8791

Vanderbilt Mortgage and Finance, Inc.
PLAINTIFF,

v.

Autumn N. Force
2251 Crawford Road
Bloomsburg, PA 17815

George R. Force a/k/a
George R. Force, III
2251 Crawford Road
Bloomsburg, PA 17815

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2013-CV-178-MF

CIVIL ACTION

MORTGAGE FORECLOSURE

2013-ED-57

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

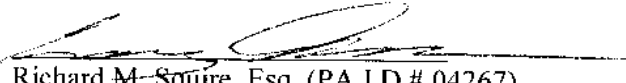
To the Prothonotary:

Kindly issue a Writ of Execution in the above matter.

Amount Due	\$	138,724.07
Interest From 3/27/2013 to Date of Sale @ \$25.52 per diem	\$	
Total:	\$	
* plus fees and costs		

Date: March 29, 2013

By:


Richard M. Squire, Esq. (PA I.D.# 04267)
M. Troy Freedman, Esq. (PA I.D.# 85165)
Craig Oppenheimer, Esq. (PA I.D.# 313264)
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215-886-8791 (fax)
rsquire@squirelaw.com
tfreedman@squirelaw.com
coppenheimer@squirelaw.com
Attorneys for Plaintiff

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Attorneys for Plaintiff

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Autumn N. Force
2251 Crawford Road
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George R. Force a/k/a
George R. Force, III
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Bloomsburg, PA 17815

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA, PENNSYLVANIA

NO. 2013-CV-178-MF

CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Autumn N. Force
2251 Crawford Road
Bloomsburg, PA 17815

Your house (real estate) at 2251 Crawford Road, Bloomsburg, PA 17815 is scheduled to be sold at Columbia County Sheriff Sale, on _____ at 9:00 A.M., at the Columbia County Sheriff's Office, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$138,724.07 plus interest to the sale date obtained by Vanderbilt Mortgage and Finance, Inc. against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay back to Vanderbilt Mortgage and Finance, Inc., the amount of the judgment plus costs or the back payments, late charges, costs and reasonable

attorneys' fees due. To find out how much you must pay, you may call: Richard M. Squire, Esquire, M. Roy Freedman, Esquire or Craig Oppenheimer, Esquire at (215) 886-8790.

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 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 below 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 the Columbia Sheriff's Office at (570)389-5624.
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 the Columbia County Courthouse at (570)389-5624.
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 a 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 no later than 30 days after the Sheriff's Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

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

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Craig Oppenheimer, Esquire
I.D. Nos. 04267 / 85165 / 313264

Attorneys for Plaintiff

One Jenkintown Station, Suite 104
115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790 Fax: 215-886-8791

Vanderbilt Mortgage and Finance, Inc.
PLAINTIFF,

v.

Autumn N. Force
2251 Crawford Road
Bloomsburg, PA 17815

George R. Force a/k/a George R. Force, III
2251 Crawford Road
Bloomsburg, PA 17815

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2013-CV-178-MF

CIVIL ACTION

MORTGAGE FORECLOSURE

CERTIFICATION

Craig Oppenheimer, Esquire, hereby verifies that he is an 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 Mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ Act 91 Procedures have been fulfilled


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

Date: March 29, 2013

By:


Richard M. Squire, Esq. (PA I.D.# 04267)

M. Troy Freedman, Esq. (PA I.D.# 85165)

 Craig Oppenheimer, Esq. (PA I.D.# 313264)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

tfreedman@squirelaw.com

coppenheimer@squirelaw.com

Attorneys for Plaintiff

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Craig Oppenheimer, Esquire
I.D. Nos. 04267 / 85165 / 313264

Attorneys for Plaintiff

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IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2013-CV-178-MF

CIVIL ACTION

MORTGAGE FORECLOSURE

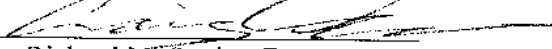
AFFIDAVIT OF LAST KNOWN ADDRESSES

I, Craig Oppenheimer, Esquire, being duly sworn according to law, hereby depose and say that I am one of the attorneys for Plaintiff in the above matter and that the last known address for the Defendants herein are as follows:

Defendants: Autumn N. Force
2251 Crawford Road
Bloomsburg, PA 17815

George R. Force a/k/a George R. Force, III
2251 Crawford Road
Bloomsburg, PA 17815

Date: March 29, 2013

By: 
____ Richard M. Squire, Esq. (PA I.D.# 04267)
____ M. Troy Freedman, Esq. (PA I.D.# 85165)
____ Craig Oppenheimer, Esq. (PA I.D.# 313264)
115 West Avenue, Suite 104
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Richard M. Squire & Associates LLC
By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Craig Oppenheimer, Esquire
I.D. Nos. 04267 / 85165 / 313264

Attorneys for Plaintiff

One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790 Fax: 215-886-8791

Vanderbilt Mortgage and Finance, Inc.
PLAINTIFF,

v.

Autumn N. Force
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DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2013-CV-178-MF

CIVIL ACTION

MORTGAGE FORECLOSURE

VERIFICATION OF NON-MILITARY SERVICE

Craig Oppenheimer, Esquire, hereby verifies that he is one of the attorneys for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the Defendants are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act of Congress of 2003, as amended.

(b) that Defendants are over 18 years of age and reside at 2251 Crawford Road, Bloomsburg, PA 17815-7266.

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

Dated: March 29, 2013

By: 

Richard M. Squire, Esq. (PA I.D.# 04267)

M. Troy Freedman, Esq. (PA I.D.# 85165)

Craig Oppenheimer, Esq. (PA I.D.# 313264)

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Jenkintown, PA 19046

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coppenheimer@squirelaw.com

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire
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IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2013-CV-178-MF

CIVIL ACTION

MORTGAGE FORECLOSURE

WAIVER OF WATCHMEN/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.



Craig Oppenheimer, Esquire
Attorney for Plaintiff

Dated: March 29, 2013

RICHARD M. SQUIRE & ASSOCIATES, LLC
ESCROW ACCOUNT
ONE JENKINTOWN STATION SUITE 104
115 WEST AVENUE 215-886-8790
JENKINTOWN, PA 19046

SUSQUEHANNA BANK
www.susquehanna.net

28209

28209
60 912/213
220

One Thousand Three hundred Fifty dollars and Zero cents

DATE	AMOUNT
03/20/2013	\$1,350.00

PAY
TO THE
ORDER
OF
Sheriff of Columbia County
P.O. Box 380
Bloomsburg PA 17815

VOID AFTER 90 DAYS

For VAN-523 - Force - Sales Deposit

⑈028209⑈ ⑆031309123⑆ 02 920105 50⑈

AUTHORIZED SIGNATURE

Security Features Included

Details on Back