

# SHERIFF'S SALE COST SHEET

Washington Municipal Co. VS. Phyllis, Mark Lamar Crossin  
 NO. 58-06 ED NO. 560-015 JD DATE/TIME OF SALE May 24 10:30

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>255.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>2.50</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>8.50</u>	
NOTARY	\$ <u>20.00</u>	
TOTAL *****		\$ <u>528.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>64.00</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>719.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>41.50</u>	
TOTAL *****		\$ <u>51.50</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>411</u>	
SCHOOL DIST. 20	\$ <u>          </u>	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>          </u>	
WATER 20	\$ <u>          </u>	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>180.00</u>	
MISC. <u>Luz, Co.</u>	\$ <u>60.00</u>	
TOTAL *****		\$ <u>60.00</u>

TOTAL COSTS (OPENING BID) \$ 1746.00

**COLUMBIA COUNTY SHERIFF'S OFFICE**  
SHERIFF'S REAL ESTATE FINAL COST SHEET

Washington Mutual Bank vs Phyllis, Mark & Lamar Crossings

NO. 38-06 ED NO. 580-05 JD

DATE/TIME OF SALE: 5-24-06 1030

BID PRICE (INCLUDES COST) \$ 741.00

POUNDAGE - 2% OF BID \$ 34.82

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1775.82

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

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

Att. For Plaintiff

TOTAL DUE: \$ 1775.82

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 1775.82



## SHAPIRO & KREISMAN, LLC

ATTORNEYS AT LAW

2520 Renaissance Blvd, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO  
*Admitted in Illinois and Florida Only*  
DAVID S. KREISMAN  
*Admitted in Illinois Only*  
KEVIN DISKIN  
*Managing Attorney*  
DANIELLE BOYLE-EBERSOLE +\*  
MEGAN D.H. SMITH + ~  
ILANA ZION  
~ Also Licensed in New Jersey  
~ Also Licensed in New York  
\* Also Licensed in Michigan

May 30, 2006

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

RE: Washington Mutual Bank, FA successor in interest to HomeSide Lending, Inc. f/k/a Banc Boston Mortgage Corporation vs. Mark W & Phyllis I Cressinger  
Property Address: Road 9 Box 68, Bloomsburg, PA 17815  
Civil Action No: 2005 CV 580  
S&K File No: 05-23890

Dear Columbia County Sheriff:

In reference to the above captioned matter, please prepare a deed to the following entity: **Washington Mutual Bank, FA successor in interest to HomeSide Lending, Inc. f/k/a Banc Boston Mortgage Corporation**, located at P.O. Box 1169, Milwaukee, WI 53201.

Enclosed is our check payable to the Sheriff of Columbia County in the amount of \$425.82 in payment of monies owed to settle.


**Please forward the executed deed along with the enclosed package to the recorder of deeds office for recording. Please call me the day this deed goes for recording. WE WILL NEED THE RECORDING INFORMATION ON THIS AS SOON AS POSSIBLE.**

Thank you for your prompt attention to this matter.

Very truly yours,

Martina DeLuca  
Paralegal

Enclosures

RELV-183 BX (6-96)   COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF INDIVIDUAL TAXES HARRISBURG, PA 17105-6603	<b>REALTY TRANSFER TAX STATEMENT OF VALUE</b>  See Reverse for Instructions	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">RECORDER'S USE ONLY</th> </tr> <tr> <td>State Tax Paid</td> </tr> <tr> <td>Book Number</td> </tr> <tr> <td>Page Number</td> </tr> <tr> <td>Date Recorded</td> </tr> </table>	RECORDER'S USE ONLY	State Tax Paid	Book Number	Page Number	Date Recorded
RECORDER'S USE ONLY							
State Tax Paid							
Book Number							
Page Number							
Date Recorded							

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

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

Name: SHAPIRO & KREISMAN, LLC		Telephone Number:	
		Area Code (610) 278-6800	
Street Address: 2520 Renaissance Blvd., Suite 150	City: King of Prussia	State: PA	Zip Code: 19406

**B TRANSFER DATA**

Grantor(s) Lessor(s) Columbia County Sheriff	Date of Acceptance of Document  Grantee(s) Lessee(s) Washington Mutual Bank, FA successor in interest to HomeSide Lending, Inc. f/k/a Banc Boston Mortgage Corporation
Street Address 35 West Main Street	Street Address P.O. Box 1169
City: Bloomsburg      State: PA      Zip Code: 17815	City: Milwaukee      State: WI      Zip Code: 53201

**C PROPERTY LOCATION**

Street Address Route 9 Box 68		City, Township, Borough Township of Madison
County Columbia	Section, District Madison area	Tax Parcel Number 11-18-006-06

**D VALUATION DATA**

1. Actual Cash Consideration \$1,775.82	2. Other Consideration +0	3. Total Consideration = \$1,775.82
4. County Assessed Value \$28,796.00	5. Common Level Ratio Factor X3.26	6. Fair Market Value = \$93,874.96

**E EXEMPTION DATA**

1a. Amount of Exemption Claimed 0.00%	1b. Percentage of Interest Conveyed 100%
--	---

**Check Appropriate Box Below for Exemption Claimed**

☐ Gift or Intestate Succession (Name of Decedent: \_\_\_\_\_ (Estate File Number): \_\_\_\_\_)

☐ Transfer to Industrial Development Agency.

☐ Transfer to a trust (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)

☐ Transfer to the Commonwealth, the United States and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution).

☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 613, Page Number 900.

☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)

☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)

☒ Other (Please explain exemption claimed, if other than listed above): Property transferred through a mortgage foreclosure action by Sheriff Sale held May 24, 2006 in satisfaction of judgment entered on Docket Number: 2005 CV 580.

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

Signature of Correspondent or Responsible Party Martina DeLuca	Date 05/30/2006
---	--------------------

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

Shapiro & Kreisman, LLC  
General Business Account  
2520 RENAISSANCE BLVD  
SUITE 150  
King of Prussia, PA 19406-2647

LaSalle Bank N.A.  
Chicago IL 60603

167551  
2-50/710

Pay This Amount

\*\*\*\*\* Four Hundred Twenty Five and 82/100 Dollars

Check Date 05/30/06 Check Amount \*\*\*\*\*\$425.82

Re: 05-23890 / 845635225 / MD

Pay  
to the  
order of

SHERIFF OF COLUMBIA COUNTY  
P.O. BOX 380  
BLOOMSBURG, PA 17815



⑈167551⑈ ⑆071000505⑆ 5201147419⑈

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA

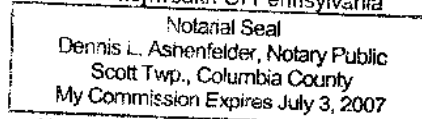
Brandon Eyerly, Publisher, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice

May 3, 10, 17, 2006 as printed and published; that the affiant is one of the officers or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 18<sup>th</sup> day of May, 2006

(Notary Public)

My commission expires Commonwealth Of Pennsylvania



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.

SK

SHAPIRO & KREISMAN, LLC

ATTORNEYS AT LAW

2520 Renaissance Blvd, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO

*Admitted in Illinois and Florida Only*

DAVID S. KREISMAN

*Admitted in Illinois Only*

KEVIN DISKIN

*Managing Attorney*

DANIELLE BOYLE-EBERSON + \*

MEGAN D.H. SMITH + ~

ILANA ZION

+ Also Licensed in New Jersey

~ Also Licensed in New York

\* Also Licensed in Michigan

Columbia County Clerks  
35 West Main Street  
P.O. Box 380  
Bloomsburg, PA 17815

Re: Washington Mutual Bank, FA successor in interest to HomeSide Lending, Inc.  
f/k/a Banc Boston Mortgage Corporation vs.  
Phyllis I Cressinger (Real Owner and Mortgagor); Mark W. Cressinger (Real  
Owner and Mortgagor); and Lamar M Cressinger (Mortgagor)  
CCP # 2005 CV 580  
Sale Date: May 24, 2006

To whom it may concern:

Enclosed please find our Certification of Notice to Lienholders. Kindly file the same.

If you have any questions on this, please don't hesitate to call.

Sincerely,

  
Heather Doyle  
Legal Assistant

S&K # 05-23890

Enclosures

cc: Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

SHAPIRO & KREISMAN, LLC  
BY: JOSEPH REJENT, ESQUIRE  
ATTORNEY I.D. NO: 59621  
2520 RENAISSANCE BLVD., SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 05-23890

Washington Mutual Bank, FA successor in  
interest to HomeSide Lending, Inc. f/k/a Banc  
Boston Mortgage Corporation  
PLAINTIFF

VS.

Phyllis I Cressinger (Real Owner and  
Mortgagor), Mark W. Cressinger (Real Owner  
and Mortgagor) and Lamar M Cressinger  
(Mortgagor)  
DEFENDANT(S)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2005 CV 580

**CERTIFICATION OF NOTICE TO LIENHOLDERS**  
**PURSUANT TO PA R.C.P 3129.2 (C) (2)**

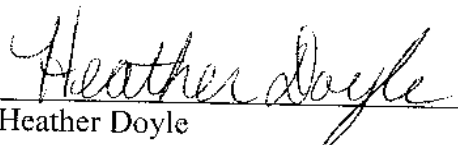
I, Heather Doyle, Legal Assistant for Shapiro & Kreisman, LLC, attorneys for the Plaintiff, Washington Mutual Bank, FA successor in interest to HomeSide Lending, Inc. f/k/a Banc Boston Mortgage Corporation, hereby certify that Notice of Sale was served on all persons appearing on Exhibit "A" attached hereto, by United States mail, first class, postage prepaid, with Certificates of Mailing on April 7, 2006, the originals of which are attached and that each of said persons appears on Plaintiff's Affidavit pursuant to Pa. R.C.P. 3129.1.

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,

SHAPIRO & KREISMAN, LLC

BY:

  
Heather Doyle  
Legal Assistant

05-23890



Name and Address of Sender

Check type of mail:  
☐ Express  
☐ Registered  
☐ Insured  
☐ COD

Return Receipt (RR) for Merchandise  
☐ Certified  
☐ Int'l Rec. Del.  
☐ Del. Confirmation (DC)

If Registered Mail, check below:  
☐ Insured  
☐ Not Insured

Affix stamp here if issued as certificate of mailing, or for additional copies of this bill.  
 Postmark and Date of Receipt

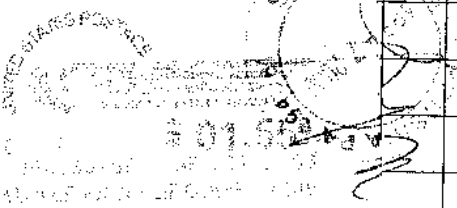
Line	Article Number	Addressee Name, Street, and PO Address	Postage	Fee	Handling Charge	Actual Value (If Reg.)	Insured Value	Due Sender If COD	RR Fee	DC Fee	SC Fee	SH Fee	SD Fee	RD Fee	Remarks
1	25-23890	Tenant of Occupant P.O. Box 68 Alka 9 Black Run Road Bloomsburg, PA 17815													
2															
3		Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania 575 Montour Blvd., Montour Plaza Bloomsburg, PA 17815													
4															
5															
6		Crescent Financial Corp P.O. Box 8801 Cherry Hill, NJ 08034													
7															
8		Commonwealth of Pennsylvania Inheritance Tax Division Bureau of Compliance Dept. 27046 Harrisburg, PA 17128-0946													
9															
10															
11		Columbia County Domestic Relations 15 Perry Avenue, P.O. Box 380 Bloomsburg, PA 17815													
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 insurance 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 Standard Mail (A) and Standard Mail (B) parcels.



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

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

WASHINGTON MUTUAL BANK

VS.

PHYLLIS CRESSINGER, ET AL

WRIT OF EXECUTION #38 OF 2006 ED

POSTING OF PROPERTY

April 19, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF PHYLLIS CRESSINGER, ET AL AT 497 WEST MAIN STREET BLOOMSBURG  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
CHIEF DEPUTY SHERIFF JAMES ARTER.

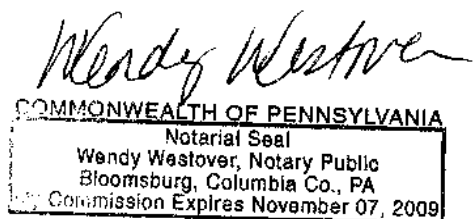
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 20<sup>TH</sup> DAY OF APRIL 2006



Luzerne County Sheriff's Department  
Luzerne County Courthouse



200 North River Street  
Wilkes-Barre, Pennsylvania 18711  
(570) 825-1651

COLUMBIA COUNTY

05-CV-580

WASHINGTON MUTUAL BANK

VS

PHYLLIS I. CRESSINGER, ET UX

STATE OF PENNSYLVANIA  
LUZERNE COUNTY SS:

JOHN WASSIL, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on FRIDAY the 17TH day of MARCH 20 06 at 10:40 A. M., prevailing time, he served the within NOITCE OF SALE, NOTICE OF RIGHTS, DESCRIPTION AND WRIT OF EXECUTION

upon \_\_\_\_\_  
the within named, by handing to HER personally, at HER RESIDENCE, 04 2ND STREET, NESCOPECK,

\_\_\_\_\_ in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

this 24TH day of MARCH 20 06

Prothonotary of Luzerne County

Sheriff of Luzerne County

by \_\_\_\_\_  
Deputy Sheriff of Luzerne County, Pennsylvania

Luzerne County Sheriff's Department  
Luzerne County Courthouse



200 North River Street  
Wilkes-Barre, Pennsylvania 18711  
(570) 825-1651

COLUMBIA COUNTY

05-CV-580

WASHINGTON MUTUAL BANK

VS

PHYLLIS I. CRESSINGER, ET UX

STATE OF PENNSYLVANIA  
LUZERNE COUNTY, SS:

JOHN WASSIL, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on FRIDAY the 17TH day of MARCH 20 06 at 10:40 A. M., prevailing time, he served the within NOITCE OF SALE, NOTICE OF RIGHTS, DESCRIPTION AND WRIT OF EXECUTION

upon MARK W. CRESSINGER

the within named, by handing to PHYLLIS I. CRESSINGER - HIS WIFE

the person for the time being in charge at HIS RESDIENCE, 604 2ND STREET, NESCOPECK,

in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

Sheriff of Luzerne County

this 24TH day of MARCH 20 06

Prothonotary of Luzerne County

by \_\_\_\_\_  
Deputy Sheriff of Luzerne County, Pennsylvania

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-8625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

WASHINGTON MUTUAL BANK, FA  
SUCCESSOR IN INTEREST TO HOMESIDE  
LENDING, INC. F/K/A BANC BOSTON  
MORTGAGE CORPORATION

38ED2006

VS

MORTGAGE FORECLOSURE

PHYLLIS I. CRESSINGER  
MARK W. CRESSINGER  
LAMAR M. CRESSINGER

NOW, FRIDAY, MARCH 03, 2006, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF LUZERNE COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, PHYLLIS CRESSINGER, AT 604 SECOND ST., NESCOPECK, PA

*Timothy T. Chamberlain*

---

TIMOTHY T. CHAMBERLAIN  
SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA

TIMOTHY T. CHAMBERLAIN



PHONE  
(570) 389-5622

SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5623

24 HOUR PHONE  
(570) 794-6300

WASHINGTON MUTUAL BANK, FA  
SUCCESSOR IN INTEREST TO HOMESIDE  
LENDING, INC. F/K/A BANC BOSTON  
MORTGAGE CORPORATION

38ED2006

VS

MORTGAGE FORECLOSURE

PHYLLIS I. CRESSINGER  
MARK W. CRESSINGER  
LAMAR M. CRESSINGER

NOW, FRIDAY, MARCH 03, 2006, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF LUZERNE COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, MARK CRESSINGER, AT 604 SECOND ST., NESCOPECK, PA

*Timothy T. Chamberlain*

---

TIMOTHY T. CHAMBERLAIN  
SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA

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) 764-6300

WASHINGTON MUTUAL BANK, FA  
SUCCESSOR IN INTEREST TO HOMESIDE  
LENDING, INC. F/K/A BANC BOSTON  
MORTGAGE CORPORATION

VS

Docket # 38ED2006

MORTGAGE FORECLOSURE

PHYLLIS I. CRESSINGER  
MARK W. CRESSINGER  
LAMAR M. CRESSINGER

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, MARCH 07, 2006, AT 3:50 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON LAMAR CRESSINGER AT RD#9 BOX 68 AKA 19 BLACK RUN ROAD, BLOOMSBURG BY POSTING TO THE RESIDENCE A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, MARCH 08, 2006

  
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA  
Notary Public  
Wendy Westover, Notary Public  
Bloomsburg, Columbia Co., PA  
My Commission Expires November 07, 2009



X

TIMOTHY T. CHAMBERLAIN  
SHERIFF

X

J. ARTER  
DEPUTY SHERIFF

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/2/2006

SERVICE# 8 - OF - 18 SERVICES  
DOCKET # 38ED2006

PLAINTIFF WASHINGTON MUTUAL BANK, FA SUCCESSOR IN  
INTEREST TO HOMESIDE LENDING, INC. F/K/A BANC  
BOSTON MORTGAGE CORPORATION

DEFENDANT PHYLLIS I. CRESSINGER  
MARK W. CRESSINGER  
LAMAR M. CRESSINGER  
ATTORNEY FIRM SHAPIRO AND KREISMAN

PERSON/CORP TO SERVED

TENANT(S)

19 BLACK RUN RD

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

*255ED*

*VACANT*

RELATIONSHIP

IDENTIFICATION

DATE *03-08-06* TIME *1440* 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

*True D.L.*

DATE *03 08 06*



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/2/2006

SERVICE# 9 - OF - 18 SERVICES  
DOCKET # 38ED2006

PLAINTIFF WASHINGTON MUTUAL BANK, FA SUCCESSOR IN  
INTEREST TO HOMESIDE LENDING, INC. F/K/A BANC  
BOSTON MORTGAGE CORPORATION

DEFENDANT PHYLLIS I. CRESSINGER  
MARK W. CRESSINGER  
LAMAR M. CRESSINGER  
ATTORNEY FIRM SHAPIRO AND KREISMAN

<b>PERSON/CORP TO SERVED</b>
MILDRED MOORE-TAX COLLECTOR
37 WHITEHALL ROAD
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Back Side Door

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 3-8-6 TIME 0930 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

J. Cullen

DATE 3-8-6

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/2/2006

SERVICE# 3 - OF - 18 SERVICES  
DOCKET # 38ED2006

PLAINTIFF WASHINGTON MUTUAL BANK, FA SUCCESSOR IN  
INTEREST TO HOMESIDE LENDING, INC. F/K/A BANC  
BOSTON MORTGAGE CORPORATION

DEFENDANT PHYLLIS I. CRESSINGER  
MARK W. CRESSINGER  
LAMAR M. CRESSINGER  
ATTORNEY FIRM SHAPIRO AND KREISMAN

PERSON/CORP TO SERVED
LAMAR CRESSINGER
RD#9 BOX 68 AKA 19 BLACK RUN ROAD
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

*Post*

SERVED UPON *Posted*

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE *3-7-6* TIME *1550* 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

*J. Chamberlain*

DATE *3-7-6*

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 03/07/2006

Fee: \$5.00

Cert. NO: 1775

CRESSINGER MARK W & PHYLLIS I  
19 BLACK RUN ROAD  
BLOOMSBURG PA 17815

District: MADISON TWP  
Deed: 0613 -0897  
Location: 19 BLACK RUN RD  
Parcel Id:21 -18 -006-06,000

Assessment: 28,796  
Balances as of 03/07/2006

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

By: Timothy T. Chamberlain, Per: dm.  
Sheriff

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/2/2006

SERVICE# 13 - OF - 18 SERVICES  
DOCKET # 38ED2006

PLAINTIFF WASHINGTON MUTUAL BANK, FA SUCCESSOR IN  
INTEREST TO HOMESIDE LENDING, INC. F/K/A BANC  
BOSTON MORTGAGE CORPORATION

DEFENDANT PHYLLIS I. CRESSINGER  
MARK W. CRESSINGER  
LAMAR M. CRESSINGER  
ATTORNEY FIRM SHAPIRO AND KREISMAN

PERSON/CORP TO SERVED
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON DEB. Miller

RELATIONSHIP CLERK IDENTIFICATION \_\_\_\_\_

DATE 3-7-6 TIME 0840 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) \_\_\_\_\_

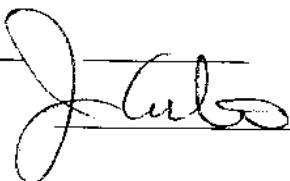
ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

 DATE 3-7-6

# REAL ESTATE OUTLINE

ED # 38-06

DATE RECEIVED 3-8-06  
DOCKET AND INDEX 3-2-06  
SET FILE FOLDER UP 3-2-06

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LKA ✓  
NON-MILITARY AFFIDAVIT ✓  
NOTICES OF SHERIFF SALE ✓  
WATCHMAN RELEASE FORM ✓  
AFFIDAVIT OF LIENS LIST ✓  
CHECK FOR \$1,350.00 OR ✓ CK# 163962

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

SALE DATE May 24, 2006 TIME 1030  
POSTING DATE Apr 19, 06  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK May 5  
2<sup>ND</sup> WEEK 16  
3<sup>RD</sup> WEEK 17, 26

# SHERIFF'S SALE

WEDNESDAY MAY 24, 2006 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 38 OF 2006 ED AND CIVIL WRIT NO. 580 OF 2005 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 and parcel of land situate in Madison Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner set in the Southerly line of the right-of-way of a public Township Road leading to State Highway Route No. 42 and at the Northeasterly corner of land now or formerly of Earl Titman, Jr., et ux., and running thence Eastwardly along the Southerly line of the right-of-way of said Township Road, 125 feet to an iron pin corner set in line of the other land now or formerly of Raymond B. Bardo; running thence Southerly along the Westerly line of other land now or formerly of said Bardo, 150 feet to an iron pin corner; Thence in a Westerly direction and continuing along the Northerly line of other land now or formerly of said Bardo, 125 feet to an iron pin corner set at the Southeasterly corner of land now or formerly of the aforesaid Titman, running thence in a Northerly direction along the Easterly line of land now or formerly of said Titman, 150 feet to an iron pin corner, the place of BEGINNING.

BEING THE SAME premises which Mark W. Cressinger and Phylliss I. Cessinger, husband and wife, and Lamar M. Cressinger, single, by Deed Dated December 27, 1995 and recorded in Columbia County Record Book 613 at page 897, granted and conveyed unto Mark W. Cressinger and Phyllis I. Cressinger, husband and wife.

## 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  
Joseph Rejent  
2520 Renaissance Blvd.  
King of Prussia, PA 19406

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

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Plaintiff's Attorney  
Joseph Rejent  
2520 Renaissance Blvd.  
King of Prussia, PA 19406

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacountv.com](http://www.sheriffofcolumbiacountv.com)

# SHERIFF'S SALE

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WEDNESDAY MAY 24, 2006 AT 10:30 AM

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Plaintiff's Attorney  
Joseph Rejent  
2520 Renaissance Blvd.  
King of Prussia, PA 19406

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)



COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA

SS

Washington Mutual Bank, FA successor in interest  
to HomeSide Lending, Inc. f/k/a Banc Boston  
Mortgage Corporation  
PLAINTIFF

No: 2005 CV 580

VS.

WRIT OF EXECUTION:

Phyllis I Cressinger (Real Owner and Mortgagor);  
Mark W. Cressinger (Real Owner and Mortgagor);  
and Lamar M Cressinger (Mortgagor)  
DEFENDANT(S)

MORTGAGE FORECLOSURE

*2006 ED 38*

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:

Road 9 Box 68 a/k/a 19 Black Run Road, Bloomsburg, PA 17815

See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due

\$87,119.84

Interest from February 16, 2006 to

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

Costs to be added

Seal of Court

*Larry B. Alvord*  
PROTHONOTARY

Date: *March 2, 2006*

\_\_\_\_\_  
Deputy Prothonotary

**Proth. & Clk. Of Sev. Courts**  
**My Com. Ex. 1st Mon. Jan 2006**

*Complaint \$90.50 paid*  
*Judgment \$14.00 paid*  
*Int \$23.00 paid*  
*late fee \$7.00*

SHAPIRO & KREISMAN, LLC  
2520 RENAISSANCE BLVD., SUITE 150  
KING OF PRUSSIA, PA 19406  
Telephone: (610) 278-6800  
Facsimile: (610) 278-9980

Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

Re: Washington Mutual Bank, FA successor in interest to HomeSide Lending, Inc.  
f/k/a Banc Boston Mortgage Corporation vs. Phyllis I Cressinger (Real Owner  
and Mortgagor); Mark W. Cressinger (Real Owner and Mortgagor); and Lamar M  
Cressinger (Mortgagor)  
CIVIL ACTION NO. 2005 CV 580  
OUR FILE NO. 05-23890

Sir/Madam:

Please serve the NOTICE OF SALE upon the following Defendants at the address  
provided. Please Deputize to Luzerne County:

Phyllis I Cressinger (Real Owner and Mortgagor)  
604 Second Street  
Nescopeck, PA 18635

Mark W. Cressinger (Real Owner and Mortgagor)  
604 Second Street  
Nescopeck, PA 18635

Attorney is serving Lamar Cressinger via Regular/Certified Mail per court order.

Upon service, please forward to this office in the enclosed self-addressed stamped  
envelope, a copy of your Sheriff's Return.

Your assistance in this matter is greatly appreciated.

Very truly yours,

Heather Doyle  
Legal Assistant

Enclosures



# SHAPIRO & KREISMAN, LLC

ATTORNEYS AT LAW

2520 Renaissance Blvd, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO  
*Admitted in Illinois and Florida Only*  
DAVID S. KREISMAN  
*Admitted in Illinois Only*  
KEVIN DISKIN  
*Managing Attorney*  
DANIELLE BOYLE-EBERSOLE +\*  
JOSEPH REJENT  
MEGAN D.H. SMITH + ~  
ILANA ZION  
~ *Also Licensed in New Jersey*  
~ *Also Licensed in New York*  
\* *Also Licensed in Michigan*

Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

RE: Washington Mutual Bank, FA successor in interest to HomeSide Lending, Inc. f/k/a Banc  
Boston Mortgage Corporation vs. Phyllis I Cressinger (Real Owner and Mortgagor);  
Mark W. Cressinger (Real Owner and Mortgagor); and Lamar M Cressinger (Mortgagor)  
Docket number: 2005 CV 580  
Our file number: 05-23890

Sir or Madam:

The Prothonotary shall have delivered the Writ of Execution for sale of Real Property to you  
together with the below listed documents for the \_\_\_\_\_ sale date. Please  
advise if this property will not be scheduled for that date.

In accordance with Columbia County's requirements for scheduling a Sheriff's sale, I enclose:

\_\_\_\_\_ Sale deposit in the amount of \$;  
\_\_\_\_\_ 8 copies of the property legal description for the deed and printers;  
\_\_\_\_\_ Affidavit pursuant to Rule 3129.1 ;  
\_\_\_\_\_ Act 91 Affidavit;  
\_\_\_\_\_ Notices of Sale for each Defendant;  
\_\_\_\_\_ Request for service of the notice of sale;  
\_\_\_\_\_ Request for posting, advertising, of the notice of sale.

\_\_\_\_\_ Please time stamp the enclosed "ATTORNEY COPY" of the 3129 Affidavit and return in  
the prepaid envelope provided.

We will send notice of the sale to all known lienholders prior to the sale and will file a  
Certification.

Thank you for your cooperation in this matter.

Very truly yours,

Heather Doyle  
Legal Assistant

SHAPIRO & KREISMAN, LLC  
BY: JOSEPH REJENT, ESQUIRE  
ATTORNEY I.D. NO: 59621  
2520 RENAISSANCE BLVD., SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 05-23890

Washington Mutual Bank, FA successor in  
interest to HomeSide Lending, Inc. f/k/a Banc  
Boston Mortgage Corporation  
PLAINTIFF

vs.

Phyllis I Cressinger (Real Owner and  
Mortgagor), Mark W. Cressinger (Real  
Owner and Mortgagor) and Lamar M  
Cressinger (Mortgagor)  
DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2005 CV 580

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Washington Mutual Bank, FA successor in interest to HomeSide Lending, Inc. f/k/a Banc Boston Mortgage Corporation, Plaintiff in the above action, sets forth, as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at RD 9 Box 68 a/k/a 19 Black Run Road, Bloomsburg, PA 17815.

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

Phyllis I Cressinger (Real Owner and Mortgagor)  
604 Second Street  
Nescopeck, PA 18635

Mark W. Cressinger (Real Owner and Mortgagor)  
604 Second Street  
Nescopeck, PA 18635

Lamar M Cressinger (Mortgagor)  
RD 9 Box 68 a/k/a 19 Black Run Road  
Bloomsburg, PA 17815

Lamar M Cressinger (Mortgagor)  
330 Legion Road  
Millville, PA 17846

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

Phyllis I Cressinger (Real Owner and Mortgagor)  
604 Second Street  
Nescopeck, PA 18635

Mark W. Cressinger (Real Owner and Mortgagor)  
604 Second Street  
Nescopeck, PA 18635

Lamar M Cressinger (Mortgagor)  
RD 9 Box 68 a/k/a 19 Black Run Road  
Bloomsburg, PA 17815

Lamar M Cressinger (Mortgagor)  
330 Legion Road  
Millville, PA 17846

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

Washington Mutual Bank, FA successor in interest to HomeSide Lending, Inc. f/k/a Banc  
Boston Mortgage Corporation  
P.O. Box 1169  
Milwaukee, WI 53201-1169

Commonwealth of Pennsylvania  
Inheritance Tax Division  
Bureau of Compliance  
Dept. 280946  
Harrisburg, PA 17128-0946

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

Washington Mutual Bank, FA successor in interest to HomeSide Lending, Inc. f/k/a Banc  
Boston Mortgage Corporation  
P.O. Box 1169  
Milwaukee, WI 53201-1169

Crescent Financial Corp.  
P.O. Box 8201  
Cherry Hill, NJ 08034

Beneficial Consumer Discount Company  
d/b/a Beneficial Mortgage Co. of Pennsylvania  
575 Montour Blvd., Montour Plaza  
Bloomsburg, PA 17815

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

NONE

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

Columbia County Domestic Relations  
15 Perry Avenue, P.O. Box 380  
Bloomsburg, PA 17815


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

TENANT OR OCCUPANT  
RD 9 Box 68 a/k/a 19 Black Run Road  
Bloomsburg, PA 17815

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

SHAPIRO & KREISMAN, LLC

BY:

  
\_\_\_\_\_  
Joseph Rejent, Esquire

05-23890

SHAPIRO & KREISMAN, LLC  
BY: MEGAN D.H. SMITH, ESQUIRE  
ATTORNEY I.D. NO: 84047  
2520 RENAISSANCE BLVD., SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 05-23890

Washington Mutual Bank, FA successor in  
interest to HomeSide Lending, Inc. f/k/a Banc  
Boston Mortgage Corporation  
PLAINTIFF

VS.

Phyllis I Cressinger (Real Owner and  
Mortgagor), Mark W. Cressinger (Real  
Owner and Mortgagor), and Lamar M  
Cressinger (Mortgagor)  
DEFENDANTS

FILED  
IN THE CLERK'S OFFICE

2005 DEC 28 P 3:14

RECEIVED  
CLERK'S OFFICE

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2005 CV 580

**ORDER**

AND NOW, this 28<sup>th</sup> day of December 2005 upon consideration of Plaintiff's Motion For Service Pursuant To Special Order of Court and the Affidavit of Good Faith Investigation attached hereto, it is hereby ORDERED that service of the Complaint in Mortgage Foreclosure, Notice of Sale and all subsequent pleadings that require personal service only, on the Defendant, shall be complete when Plaintiff or its counsel or agent has mailed true and correct copies of the, Complaint in Mortgage Foreclosure, Notice of Sale and all said subsequent pleadings by certified mail and regular mail to the last known addresses of the Defendant, Lamar M Cressinger (Mortgagor), only which are 330 Legion Road, Millville, PA 17846 and RD 9 Box 68, Bloomsburg, PA 17815, and the Sheriff, Marshal or other appropriate party has posted a copy of the Complaint in Mortgage Foreclosure, Notice of Sale or said subsequent pleading on the most public part of the property located at Road 9 Box 68, Bloomsburg, PA 17815, which is the subject of this action in mortgage foreclosure.

BY THE COURT:

J.

151 Thomas A. James Jr.

SHAPIRO & KREISMAN, LLC  
BY: JOSEPH REJENT, ESQUIRE  
ATTORNEY I.D. NO: 59621  
2520 RENAISSANCE BLVD., SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
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Washington Mutual Bank, FA successor in  
interest to HomeSide Lending, Inc. f/k/a Banc  
Boston Mortgage Corporation  
PLAINTIFF

vs.

Phyllis I Cressinger (Real Owner and  
Mortgagor), Mark W. Cressinger (Real Owner  
and Mortgagor), and Lamar M Cressinger  
(Mortgagor)

DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2005 CV 580

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

TO: Mark W. Cressinger (Real Owner and Mortgagor)  
604 Second Street  
Nescopeck, PA 18635

Your house (real estate) at:

RD 9 Box 68 a/k/a 19 Black Run Road, Bloomsburg, PA 17815  
21-18-006-06

is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_ at:

Columbia County Sheriff's County  
35 West Main Street  
Bloomsburg, PA 17185

at \_\_\_\_\_, to enforce the court judgment of \$87,119.84 obtained by Washington Mutual  
Bank, FA successor in interest to HomeSide Lending, Inc. f/k/a Banc Boston Mortgage  
Corporation 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 cancelled if you pay back to Washington Mutual Bank, FA successor in interest to HomeSide Lending, Inc. f/k/a Banc Boston Mortgage Corporation 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: (610) 278-6800.
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 on page two of how to obtain an attorney.)



Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Washington Mutual Bank  
PO Box 1169  
Milwaukee, WI 53201

Article Number  
(Transfer from service label)  
7004 0550 0000 7003 6478

Domestic Return Receipt  
PS Form 3811, February 2004

Article Number  
(Transfer from service label)  
7004 0550 0000 7003 6478

Domestic Return Receipt  
PS Form 3811, February 2004

Article Number  
(Transfer from service label)  
7004 0550 0000 7003 6492

Domestic Return Receipt  
PS Form 3811, February 2004

Domestic Return Receipt  
PS Form 3811, February 2004

**X** Address  
B. Received by (Printed Name)  
**CONLEY**  
C. Date of Delivery  
D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

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

U.S. SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
ROBERT N.C. NIX FEDERAL BUILDING  
900 MARKET STREET-5TH FLOOR  
PHILADELPHIA, PA 19107

Item 4 If Restricted Delivery is used, print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**X** Address  
B. Received by (Printed Name)  
**CONLEY**  
C. Date of Delivery  
D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

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

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

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

2. Article Number  
(Transfer from service label)  
7004 0550 0000 7003 6515

INTERNAL REVENUE SERVICE  
TECHNICAL SUPPORT GROUP  
WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259  
PHILADELPHIA, PA 19106

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

2. Article Number  
(Transfer from service label)  
7004 0550 0000 7003 6508

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

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

2. Article Number  
(Transfer from service label)  
7004 0550 0000 7003 6492

Domestic Return Receipt  
PS Form 3811, February 2004

2. Article Number  
(Transfer from service label)  
7004 0550 0000 7003 6485

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

2. Article Number  
(Transfer from service label)  
7004 0550 0000 7003 6485

DOMESTIC RETURN RECEIPT  
PS Form 3811, February 2004

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

2. Article Number  
(Transfer from service label)  
7004 0550 0000 7003 6485

DOMESTIC RETURN RECEIPT  
PS Form 3811, February 2004

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

2. Article Number  
(Transfer from service label)  
7004 0550 0000 7003 6485

DOMESTIC RETURN RECEIPT  
PS Form 3811, February 2004

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

2. Article Number  
(Transfer from service label)  
7004 0550 0000 7003 6485

DOMESTIC RETURN RECEIPT  
PS Form 3811, February 2004

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

2. Article Number  
(Transfer from service label)  
7004 0550 0000 7003 6485

Domestic Return Receipt  
PS Form 3811, February 2004

2. Article Number  
(Transfer from service label)

7004 0550 0000 7003 6454

3. Service Type
- ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

1. Article Addressed to:

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

Crescent Financial Corp.  
PO Box 8201  
Cherry Hill, NJ 08034

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

2. Article Number  
(Transfer from service label)

7004 0550 0000 7003 6430

3. Service Type
- ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

1. Article Addressed to:
- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.
- Leann Cressinger  
19 Black Run Road  
Bloomsburg, PA 17815

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

2. Article Number  
(Transfer from service label)

7004 0550 0000 7003 6451

3. Service Type
- ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

1. Article Addressed to:
- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.
- Commonwealth of PA  
Dept. 280946  
Harrisburg, PA 17128

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) ☒ Addressee ☐ Agent
- C. Date of Delivery ☒ Yes ☐ No
- D. Is delivery address different from item 1? ☒ Yes ☐ No
- IF YES, enter delivery address below:
- MAR 06 2006

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

4. 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 (610) 278-6800.
5. 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.
6. 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 (570) 389-5622.
7. 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.
8. 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.
9. 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 thirty (30) days from the date of the 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.
10. You may also have other rights and defenses or ways of getting your house 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.**

Court Administrator Columbia County Lawyer Referral Service  
Telephone: 570-784-8760  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

05-23890

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

BEGINNING at an iron pin corner set in the Southerly line of the right-of-way of a public Township Road leading to State Highway Route No. 42 and at the Northeasterly corner of land now or formerly of Earl Titman, Jr., et ux., and running thence Eastwardly along the Southerly line of the right-of-way of said Township Road, 125 feet to an iron pin corner set in line of the other land now or formerly of Raymond B. Bardo; running thence Southerly along the Westerly line of other land now or formerly of said Bardo, 150 feet to an iron pin corner; Thence in a Westerly direction and continuing along the Northerly line of other land now or formerly of said Bardo, 125 feet to an iron pin corner set at the Southeasterly corner of land now or formerly of the aforesaid Titman, running thence in a Northerly direction along the Easterly line of land now or formerly of said Titman, 150 feet to an iron pin corner, the place of BEGINNING.

BEING THE SAME premises which Mark W. Cressinger and Phyliss I. Cessinger, husband and wife, and Lamar M. Cressinger, single, by Deed Dated December 27, 1995 and recorded in Columbia County Record Book 613 at page 897, granted and conveyed unto Mark W. Cressinger and Phyllis I. Cressinger, husband and wife.

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

BEGINNING at an iron pin corner set in the Southerly line of the right-of-way of a public Township Road leading to State Highway Route No. 42 and at the Northeasterly corner of land now or formerly of Earl Titman, Jr., et ux., and running thence Eastwardly along the Southerly line of the right-of-way of said Township Road, 125 feet to an iron pin corner set in line of the other land now or formerly of Raymond B. Bardo; running thence Southerly along the Westerly line of other land now or formerly of said Bardo, 150 feet to an iron pin corner; Thence in a Westerly direction and continuing along the Northerly line of other land now or formerly of said Bardo, 125 feet to an iron pin corner set at the Southeasterly corner of land now or formerly of the aforesaid Titman, running thence in a Northerly direction along the Easterly line of land now or formerly of said Titman, 150 feet to an iron pin corner, the place of BEGINNING.

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SHAPIRO & KREISMAN, LLC  
BY: JOSEPH REJENT, ESQUIRE  
ATTORNEY I.D. NO: 59621  
2520 RENAISSANCE BLVD., SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 05-23890

Washington Mutual Bank, FA successor in  
interest to HomeSide Lending, Inc. f/k/a Banc  
Boston Mortgage Corporation  
PLAINTIFF

vs.

Phyllis I Cressinger (Real Owner and  
Mortgagor), Mark W. Cressinger (Real  
Owner and Mortgagor) and Lamar M  
Cressinger (Mortgagor)  
DEFENDANT(S)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO:2005 CV 580

**CERTIFICATION OF ADDRESS**

I hereby certify that the correct address of the judgment creditor (Plaintiff) is:

Washington Mutual Bank, FA successor in interest to HomeSide Lending, Inc. f/k/a Banc Boston  
Mortgage Corporation  
P.O. Box 1169  
Milwaukee, WI 53201-1169

and that the last known address(es) of the judgment debtor (Defendant(s)) is:

Phyllis I Cressinger (Real Owner and Mortgagor)  
604 Second Street, Nescopeck, PA 18635


Mark W. Cressinger (Real Owner and Mortgagor)  
604 Second Street, Nescopeck, PA 18635

Lamar M Cressinger (Mortgagor)  
330 Legion Road, Millville, PA 17846

Lamar M Cressinger (Mortgagor)  
RD 9 Box 68 a/k/a 19 Black Run Road, Bloomsburg, PA 17815

SHAPIRO & KREISMAN, LLC

BY:

  
\_\_\_\_\_  
Joseph Rejent, Esquire  
Attorney for Plaintiff

05-23890

SHAPIRO & KREISMAN, LLC  
BY: JOSEPH REJENT, ESQUIRE  
ATTORNEY I.D. NO: 59621  
2520 RENAISSANCE BLVD., SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 05-23890

Washington Mutual Bank, FA successor in  
interest to HomeSide Lending, Inc. f/k/a Banc  
Boston Mortgage Corporation  
PLAINTIFF

vs.

Phyllis I Cressinger (Real Owner and  
Mortgagor), Mark W. Cressinger (Real  
Owner and Mortgagor), and Lamar M  
Cressinger (Mortgagor)  
DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2005 CV 580

**CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

I hereby certify that I am the Attorney of record for the Plaintiff in this Action against  
Real Property and further certify this Property is:


  X   FHA - Tenant Occupied or Vacant  
       Commercial  
       As a result of a Complaint in Assumpsit  
       That the Plaintiff has complied in all respects with Section 403 of the Mortgage  
Assistance Act including but not limited to:

- (a) Service of notice on Defendant(s)
- (b) Expiration of 30 days since the service of notice
- (c) Defendant(s) failure to request or appear at meeting with Mortgagee or  
Consumer Credit Counseling Agency
- (d) Defendant(s) failure to file application with Homeowners Emergency  
Assistance Program.

I further agree to indemnify and hold harmless the Sheriff of Columbia county for any  
false statement given herein.

SHAPIRO & KREISMAN, LLC

BY:

  
\_\_\_\_\_  
Joseph Rejent, Esquire  
59621

SHAPIRO & KREISMAN, LLC  
BY: DAVID FEIN, ESQ., JOSEPH REJENT, ESQ.,  
AND ILANA ZION, ESQ.  
ATTORNEY I.D. NOS. 82628, 59621 & 87137  
2520 RENAISSANCE BLVD., SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 05-23890

Washington Mutual Bank, FA successor in  
interest to HomeSide Lending, Inc. f/k/a Banc  
Boston Mortgage Corporation  
P.O. Box 1169  
Milwaukee, WI 53201-1169  
PLAINTIFF

VS.

Phyllis I Cressinger (Real Owner and  
Mortgagor) and Mark W. Cressinger  
(Mortgagor)  
19 Black Run Road  
Bloomsburg, PA 17815  
And  
Lamar M Cressinger (Mortgagor)  
RD 9 Box 68  
Bloomsburg, PA 17815  
DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO:

STATE OF: Wisconsin

COUNTY OF: Milwaukee

AFFIDAVIT OF NON-MILITARY SERVICE

THE UNDERSIGNED being duly sworn, states that he/she is over the age of eighteen years and competent to make this affidavit and the following averments are based upon investigations made and records maintained either as Plaintiff or servicing agent of the Plaintiff and that the above-captioned Defendants' last known address is as set forth in the caption and they are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended.

Washington Mutual Bank, FA successor in interest to HomeSide Lending, Inc. f/k/a BancBoston Mortgage Corporation

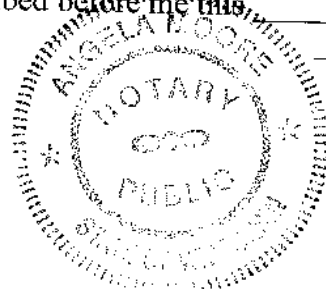
By:

Angie Fleckenstein  
NAME: Angie Fleckenstein

TITLE: Att. Asst. Secretary

Sworn to and subscribed before me this 11th day of August, 2005.

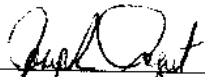
05-23890



Angela Moore  
Angela Moore

02-03-08

WAIVER OF WATCHMAN/ WAIVER OF INSURANCE - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody or 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.

  
\_\_\_\_\_  
Joseph Rejent, Esquire, Attorney for Plaintiff

SHAPIRO & KREISMAN, LLC  
BY: JOSEPH REJENT, ESQUIRE  
ATTORNEY I.D. NO: 59621  
2520 RENAISSANCE BLVD., SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 05-23890

Washington Mutual Bank, FA successor in  
interest to HomeSide Lending, Inc. f/k/a Banc  
Boston Mortgage Corporation  
PLAINTIFF

vs.

Phyllis I Cressinger (Real Owner and  
Mortgagor), Mark W. Cressinger (Real  
Owner and Mortgagor) and Lamar M  
Cressinger (Mortgagor)  
DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2005 CV 580

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Washington Mutual Bank, FA successor in interest to HomeSide Lending, Inc. f/k/a Banc Boston Mortgage Corporation, Plaintiff in the above action, sets forth, as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at RD 9 Box 68 a/k/a 19 Black Run Road, Bloomsburg, PA 17815.

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

Phyllis I Cressinger (Real Owner and Mortgagor)  
604 Second Street  
Nescopeck, PA 18635

Mark W. Cressinger (Real Owner and Mortgagor)  
604 Second Street  
Nescopeck, PA 18635

Lamar M Cressinger (Mortgagor)  
RD 9 Box 68 a/k/a 19 Black Run Road  
Bloomsburg, PA 17815

Lamar M Cressinger (Mortgagor)  
330 Legion Road  
Millville, PA 17846

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

Phyllis I Cressinger (Real Owner and Mortgagor)  
604 Second Street  
Nescopeck, PA 18635

Mark W. Cressinger (Real Owner and Mortgagor)  
604 Second Street  
Nescopeck, PA 18635

Lamar M Cressinger (Mortgagor)  
RD 9 Box 68 a/k/a 19 Black Run Road  
Bloomsburg, PA 17815

Lamar M Cressinger (Mortgagor)  
330 Legion Road  
Millville, PA 17846

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

Washington Mutual Bank, FA successor in interest to HomeSide Lending, Inc. f/k/a Banc  
Boston Mortgage Corporation  
P.O. Box 1169  
Milwaukee, WI 53201-1169

Commonwealth of Pennsylvania  
Inheritance Tax Division  
Bureau of Compliance  
Dept. 280946  
Harrisburg, PA 17128-0946

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

Washington Mutual Bank, FA successor in interest to HomeSide Lending, Inc. f/k/a Banc  
Boston Mortgage Corporation  
P.O. Box 1169  
Milwaukee, WI 53201-1169

Crescent Financial Corp.  
P.O. Box 8201  
Cherry Hill, NJ 08034

Beneficial Consumer Discount Company  
d/b/a Beneficial Mortgage Co. of Pennsylvania  
575 Montour Blvd., Montour Plaza  
Bloomsburg, PA 17815

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

NONE

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


Columbia County Domestic Relations  
15 Perry Avenue, P.O. Box 380  
Bloomsburg, PA 17815

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

TENANT OR OCCUPANT  
RD 9 Box 68 a/k/a 19 Black Run Road  
Bloomsburg, PA 17815

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

SHAPIRO & KREISMAN, LLC

BY:   
Joseph Rejent, Esquire

05-23890



SHAPIRO & KREISMAN, LLC  
BY: DAVID FEIN, ESQ., JOSEPH REJENT, ESQ.,  
AND ILANA ZION, ESQ.  
ATTORNEY I.D. NOS. 82628, 59621 & 87137  
2520 RENAISSANCE BLVD., SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 05-23890

Washington Mutual Bank, FA successor in  
interest to HomeSide Lending, Inc. f/k/a Banc  
Boston Mortgage Corporation  
P.O. Box 1169  
Milwaukee, WI 53201-1169  
PLAINTIFF

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO:

VS.  
Phyllis I Cressinger (Real Owner and  
Mortgagor) and Mark W. Cressinger  
(Mortgagor)  
19 Black Run Road  
Bloomsburg, PA 17815  
And  
Lamar M Cressinger (Mortgagor)  
RD 9 Box 68  
Bloomsburg, PA 17815  
DEFENDANTS

STATE OF: Wisconsin

COUNTY OF: Milwaukee

AFFIDAVIT OF NON-MILITARY SERVICE

THE UNDERSIGNED being duly sworn, states that he/she is over the age of eighteen years and competent to make this affidavit and the following averments are based upon investigations made and records maintained either as Plaintiff or servicing agent of the Plaintiff and that the above-captioned Defendants' last known address is as set forth in the caption and they are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended.

Washington Mutual Bank, FA successor in interest to HomeSide Lending, Inc. f/k/a  
BancBoston Mortgage Corporation

By:

Angela Fleckenstein  
NAME: Angela Fleckenstein  
TITLE: Att. Asst. Secretary

Sworn to and subscribed before me this day of Angela Moore 2005.

05-23890

Angela Moore

02-03-08

SHAPIRO & KREISMAN, L.L.C  
BY: MEGAN D.H. SMITH, ESQUIRE  
ATTORNEY I.D. NO: 84047  
2520 RENAISSANCE BLVD., SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 05-23890

Washington Mutual Bank, FA successor in  
interest to HomeSide Lending, Inc. f/k/a Banc  
Boston Mortgage Corporation  
PLAINTIFF

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2005 CV 580

VS.

Phyllis I Cressinger (Real Owner and  
Mortgagor)  
and  
Mark W. Cressinger (Real Owner and  
Mortgagor)  
and  
Lamar M Cressinger (Mortgagor)  
DEFENDANTS

**NOTICE OF INTENTION TO TAKE DEFAULT**  
**UNDER Pa.R.C.P. 237.1**  
**IMPORTANT NOTICE**

TO: Phyllis I Cressinger (Real Owner and Mortgagor)  
DATE OF NOTICE: February 7, 2006

You are in default because you have failed to enter a written appearance personally or by attorney and file in writing with the court your defenses or objections to the claims set forth against you. Unless you act within ten (10) days from the date of this notice, a Judgment may be entered against you without a hearing and you may lose your property or other important rights. You should take this notice to a lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the following office to find out where you can get legal help:

Court Administrator Columbia County Lawyer Referral Service  
Telephone: 570-784-8760  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED  
THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO  
COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

## NOTIFICACION IMPORTANTE

Usted se encuentra en estado de rebeldia por no haber tomado la accion requerida de su parte en este caso. Al no tomar la accion debida dentro de un termino de diez (10) dias de la fecha de esta notificacion, el tribuna podra, sin necesidad de comparecer usted in corte o escuchar preuba alguna, dictar sentencia en su contra. Usted puede perder bienes y otros derechos importantes. Debe llevar esta notificacion a un abogado inmediatamente. Si usted no tiene abogado o si no tiene dinero suficiente para tal servicio, vaya en persona o llame por telefono a la oficina cuya direccion se encuentra escrita abajo para averiguar donde se puede conseguir assitencia legal:

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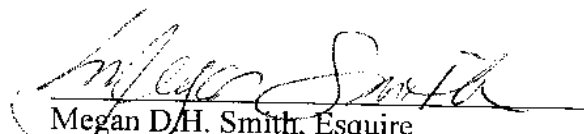
### PERSONS TO WHOM RULE 237.1 NOTICE SENT TO:

Phyllis I Cressinger (Real Owner and Mortgagor), 604 Second Street, Nescopeck, PA 18635

Mark W. Cressinger (Real Owner and Mortgagor), 604 Second Street, Nescopeck, PA 18635

Lamar M Cressinger (Mortgagor), RD 9 Box 68, Bloomsburg, PA 17815

Lamar M Cressinger (Mortgagor), 330 Legion Road, Millville, PA 17846

  
Megan D.H. Smith, Esquire  
Shapiro & Kreisman, LLC  
Attorney for Plaintiff

SHAPIRO & KREISMAN, LLC  
BY: MEGAN D.H. SMITH, ESQUIRE  
ATTORNEY I.D. NO: 84047  
2520 RENAISSANCE BLVD., SUITE 150  
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COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2005 CV 580

VS.

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and  
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DEFENDANTS

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TO: Mark W. Cressinger (Real Owner and Mortgagor)  
DATE OF NOTICE: February 7, 2006

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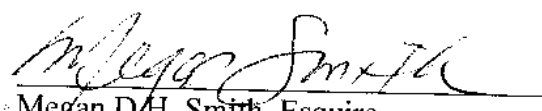
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Lamar M Cressinger (Mortgagor), 330 Legion Road, Millville, PA 17846

  
Megan D.H. Smith, Esquire  
Shapiro & Kreisman, LLC  
Attorney for Plaintiff

SHAPIRO & KREISMAN, LLC  
BY: MEGAN D.H. SMITH, ESQUIRE  
ATTORNEY I.D. NO: 84047  
2520 RENAISSANCE BLVD., SUITE 150  
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Washington Mutual Bank, FA successor in  
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PLAINTIFF

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2005 CV 580

VS.

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and  
Mark W. Cressinger (Real Owner and  
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and  
Lamar M Cressinger (Mortgagor)  
DEFENDANTS

**NOTICE OF INTENTION TO TAKE DEFAULT**  
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**IMPORTANT NOTICE**

TO: Lamar M Cressinger (Mortgagor)  
DATE OF NOTICE: February 7, 2006

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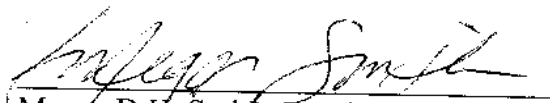
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Lamar M Cressinger (Mortgagor), 330 Legion Road, Millville, PA 17846

  
Megan D.H. Smith, Esquire  
Shapiro & Kreisman, LLC  
Attorney for Plaintiff

SHAPIRO & KREISMAN, LLC  
BY: MEGAN D.H. SMITH, ESQUIRE  
ATTORNEY I.D. NO: 84047  
2520 RENAISSANCE BLVD., SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
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Washington Mutual Bank, FA successor in  
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PLAINTIFF

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2005 CV 580

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### PERSONS TO WHOM RULE 237.1 NOTICE SENT TO:

Phyllis I Cressinger (Real Owner and Mortgagor), 604 Second Street, Nescopeck, PA 18635

Mark W. Cressinger (Real Owner and Mortgagor), 604 Second Street, Nescopeck, PA 18635

Lamar M Cressinger (Mortgagor), RD 9 Box 68, Bloomsburg, PA 17815

Lamar M Cressinger (Mortgagor), 330 Legion Road, Millville, PA 17846

  
Megan D.H. Smith, Esquire  
Shapiro & Kreisman, LLC  
Attorney for Plaintiff

SHAPIRO & KREISMAN, LLC  
BY: MEGAN D.H. SMITH, ESQUIRE  
ATTORNEY I.D. NO: 84047  
2520 RENAISSANCE BLVD., SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 05-23890

Washington Mutual Bank, FA successor in  
interest to HomeSide Lending, Inc. f/k/a Banc  
Boston Mortgage Corporation  
PLAINTIFF

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2005 CV 580

VS.

Phyllis I Cressinger (Real Owner and  
Mortgagor)  
and  
Mark W. Cressinger (Real Owner and  
Mortgagor)  
and  
Lamar M Cressinger (Mortgagor)  
DEFENDANTS

CERTIFICATION OF MAILING NOTICE UNDER RULE 237.1

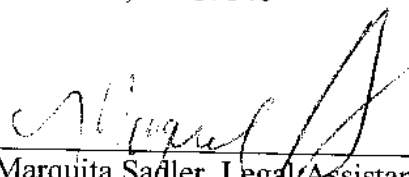
The undersigned hereby certifies that a Written Notice of Intention to File a Praecipe for the Entry of Default Judgment was mailed to the defendant (s) and to his, her, their attorney of record, if any, after the default occurred and at least (10) days prior to the date of the filing of the Praecipe. Said Notice was sent on the date set forth in the copy of said Notice attached hereto, February 7, 2006 to the following Defendants:

Phyllis I Cressinger (Real Owner and Mortgagor), 604 Second Street, Nescopeck, PA 18635

Mark W. Cressinger (Real Owner and Mortgagor), 604 Second Street, Nescopeck, PA 18635

Lamar M Cressinger (Mortgagor), RD 9 Box 68, Bloomsburg, PA 17815

Lamar M Cressinger (Mortgagor), 330 Legion Road, Millville, PA 17846

  
Marquita Sadler, Legal Assistant  
to Megan D.H. Smith, Esquire for  
Shapiro & Kreisman, LLC

SHAPIRO & KREISMAN, LLC  
BY: JOSEPH REJENT, ESQUIRE  
ATTORNEY I.D. NO: 59621  
2520 RENAISSANCE BLVD., SUITE 150  
KING OF PRUSSIA, PA 19406  
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vs.

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Cressinger (Mortgagor)  
DEFENDANT(S)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO:2005 CV 580

**CERTIFICATE OF SERVICE**

I, Joseph Rejent, Esquire, Attorney for the Plaintiff, hereby certify that I have served by  
first class mail, postage prepaid, true and correct copies of the attached papers upon the  
following person(s) or their attorney of record:

Phyllis I Cressinger (Real Owner and Mortgagor)  
604 Second Street, Nescopeck, PA 18635

Mark W. Cressinger (Real Owner and Mortgagor)  
604 Second Street, Nescopeck, PA 18635

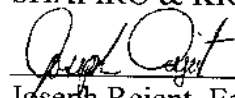
Lamar M Cressinger (Mortgagor)  
RD 9 Box 68 a/k/a 19 Black Run Road, Bloomsburg, PA 17815

Lamar M Cressinger (Mortgagor)  
330 Legion Road, Millville, PA 17846

Date mailed: 2-28-06

SHAPIRO & KREISMAN, LLC

BY:

  
Joseph Rejent, Esquire  
Attorney for Plaintiff

SHAPIRO & KREISMAN, LLC  
BY: JOSEPH REJENT, ESQUIRE  
ATTORNEY I.D. NO: 59621  
2520 RENAISSANCE BLVD., SUITE 150  
KING OF PRUSSIA, PA 19406  
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DEFENDANT(S)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO:2005 CV 580

**CERTIFICATION OF ADDRESS**

I hereby certify that the correct address of the judgment creditor (Plaintiff) is:

Washington Mutual Bank, FA successor in interest to HomeSide Lending, Inc. f/k/a Banc Boston  
Mortgage Corporation  
P.O. Box 1169  
Milwaukee, WI 53201-1169

and that the last known address(es) of the judgment debtor (Defendant(s)) is:

Phyllis I Cressinger (Real Owner and Mortgagor)  
604 Second Street, Nescopeck, PA 18635

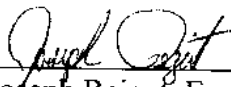
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RD 9 Box 68 a/k/a 19 Black Run Road, Bloomsburg, PA 17815

SHAPIRO & KREISMAN, LLC

BY:

  
\_\_\_\_\_  
Joseph Rejent, Esquire  
Attorney for Plaintiff

05-23890

Shapiro & Kreisman, LLC  
General Business Account  
2520 RENAISSANCE BLVD  
SUITE 150  
King of Prussia, PA 19406-2647

LaSalle Bank N.A.  
Chicago IL 60603

163962

2-50/710

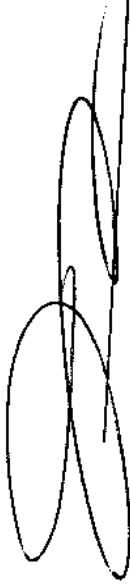
Pay This Amount

One Thousand Three Hundred Fifty and No/100 Dollars 03/01/06 Check Amount \*\*\*\*\*\$1,350.00

Re: 05-23890 / 8456836225 / HO

Pay to the order of  
SHERIFF OF COLUMBIA COUNTY  
P.O. BOX 380  
BLOOMSBURG, PA 17815

Check Void After 90 Days



⑈ 163962 ⑈ ⑆071000505⑆ 5201147419⑈