

# SHERIFF'S SALE COST SHEET

CitiFinancial Suc. vs. Charles C. Gray  
 NO. 180-08 ED NO. 852-08 JD DATE/TIME OF SALE Feb. 4 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>285.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>67.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</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>9.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL *****	\$ <u>569.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>66.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>931.50</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>46.50</u>
TOTAL *****	\$ <u>56.50</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>7402.10</u>
TOTAL *****	\$ <u>7402.10</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>478.94</u>
WATER 20	\$
TOTAL *****	\$ <u>478.94</u>

SURCHARGE FEE (DSTE)	\$ <u>200.00</u>
MISC. _____	\$ _____
TOTAL *****	\$ <u>200.00</u>

TOTAL COSTS (OPENING BID) \$ 2923.28

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

City of Columbia / SDC vs Charles C. Gray

NO. 180-08 ED NO. 857-08 JD

DATE/TIME OF SALE: FEB. 4 1000

BID PRICE (INCLUDES COST) \$ 3685.28

POUNDAGE - 2% OF BID \$ 72.47

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3695.75

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

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

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

PURCHASER(S) SIGNATURE(S): John S. Luck

TOTAL DUE: \$ 3695.75

LESS DEPOSIT: \$ 2000.00

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

TOTAL DUE IN 8 DAYS \$ 1695.75

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**

See Reverse for Instructions

**RECORDER'S USE**

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/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 (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 <b>GOLDBECK, McCAFFERTY &amp; McKEEVER</b>	TELEPHONE NUMBER <b>(215) 627-1322</b>
STREET ADDRESS <b>701 Market Street, Suite 5000 - Mellon Independence Center</b>	CITY <b>Philadelphia</b>
STATE <b>PA</b>	ZIP CODE <b>19106-1532</b>

**B. TRANSFER DATA**

GRANTOR(S)/LESSOR(S) <b>SHERIFF OF COLUMBIA COUNTY</b>	DATE OF ACCEPTANCE OF DOCUMENT	GRANTEE(S)/LESSEE(S) <b>CITIFINANCIAL SERVICES, INC.</b>
STREET ADDRESS <b>Sheriff's Office, PO Box 380</b>	STREET ADDRESS <b>1111 Northpoint Drive, Building 4, Suite 100</b>	
CITY <b>Bloomsburg</b>	STATE <b>PA</b>	ZIP CODE <b>17815</b>
CITY <b>Coppell</b>	STATE <b>TX</b>	ZIP CODE <b>75019</b>

**C. PROPERTY LOCATION**

STREET ADDRESS <b>1730 Spring Garden Avenue</b>	CITY, TOWNSHIP, BOROUGH <b>Berwick - BOROUGH OF BERWICK</b>	
COUNTY <b>Columbia</b>	SCHOOL DISTRICT	TAX PARCEL NUMBER <b>04D-02-038</b>
1. ACTUAL CASH CONSIDERATION <b>\$2,000.00</b>	2. OTHER CONSIDERATION <b>+ -0-</b>	3. TOTAL CONSIDERATION <b>= \$2,000.00</b>

**D. VALUATION DATA**

4. COUNTY ASSESSED VALUE <b>\$20,880.00</b>	5. COMMON LEVEL RATIO FACTOR <b>X 3.76</b>	6. FAIR MARKET VALUE <b>= \$78,508.80</b>
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**E. EXEMPTION DATA**

1A. AMOUNT OF EXEMPTION Claimed <b>100%</b>	1B. Percentage of Grantor's Interest in Real Estate <b>100%</b>	1c. Percentage of Grantor's Interest Conveyed <b>100%</b>
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**2. Check Appropriate Box Below for Exemption Claimed**

- ☐ Will or intestate succession \_\_\_\_\_ • (NAME OF DECEDENT) (ESTATE FILE NUMBER)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) MERS #:

Under penalties of law or ordinance, 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

*Michael Y McKeever*

DATE

February 5, 2009

**GOLDBECK MCCAFFERTY & MCKEEVER**

**Suite 2000 Mellon Independence Center**

**701 Market Street**

**Philadelphia, PA 19106**

[www.goldbecklaw.com](http://www.goldbecklaw.com)

February 5, 2009

SHERIFF OF COLUMBIA COUNTY

Real Estate Division

Sheriff's Office

PO Box 380

Bloomsburg, PA 17815

RE: CITIFINANCIAL SERVICES, INC. vs. SHERRI J CREASY a/k/a SHERRI BOWEN, As Executrix of the Estate of Charles H. Creasy, Deceased

**Sale Book/Writ No.: /**

Docket Number: 2008-CV-852-MF

Sale Date: 02/04/2009

Property Address: 1730 Spring Garden Avenue Berwick, PA 18603

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the above-captioned matter. Please deed the property to:

CITIFINANCIAL SERVICES, INC.

1111 Northpoint Drive

Building 4, Suite 100

Coppell, TX 75019

**If funds are required to settle with the Sheriff and they are not enclosed, please call, fax or email the cost sheet to Kristen Fluehr.** Please notify our office when the deed is recorded.

**GOLDBECK MCCAFFERTY & MCKEEVER**

Kristen Fluehr

Post Sale Department

412-788-7190

412-788-7192 (fax)

[KFluehr@goldbecklaw.com](mailto:KFluehr@goldbecklaw.com)

Jeff Nefferdorf

Post Sale Department (FHA & VA)

215-825-6343

215-825-6443 (fax)

[jnefferdorf@goldbecklaw.com](mailto:jnefferdorf@goldbecklaw.com)

Antoniette Black – Manager

Sale/Post Sale Department

215-825-6347

215-825-6447 (fax)

[Abblack@goldbecklaw.com](mailto:Abblack@goldbecklaw.com)

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: <i>Kristen Pluch</i>	FROM: <i>Sheriff</i>
COMPANY:	DATE: <i>3-11-07</i>
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: <i>2</i>
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: <i>C. Casey</i>	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.

GOLDBECK McCAFFERTY & McKEEVER  
A PROFESSIONAL CORPORATION

SUITE 5000, MELLON INDEPENDENCE CENTER  
701 MARKET ST. PHILADELPHIA, PA 19106  
(215) 627-1322

**FIRSTTRUST**

800.220.BANK / firsttrust.com

3-7380-2360

03/13/2009

374045

PAY  
TO THE  
ORDER OF

**SHERIFF OF COLUMBIA COUNTY**

\$ \*\*1,697.75

ONE THOUSAND SIX HUNDRED NINETY-SEVEN AND 75 / 100

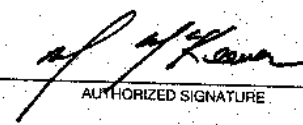
DOLLARS

Sheriff's Office

PO Box 380

Bloomsburg PA, 17815

MORTGAGE DISBURSEMENT ACCOUNT

  
AUTHORIZED SIGNATURE

Security features. Details on back.



MEMO

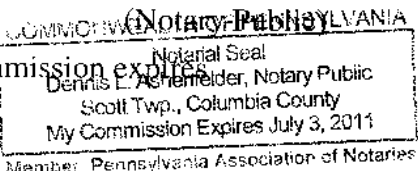
Creasy

⑈374045⑈ ⑆236073801⑆ 70 1100018⑈

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula J. Barry 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 January 14, 21, 28, 2009 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....  
Sworn and subscribed to before me this 30th day of Jan 2009..

.....  
My commission expires  
  
Notary Public  
Dennis L. Achenfelder, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2011  
Member Pennsylvania Association of Notaries

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.

.....

PARCELID: 040-02-039-001

TAX YEAR: 2009

ALTERNATE ID:

VERSION:

UPDATED:

A. HOFFMAN

on 01/23/2009 03:23 pm

CUR

Owner CREASY CHARLES H & DONNA A

Multi-View N

Billroll	PRIM	PRIMARY
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**Figure 6**

Date Rec'd 01/23/2009

Location: 1730 SPRING GARDEN AVE

Owner Occupied

## Back to the Future

Delq Year	Billroll	Tax	Penalty	Interest	Fees/ Other	Total
2008	PRIM	1,260.00	111.81	.00	15.00	1,386.81
	Total	1,260.00	111.81	.00	15.00	1,386.81

Last Payment

Last Notice Date: 01/28/2009

NOT

Stay Agreement NO

State Bar

Tax Sale Type

## Tax Sale Status

 $1,386.81 +$ 

10.29+ Interest for Feb.  
5.+ Lien Cert.

003

1,402.1 \* Total amount due  
for February



**FEBRUARY 4, 2009**

- 9:00 AM JEFFERY WHITENIGHT—237 SLABTOWN RD CATAWISSA—20-04A-003 NO taxes Due
- 9:00 AM BRENDA HARGRAVES—10 FIRST AVE. BERWICK—07-01A-010 2007 + 2008 Taxes Due
- 9:00 AM ROGER RESSEGUIE—256 THOMAS ROAD BLOOMSBURG—26-04-007 NO taxes Due
- 9:00 AM TOM FENSTERMACHER & HENRY GEORGE BELLUM—4087 SAWMILL RD BLOOMSBURG—31-02-012  
BKRPT? Yes 2006, 2007 + 2008 taxes Due
- 9:00 AM ANDREW & NICOLE HOKE—209 E. FRONT ST. BERWICK—04A-06-055 NO taxes Due
- 9:00 AM AARON & HOLLY PATTERSON—239 E 8<sup>TH</sup> STREET BERWICK—04A-04-097 NO taxes Due
- 9:30 AM MARK & JOSELLE MULLERY—6130 OLD BERWICK RD BLOOMSBURG—12-03C-002 2007 + 2008 Taxes Due
- 9:30 AM MICHAEL & PENNY NEARHOOF—66 BUCKHORN RD BLOOMSBURG—~~18-02A-050~~  
STAYED TIL MAR 25 0930 AM
- 9:30 AM STEPHAN LEVAN, JR.—20 AMRON DRIVE BLOOMSBURG—12-05D-015 NO taxes Due
- 9:30 AM JOHN GOMEZ—75 LOWER HILLTOP ROAD BERWICK—07-03-A-055 & 07-03-A-062 NO taxes Due
- 9:30 AM JASON & CHRISTINA HOCK—355 PEARL ST. BERWICK—04A-01-115 NO taxes Due
- 9:30 AM BYRON & SANDRA YOST—1096 RIDGE ROAD ORANGEVILLE—15-17A-008 NO taxes Due
- 10:00 AM BARBARA & DALE YOUNG—1044 WEST STREET MIFFLINVILLE—23-05F-028-05 NO taxes Due
- 10:00 AM HAROLD HAUCK—734 CATHERINE STREET BLOOMSBURG—05E-02-021 NO taxes Due
- 10:00 AM RONALD & LINDA MILLER—3081 COLUMBIA BLVD BLOOMSBURG—31-04-040 2007 + 2008 Taxes Due
- 10:00 AM CHARLES CREASY—1730 SPRING GARDEN AVE. BERWICK—04D-02-038 2008 Taxes Due
- 10:00 AM KATHLEEN & TIMOTHY THORYK—1429 SPRING GARDEN AVE. BERWICK—04D-08-074 NO taxes Due
- 10:00 AM JOSHUA FOUGHT—515 N. ARCH ST. BERWICK—04D-08-220 NO taxes Due

180

**GOLDBECK McCAFFERTY & McKEEVER**  
A PROFESSIONAL CORPORATION  
SUITE 5000 MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
WWW.GOLDBECKLAW.COM

January 7, 2009

SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815

RE: No. 2008-CV-852-MF

**SHERRI J CREASY a/k/a SHERRI BOWEN, As Executrix**  
**of the Estate of Charles H. Creasy, Deceased**

Real Estate Division:

The above case may be sold on February 04, 2009. It has been properly served in accordance with Rule 3129.

Very truly yours,

GOLDBECK McCAFFERTY & McKEEVER

By: **Antoniette Black, Paralegal**  
Phone: (215) 825-6347 (direct dial)  
Fax: (215) 825-6447  
Email: [ablack@goldbecklaw.com](mailto:ablack@goldbecklaw.com)

GOLDBECK McCAFFERTY & McKEEVER  
BY: Michael T. McKeever  
Attorney I.D.#56129  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

64826FC  
CF: 05/16/2008  
SD: 02/04/2009  
\$72,332.43

Attorney for Plaintiff

CITIFINANCIAL SERVICES, INC.

1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

Plaintiff

vs.

SHERRI J CREASY a/k/a SHERRI BOWEN, As  
Executrix of the Estate of Charles H. Creasy, Deceased  
**Mortgagor(s) and  
Record Owner(s)**

1730 Spring Garden Avenue  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2008-CV-852-MF

**CERTIFICATE OF SERVICE**  
**PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)**

Michael T. McKeever, Esquire, Attorney for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ☐ Personal Service by the Sheriff's Office/competent adult (copy of return attached).
- ☐ Certified mail by Michael T. McKeever (original green Postal return receipt attached).
- ☐ Certified mail by Sheriff's Office.
- ☐ Ordinary mail by Michael T. McKeever, Esquire to Attorney for Defendant(s) of record (proof of mailing attached).
- ☐ Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
- ☐ Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

- ☒ Premises was posted by Sheriff's Office/~~competent adult (copy of return attached).~~ **PER DEPUTY ALLEN (10/28/08)**
- ☐ Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
- ☒ Certified Mail & ordinary mail by Michael T. McKeever (original receipt(s) for Certified Mail attached).
- ☐ Published in accordance with court order (copy of publication attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Michael T. McKeever, Esquire (copies of proofs of mailing attached).

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

Respectfully submitted,

*Michael T. McKeever*  
BY: Michael T. McKeever, Esquire  
Attorney for Plaintiff

Name and Address of Sender  
**GOLDBECK**  
**SUITE 5000**  
**701 MARKET STREET**  
**PHILADELPHIA, PA**  
**19106-1532**

Check type of mail or service:

- ☐ Certified  
☐ COD  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured

- ☐ Recorded Delivery (International)  
☐ Registered  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation

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

Postmark and  
Date of Receipt

Fee  
Handling  
Charge

Postage

Addressee (Name, Street, City, State, & ZIP Code)

Article Number

Ac  
RF

Postage

Addressee (Name, Street, City, State, & ZIP Code)

Article Number

1.

**CREASY, SHERRI J.**  
**1730 Spring Garden Avenue**  
**Berwick, PA 18603**

2.

**DOMESTIC RELATIONS OF COLUMBIA**  
**COUNTY**  
**PO Box 380**  
**Bloomsburg, PA 17815**

3.

**PA DEPARTMENT OF PUBLIC WELFARE -**  
**Bureau of Child Support Enforcement**  
**Health and Welfare Bldg. - Room 432**  
**Harrisburg, PA 17105-2675**  
**CREASY, JOHN**  
**1314 W. Front Street**  
**Berwick, PA 18603**

4.

**CREASY, JEREMY HOWARD**  
**1730 Spring Garden Avenue**  
**Berwick, PA 18603**

5.

**CREASY, JR., CHARLES JEFFREY**  
**1730 Spring Garden Avenue**  
**Berwick, PA 18603**

6.

**KNECHT, RICHARD W.**  
**BULL, BULL & KNECHT, LLP**  
**106-Market St**  
**Berwick, PA 18603**

7.

**OWENS, SUSAN**  
**1730 Spring Garden Avenue**  
**Berwick, PA 18603**

8.

**CREASY, SHERRI J.**  
**91 Warbler Drive**  
**Lawrenceburg, KY 40342**

**CREASY, SHERRI J.**  
**945 Harvey Vickers Rd**  
**Lot 4**  
**Douglas, GA 31535**

Total Number of Pieces  
Listed by Sender

Total Number of Pieces  
Received at Post Office

Postmaster: Per (Name of receiving employee)

PS Form 3877, February 2002 (Page 1 of 2)

64826FC Columbia County Sale Date:

SHERRI J CREASY a/k/a SHERRI BOWEN, As Executrix of the Estate of Charles H. Creasy, Deceased

See Privacy Act Statement on Reverse

Complete by Typewriter, Ink, or Ball Point Pen



02 1M  
0004241518  
MAILED FROM ZIP CODE 19108



\$ 05.60<sup>00</sup>

DEC 29 2008

Name and Address of Sender  
**GOLDBECK**  
**SUITE 5000**  
**701 MARKET STREET**  
**PHILADELPHIA, PA**  
**19106-1532**

Check type of mail or service:  
☐ Certified  
☐ COD  
☐ Registered  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured

☐ Recorded Delivery (International)  
☐ Registered  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation

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

Postmark and  
Date of Receipt

Article Number	Address (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	CLERK OF COURTS, COLUMBIA COUNTY 35 West Main Street Bloomsburg, PA 17815											
2.												
3.												
4.												
5.												
6.												
7.												
8.												



Total Number of Pieces Listed by Sender

Postmaster, Per (Name of receiving employee)

See Privacy Act Statement on Reverse

PS Form 3877, February 2002 (Page 1 of 2)  
64826FC Columbia County  
SHERRI J CREASY a/k/a SHERRI BOWEN, As Executrix of the Estate of Charles H. Creasy, Deceased

Complete by Typewriter, Ink, or Ball Point Pen  
Sale Date: 02/04/2009

CITIFINANCIAL SERVICES, INC.  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

vs.

SHERRI J. CREASY a/k/a SHERRI BOWEN, As  
Executrix of the Estate of Charles H. Creasy, Deceased  
1730 Spring Garden Avenue  
Berwick, PA 18603

IN THE COURT OF COMMON PLEAS  
OF Columbia COUNTY

2008-CV-852-MB  
CLERK OF COURT  
COLUMBIA COUNTY, PA  
2008 AUG 13 A 8:46  
PROCEEDINGS

ORDER

AND NOW, this 12 day of Aug, 2008, upon consideration of the Plaintiff's Motion for Substituted Service under Pa.R.C.P. 430(a) and it appearing to the Court that Plaintiff's good faith efforts to ascertain the present whereabouts of Defendant, Sherri J. Creasy a/k/a Sherri Bowen, As Executrix of the Estate of Charles H. Creasy, Deceased, has been unsuccessful, it is,  
ORDERED and DECREED:

that Plaintiff's Motion is granted and the Sheriff and/or Plaintiff is directed to Serve the Complaint in Mortgage Foreclosure upon Defendant, Sherri J. Creasy a/k/a Sherri Bowen, As Executrix of the Estate of Charles H. Creasy, Deceased, by posting a copy of the Complaint upon the premises 1730 Spring Garden Avenue, Berwick, PA, 18603, and Plaintiff is directed to serve the Complaint by certified and regular mail to the Defendant's last known addresses at 945 Harvey Vickers Road, Lot 4, Douglas, GA, 31535 and 91 Warbler Drive, Lawrenceburg, KY 40342, and that all further service of legal papers, including but not limited to motions, petitions and rules be made by certified and regular mail to Defendant's last known address and that Notice of Sheriff Sale pursuant to Pennsylvania Rule of Civil Procedure 3129 may be made upon Defendant, Sherri J. Creasy a/k/a Sherri Bowen, As Executrix of the Estate of Charles H. Creasy, Deceased, by sending copies of same to Defendant's last known address by certified and regular mail and by posting the premises.

BY THE COURT:

B/Scott W. Naus  
J.

Distribution list:

Michael T. McKeever, Esquire, Suite 5000 - Mellon Independence Center, 701 Market Street, Philadelphia, PA 19106-1532  
SHERRI J. CREASY a/k/a SHERRI BOWEN, As Executrix of the Estate of Charles H. Creasy, Deceased, 945 Harvey Vickers Rd Lot 4 Douglas, GA 31535

9612

Form 3877  
Domestic USPS Firm Mailing Book

Name and Address of Sender:

Permit Number

Sequence Number

JOSEPH A GOLDBECK JR  
MELLON INDEPENDENCE CENT  
701 MARKET ST STE 5000  
PHILADELPHIA, PA 19106

1022A

Ascent - MAC v7.50.7.50.J

Piece ID	Article #	Delivery Address Addressee Name	SS Type	Fee	Postage	Value Insur./Register	Sender Due	Charges Total
64826SC2-4.01	71114342363000463073	CREASY, SHERRI J. 945 Harvey Vickers Rd Lot 4 Douglas, GA 31535	C RRE	2.70 1.00	0.59			4.29
70851J02-12	71114342363000463080	OKKER, JAMES S. 620 St. John Street Allentown, PA 18103	C RRF	2.70 1.00	0.59			4.29
59262DF3-26	71114342363000463097	FRANK, DANIEL GERALD 4120 Warriors Mark Path Warriors Mark, PA 16877	C RRR	2.70 1.00	0.59			4.29
56830JC3-26	71114342363000463103	CALATAYUD, JOAO 1145 Cherry Drive Tobyhanna, PA 18466	C RRE	2.70 1.00	0.59			4.29
68348OV1-22	71114342363000463110	VENNARD, OLIVE M. 358 Cobham Park Road Warren, PA 16365	C RRE	2.70 1.00	0.59			4.29
56830VC3-26	71114342363000463127	CALATAYUD, VICTOR 1145 Cherry Drive Tobyhanna, PA 18466	C RRE	2.70 1.00	0.59			4.29
56830EC3-26	71114342363000463134	CALATAYUD, EVELYN A/K/A EVELYN 1145 Cherry Drive Tobyhanna, PA 18466	C RRE	2.70 1.00	0.59			4.29
GRP0324SR3-26	71114342363000463141	RAJA, SALLY ANN 330 Beaver Drive Tobyhanna, PA 18466	C RRE	2.70 1.00	0.59			4.29

Page Totals:	8	29.60	4.72	34.32
Cumulative Totals:	32	119.40	18.88	138.28

10.6

Form 3877  
Domestic USPS Firm Mailing Book

Name and Address of Sender:

JOSEPH A GOLDBECK JR  
MELLON INDEPENDENCE CENT  
701 MARKET ST STE 5000  
PHILADELPHIA, PA 19106

Permit Number

Sequence Number

1170A

Ascent - MAC v7.50.7.50.J

Piece ID	Article #	Delivery Address Addressee Name	SS Type	Fee	Postage	Value Insur./Register	Sender Due	Charges Total
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64826SC2-4	71114342363000484627	CREASY, SHERRI J. 91 Warbler Drive Lawrenceburg, KY 40342	C RRE	2.70 1.00	0.59			4.29
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64826SC2 4.01	71114342363000484634	CREASY, SHERRI J. 1730 Spring Garden Avenue Berwick, PA 18603	C RRE	2.70 1.00	0.59			4.29
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Page Totals:	2			7.40	1.18			8.58
Cumulative Totals:	2			7.40	1.18			8.58

USPS CERTIFICATION

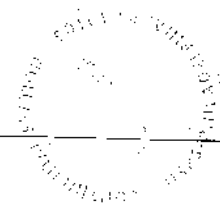
Total Number of Pieces Received: \_\_\_\_\_

Round Stamp: \_\_\_\_\_

Signature of Receiving Employee

Form 3877 (Facsimile) Date of Manifest: 12/29/2008

Page 1





**GOLDBECK McCAFFERTY & McKEEVER**

BY: Michael T. McKeever

Attorney I.D.#56129

Suite 5000 - Mellon Independence Center

701 Market Street

Philadelphia, PA 19106-1532

215-627-1322

Attorney for Plaintiff

CITIFINANCIAL SERVICES, INC.

1111 Northpoint Drive

Building 4, Suite 100

Coppell, TX 75019

Plaintiff

vs.

SHERRI J CREASY a/k/a SHERRI BOWEN, As  
Executrix of the Estate of Charles H. Creasy,  
Deceased

**Mortgagor(s) and Record Owner(s)**

1730 Spring Garden Avenue

Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2008-CV-852-MF

**SUPPLEMENTAL AFFIDAVIT PURSUANT TO RULE 3129**

CITIFINANCIAL SERVICES, INC., Plaintiff in the above action, by its attorney, Michael T. McKeever, Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

1730 Spring Garden Avenue  
Berwick, PA 18603

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

SHERRI J CREASY a/k/a SHERRI BOWEN, As Executrix of the Estate of Charles H. Creasy,  
Deceased  
1730 Spring Garden Avenue  
Berwick, PA 18603

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

SHERRI J CREASY a/k/a SHERRI BOWEN, As Executrix of the Estate of Charles H. Creasy,  
Deceased  
1730 Spring Garden Avenue  
Berwick, PA 18603

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

CLERK OF COURTS, COLUMBIA COUNTY  
35 West Main Street  
Bloomsburg, PA 17815

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
PO Box 380  
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
Harrisburg, PA 17105-2675

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

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

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

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.

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE INHERITANCE  
TAX DIVISION  
1131 Strawberry Square  
6th Floor  
Harrisburg, PA 17128

INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH  
1001 Liberty Avenue  
Thirteenth Floor, Suite 1300  
Pittsburgh, PA 15222

DEPARTMENT OF PUBLIC WELFARE  
ESTATE RECOVERY PROGRAM  
PO Box 8486, Willow Oak Building  
Harrisburg, PA 17105-8486

TENANTS/OCCUPANTS  
1730 Spring Garden Avenue  
Berwick, PA 18603

CREASY, JOHN  
1314 W. Front Street  
Berwick, PA 18603

CREASY, JEREMY HOWARD  
1730 Spring Garden Avenue  
Berwick, PA 18603

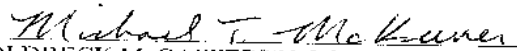
CREASY, JR., CHARLES JEFFREY  
1730 Spring Garden Avenue  
Berwick, PA 18603

OWENS, SUSAN  
1730 Spring Garden Avenue  
Berwick, PA 18603

(attach separate sheet if more space is needed)

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.

DATED: January 7, 2009

  
GOLDBECK McCAFFERTY & McKEEVER  
BY: Michael T. McKeever, Esq.  
Attorney for Plaintiff

## COMPLETE THIS SECTION ON DELIVERY

Signature 180  
 1. Received by (Printed Name) 180  
 B. Received by (Printed Name) 180  
 C. Date of Delivery 11-6-08  
 D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

## COMPLETE THIS SECTION ON DELIVERY

Signature 180  
 1. Received by (Printed Name) 180  
 B. Received by (Printed Name) 180  
 C. Date of Delivery NOV - 3 2008  
 D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

## COMPLETE THIS SECTION ON DELIVERY

Signature 180  
 1. Received by (Printed Name) 180  
 B. Received by (Printed Name) 180  
 C. Date of Delivery NOV 17 2008  
 D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

## COMPLETE THIS SECTION ON DELIVERY

Signature 180  
 1. Received by (Printed Name) 180  
 B. Received by (Printed Name) 180  
 C. Date of Delivery NOV 17 2008  
 D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

7007 2560 0002 1259 6349

7007 2560 0002 1259 6264

7007 2560 0002 1259 6356

007 0710 0002 4087

Return Receipt

102595-02-M-1540 : Return Receipt

102595-02-M-1540 : Return Receipt

102595-02-M-1540 : Return Receipt

## COMPLETE THIS SECTION ON DELIVERY

Signature 180  
 1. Received by (Printed Name) 180  
 B. Received by (Printed Name) 180  
 C. Date of Delivery OCT 30 2008  
 D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

## COMPLETE THIS SECTION ON DELIVERY

Signature 180  
 1. Received by (Printed Name) 180  
 B. Received by (Printed Name) 180  
 C. Date of Delivery NOV 10 2008  
 D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

## COMPLETE THIS SECTION ON DELIVERY

Signature 180  
 1. Received by (Printed Name) 180  
 B. Received by (Printed Name) 180  
 C. Date of Delivery NOV 10 2008  
 D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

## COMPLETE THIS SECTION ON DELIVERY

Signature 180  
 1. Received by (Printed Name) 180  
 B. Received by (Printed Name) 180  
 C. Date of Delivery NOV 10 2008  
 D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

102595-02-M-1540 : Return Receipt

Return Receipt

102595-02-M-1540 : Return Receipt

102595-02-M-1540 : Return Receipt

102595-02-M-1540 : Return Receipt

## SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 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.

## COMPLETE THIS SECTION ON DELIVERY

Signature 180  
 1. Received by (Printed Name) 180  
 B. Received by (Printed Name) 180  
 C. Date of Delivery OCT 30 2008  
 D. Is delivery address different from item 1? ☐ Yes

## SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 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.

## COMPLETE THIS SECTION ON DELIVERY

Signature 180  
 1. Received by (Printed Name) 180  
 B. Received by (Printed Name) 180  
 C. Date of Delivery OCT 30 2008  
 D. Is delivery address different from item 1? ☐ Yes

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.

CITIFINANCIAL SERVICES, INC.

VS.

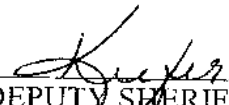
CHARLES CREASY

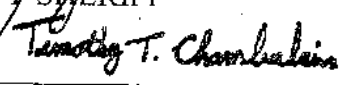
WRIT OF EXECUTION #180 OF 2008 ED

POSTING OF PROPERTY

January 5, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF CHARLES CREASY AT 1730 SPRING GARDEN AVE. BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY DEPUTY SHERIFF KRISTOPHER KEEFER.

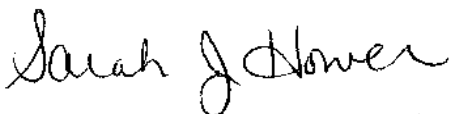
SO ANSWERS:

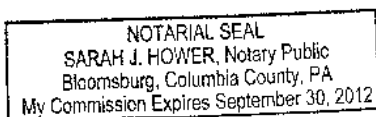
  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 7<sup>TH</sup> DAY OF JANUARY 2009





TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 388  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

CITIFINANCIAL SERVICES, INC.

Docket # 180ED2008

VS

MORTGAGE FORECLOSURE

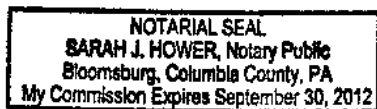
SHERRI J. CREASY A/K/A SHERRI BOWEN,  
AS EXECUTRIX OF THE ESTATE OF  
CHARLES H. CREASY, DECEASED

AFFIDAVIT OF SERVICE

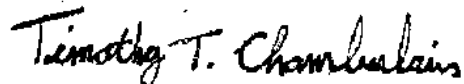
NOW, THIS TUESDAY, OCTOBER 28, 2008, AT 4:50 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON SHERRI CREASY AKA SHERRI BOWEN AT, BY POSTING TO 1730 SPRING GARDEN AVENUE BERWICK A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT

SWORN AND SUBSCRIBED BEFORE ME  
THIS MONDAY, JANUARY 05, 2009

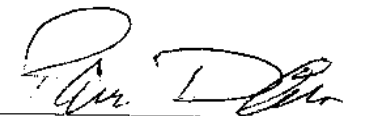
  
NOTARY PUBLIC



SO ANSWERS,



SHERIFF TIMOTHY T. CHAMBERLAIN

X   
P. D'ANGELO  
DEPUTY SHERIFF

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: CERTIFIED MAILING  
DATE RECEIVED 1/27/2008

SERVICE# 1 - OF - 20 SERVICES  
DOCKET # 180ED2008

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT SHERRI J. CREASY A/K/A SHERRI BOWEN, AS  
EXECUTRIX OF THE ESTATE OF CHARLES H. CREASY,  
DECEASED

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
SHERRI CREASY AKA SHERRI BOWEN
<del>945 HARVEY VICKERS ROAD, LOT 4</del>
DOUGLAS

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

post at 1730 Spring Garden Ave.  
Berwick

SERVED UPON POSTED / VACANT

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

DATE 10-28-08 TIME 1650 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

*[Signature]*

DATE 10-28-08

LAW OFFICES  
**BULL, BULL & KNECHT, LLP**  
106 MARKET STREET  
BERWICK, PA 18603

ROBERT A. BULL  
RICHARD W. KNECHT  
ANTHONY J. McDONALD

TELEPHONE (570) 759-1231  
FAX (570) 759-3680  
E-MAIL: [bbkllp@pa.metrocast.net](mailto:bbkllp@pa.metrocast.net)

ROBERT E. BULL (*Retired*)

December 1, 2008

Goldbeck McCafferty & McKeever

VIA FACSIMILE 215-825-6447

Re: Owner/Defendant(s): Sherri J. Creasy a/k/a Sherri Bowen as Executrix of the Estate of Charles H. Creasy, Deceased  
Property to Be Sold: 1730 Spring Garden Avenue, Berwick, PA 18603  
Date of Sale: Wednesday, February 4, 2009  
Place of Sale: Sheriff's Office, Courthouse, Bloomsburg, PA  
Time of Sale: 10:00 a.m.  
Judgment Amount: \$72,332.43  
Foreclosure Docket: 2008-CV-852-MF  
Executing Creditor: CitiFinancial Services, Inc.

To Whom It May Concern:

Please note that I no longer represent either Sherri J. Creasy a/k/a Sherri Bowen, as Executrix of the Estate of Charles H. Creasy, deceased, or the Estate of Charles H. Creasy, deceased. The Executrix terminated my services, as she desired to obtain an attorney in her home state. That action occurred shortly after I probated the Last Will and Testament of Charles H. Creasy.

The last known forwarding address that I have for Ms. Creasy is as follows:

Sherri J. Creasy, now by marriage, Sherri Bowen, Executrix  
945 Harvey Vickers Road, Lot #4  
Douglas, GA 31535

Sincerely,

Richard W. Knecht

RWK:ks

cc: Timothy T. Chamberlain, Sheriff of Columbia County  
Sherri Bowen



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 1/27/2008

SERVICE# 7 - OF - 20 SERVICES  
DOCKET # 180ED2008

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT SHERRI J. CREASY A/K/A SHERRI BOWEN, AS  
EXECUTRIX OF THE ESTATE OF CHARLES H. CREASY,  
DECEASED

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

<b>PERSON/CORP TO SERVED</b>
JOHN CREASY
1314 W. FRONT STREET
BERWICK

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON

John

RELATIONSHIP

IDENTIFICATION

DATE 11-30

TIME

1810

MILEAGE

10

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
<u>10.29.08</u>	<u>1445</u>	<u>DANIEL</u>	<u>1/c</u>
<u>10.31.08</u>	<u>1515</u>	<u>DANIEL</u>	<u>1/c</u>
<u>11.12.08</u>	<u>1045</u>	<u>DANIEL</u>	<u>1/c</u>

DEPUTY

Paul D. [Signature]

DATE

11-13-08

LEFT CARD 3 OCCASIONS - DOESN'T ANSWER  
DOESN'T CALL.

150

LAW OFFICES  
**BULL, BULL & KNECHT, LLP**  
106 MARKET STREET  
BERWICK, PA 18603

ROBERT A. BULL  
RICHARD W. KNECHT  
ANTHONY J. McDONALD

TELEPHONE (570) 759-1231  
FAX (570) 759-3880  
E-MAIL: [bbkllp@pa.metrocast.net](mailto:bbkllp@pa.metrocast.net)

ROBERT E. BULL (*Retired*)

November 7, 2008

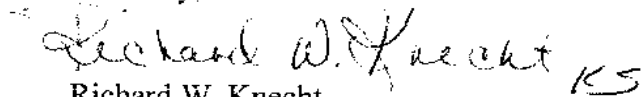
Timothy T. Chamberlain  
Sheriff of Columbia County  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Re: CitiFinancial Services, Inc. v. Sherri J. Creasy a/k/a Sherri Bowen, Executrix  
Of the Estate of Charles H. Creasy, Deceased  
Docket #180ED2008  
JD#852JD2008

Dear Sheriff Chamberlain:

I am in receipt of your Notice of upcoming Sheriff's Sale referenced above. Please be advised that I do not represent the Estate of Charles H. Creasy nor do I represent Sherri Bowen. I am enclosing for your information, a copy of the Withdrawal of Appearance which was recorded February 13, 2008 as well as a copy of my letter to Ms. Bowen withdrawing my appearance. To my knowledge, this is her current address. Please feel free to contact her directly.

Sincerely,

  
Richard W. Knecht

RWK:ks

Enclosures

cc: Sherri Bowen

ESTATE OF CHARLES H. CREASY  
FILE NO.: 1907-0307  
DATE OF DEATH: SEPTEMBER 28, 2007

**WITHDRAWAL OF APPEARANCE**

**TO BEVERLY J. MICHAEL, REGISTER OF WILLS:**

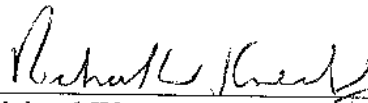
Per copy of the attached correspondence, please withdraw my Appearance on behalf of the Estate of Charles H. Creasy and Sherri J. Creasy, now by marriage, Sherri Bowen, Executrix, in the above-captioned matter. Please forward any future correspondence or notices to Sherri J. Creasy, now by marriage, Sherri Bowen, Executrix at 945 Harvey Vickers Road, Lot #4, Douglas, GA 31535.

BEVERLY J. MICHAEL  
REGISTER AND RECORDER  
COLUMBIA COUNTY  
Pennsylvania

INSTRUMENT NUMBER  
**200801329**  
RECORDED ON  
**Feb 13, 2008**  
**10:22:59 AM**  
FILE NUMBER  
1907-0307

RECORDING FEES - \$0.00  
REORDER  
TOTAL PAID \$0.00

SER: BJM  
CUSTOMER  
RICHARD W. KNECHT

  
Richard W. Knecht, Esquire  
Bull, Bull & Knecht LLP  
106 Market Street  
Berwick, PA 18603  
(570) 759-1231  
I.D. #41257

cc: Sherri Bowen, Executrix  
Joseph Blass, Columbia County Court Administrator

FEB 14 2008

November 9, 2007

Sherri Bowen, Executrix  
945 Harvey Vickers Road  
Lot #4  
Douglas, GA 31535

Re: Estate of Charles H. Creasy

Dear Ms. Bowen:

I am forwarding all original documents that were provided to me by either yourself or the Creasy children. Please note that I have not retained any copies, other than the documentation that I prepared with respect to probating the estate. I am also enclosing copies of those documents, together with the remainder of the short certificates.

I have also enclosed a statement for my professional services together with a Release that must be signed and returned to me for filing with the Columbia County Register of Wills. Please note that I will file a Petition to withdraw if you do not return the Release. There are certain timelines and obligations that must be met with regard to handling an estate, and as I currently appear the attorney of record, it is my responsibility to comply and, in the event that there is non-compliance, I will receive the Notices and/or Citations.

You have a right to handle this estate by yourself. However, in the event that a third party represents you, then that party must be a licensed practitioner in the Commonwealth of Pennsylvania. It now becomes your responsibility to insure that you comply with all requirements of the Pennsylvania Probate Code. If you have any questions, please do not hesitate to contact me.

Sincerely,

Richard W. Knecht, Esquire

RWK:ks

Enclosures

cc: Beverly Michael, Register of Wills

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 11/06/2008

Fee: \$5.00

Cert. NO: 5341

CREASY CHARLES H & DONNA A  
1730 SPRING GARDEN AVENUE  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 0281 -0523  
Location: LOT 9  
Parcel Id:04D-02 -038-00,000

Assessment: 20,880  
Balances as of 11/06/2008

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

By: Timoth T. Chamberlain Per: dm.  
Sheriff

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 1/27/2008

SERVICE# 14 - OF - 20 SERVICES  
DOCKET # 180ED2008

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT SHERRI J. CREASY A/K/A SHERRI BOWEN, AS  
EXECUTRIX OF THE ESTATE OF CHARLES H. CREASY,  
DECEASED

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
DOMESTIC RELATIONS	MORTGAGE FORECLOSURE
15 PERRY AVE.	
BLOOMSBURG	

SERVED UPON ~~MAUREEN~~ ~~COLS~~ MAUREEN COLS

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION \_\_\_\_\_

DATE 11-5-8 TIME 1355 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

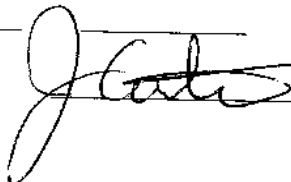
Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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 11-5-8