

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
CLARA BOWMAN (et al.)

Case Number
2013CV324

REAL ESTATE SALE REQUEST LEDGER

| <u>DATE</u> | <u>CATEGORY</u> | <u>MEMO</u> | <u>CHK #</u> | <u>DEBIT</u> | <u>CREDIT</u> |
|-------------|---------------------------------|-------------|--------------|--------------|---------------|
| 01/16/2014 | Advance Fee | Advance Fee | 00138428 | \$0.00 | \$1,350.00 |
| 01/16/2014 | Advertising Sale (Newspaper) | | | \$15.00 | \$0.00 |
| 01/16/2014 | Advertising Sale Bills & Copies | | | \$17.50 | \$0.00 |
| 01/16/2014 | Crying Sale | | | \$10.00 | \$0.00 |
| 01/16/2014 | Docketing | | | \$15.00 | \$0.00 |
| 01/16/2014 | Levy | | | \$15.00 | \$0.00 |
| 01/16/2014 | Mailing Costs | | | \$132.00 | \$0.00 |
| 01/16/2014 | Posting Handbill | | | \$15.00 | \$0.00 |
| 01/16/2014 | Press Enterprise Inc. | | | \$1,346.40 | \$0.00 |
| 01/16/2014 | Sheriff Automation Fund | | | \$50.00 | \$0.00 |
| 01/16/2014 | Web Posting | | | \$100.00 | \$0.00 |
| 03/12/2014 | Service | | | \$405.00 | \$0.00 |
| 03/12/2014 | Service Mileage | | | \$40.00 | \$0.00 |
| 03/12/2014 | Copies | | | \$13.50 | \$0.00 |
| 03/12/2014 | Notary Fee | | | \$15.00 | \$0.00 |
| 03/12/2014 | Tax Claim Search | | | \$5.00 | \$0.00 |
| 03/12/2014 | Surcharge | | | \$280.00 | \$0.00 |
| 06/11/2014 | Poundage | | | \$16.00 | \$0.00 |
| | | | | \$2,490.40 | \$1,350.00 |

| | |
|-----------------------|---------------------|
| TOTAL BALANCE: | \$(1,140.40) |
|-----------------------|---------------------|

5/c
SHERIFF'S OFFICE OF COLUMBIA COUNTY

T. mothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



800626

JP MORGAN CHASE BANK
vs.
CLARA BOWMAN (et al.)

Case Number
2013CV324

REAL ESTATE SALE REQUEST LEDGER

| <i>DATE</i> | <i>CATEGORY</i> | <i>MEMO</i> | <i>CHK #</i> | <i>DEBIT</i> | <i>CREDIT</i> |
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| | | | | \$2,490.40 | \$1,350.00 |
| | | | | TOTAL BALANCE: | \$(1,140.40) |

PO Box 380
Bloomsburg, PA 17815

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

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

Fax

To: Patrick Wirt

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: June 11, 2014

Re: Bowman foreclosure

CC:

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

● **Comments:**

I received your stay, attached is a cost sheet showing a balance due of \$1,140.40

Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax: 215-568-7616

Representing Lenders in
Pennsylvania

Foreclosure Manager

June 10, 2014

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v.
CLARA L. BOWMAN and HOWARD W. BOWMAN, JR
1332C UPPER RAVEN CREEK ROAD A/K/A 1332B UPPER RAVEN CREEK
ROADBENTON, PA 17814-7763
No.: 2013-CV-324

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for June 11, 2014 due to the following: The mortgage company is pursuing alternatives to foreclosure with the Defendant(s).

Please be advised that funds in the amount of \$799.76 were reported to have been received.

You are hereby directed to immediately discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. **In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.**

Thank you for your cooperation in this matter.

Very Truly Yours,
PATRICK WIRT for
Phelan Hallinan, LLP

Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax: 215-568-7616

Representing Lenders in
Pennsylvania

Foreclosure Manager

June 10, 2014

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v.
CLARA L. BOWMAN and HOWARD W. BOWMAN, JR
1332C UPPER RAVEN CREEK ROAD A/K/A 1332B UPPER RAVEN CREEK
ROADBENTON, PA 17814-7763
No.: 2013-CV-324

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for June 11, 2014 due to the following: The mortgage company is pursuing alternatives to foreclosure with the Defendant(s).

Please be advised that no funds were reported to be received.

You are hereby directed to immediate discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. **In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.**

Thank you for your cooperation in this matter.

Very Truly Yours,
PATRICK WIRT for
Phelan Hallinan, LLP

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
JP MORGAN CHASE BANK

vs.

Defendant
CLARA BOWMAN
HOWARD BOWMAN

Attorney for the Plaintiff:

PHELAN & HALLINAN LLP
ONE PENN CENTER AT SUBURAN STATION
SUITE 1400 1617 JFK BLVD
PHILADELPHIA, PA 19103-1814

Sheriff's Sale Date: Wednesday, June 11, 2014

Writ of Execution No. : 2013CV324

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1332 C UPPER RAVEN CREKK ROAD, BENTON, PA 17814

Sheriff Costs

| | |
|---------------------------------|------------|
| Advertising Sale (Newspaper) | \$15.00 |
| Advertising Sale Bills & Copies | \$17.50 |
| Crying Sale | \$10.00 |
| Docketing | \$15.00 |
| Levy | \$15.00 |
| Mailing Costs | \$132.00 |
| Posting Handbill | \$15.00 |
| Press Enterprise Inc. | \$1,346.40 |
| Prothonotary, Acknowledge Deed | \$10.00 |
| Sheriff Automation Fund | \$50.00 |
| Sheriff's Deed | \$35.00 |
| Solicitor Services | \$75.00 |
| Transfer Tax Form | \$25.00 |
| Web Posting | \$100.00 |
| Service | \$405.00 |
| Service Mileage | \$40.00 |
| Distribution Form | \$25.00 |
| Copies | \$13.50 |
| Notary Fee | \$15.00 |
| Tax Claim Search | \$5.00 |
| Surcharge | \$280.00 |

Total Sheriff Costs **\$2,644.40**

Distribution Costs

| | |
|----------------|---------|
| Recording Fees | \$55.00 |
|----------------|---------|

Total Distribution Costs **\$55.00**

Grand Total: **\$2,699.40**

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

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

© Columbia County Sheriff's Office, Inc.

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

JP Morgan Chase Bank VS Clara + Harold Brunetti

NO. 11-14 ED NO. 324-13 JD

DATE/TIME OF SALE: June 11 0900

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

Phelan Hallinan, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Representing Lenders in
Pennsylvania

Foreclosure Manager

March 26, 2014

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v.
CLARA L. BOWMAN and HOWARD W. BOWMAN, JR
1332C UPPER RAVEN CREEK ROAD A/K/A 1332B UPPER RAVEN CREEK
ROADBENTON, PA 17814-7763
No.: 2013-CV-324

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for April 2, 2014 due to the following: CFPB - Modification Hold.

The Property is to be relisted for the June 11, 2014 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
Nancy Ellis for
Phelan Hallinan, LLP

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
JP MORGAN CHASE BANK

vs.

Defendant
CLARA BOWMAN
HOWARD BOWMAN

Attorney for the Plaintiff:

PHELAN & HALLINAN LLP
ONE PENN CENTER AT SUBURAN STATION
SUITE 1400 1617 JFK BLVD
PHILADELPHIA, PA 19103-1814

Sheriff's Sale Date: Wednesday, April 2, 2014

Writ of Execution No. : 2013CV324

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1332 C UPPER RAVEN CREKK ROAD, BENTON, PA 17814

Sheriff Costs

| | |
|---------------------------------|------------|
| Advertising Sale (Newspaper) | \$15.00 |
| Advertising Sale Bills & Copies | \$17.50 |
| Crying Sale | \$10.00 |
| Docketing | \$15.00 |
| Levy | \$15.00 |
| Mailing Costs | \$132.00 |
| Posting Handbill | \$15.00 |
| Press Enterprise Inc. | \$1,346.40 |
| Prothonotary, Acknowledge Deed | \$10.00 |
| Sheriff Automation Fund | \$50.00 |
| Sheriff's Deed | \$35.00 |
| Solicitor Services | \$75.00 |
| Transfer Tax Form | \$25.00 |
| Web Posting | \$100.00 |
| Service | \$405.00 |
| Service Mileage | \$40.00 |
| Distribution Form | \$25.00 |
| Copies | \$13.50 |
| Notary Fee | \$15.00 |
| Tax Claim Search | \$5.00 |
| Surcharge | \$280.00 |

Total Sheriff Costs **\$2,644.40**

Distribution Costs

Recording Fees \$55.00

Total Distribution Costs **\$55.00**

Grand Total: **\$2,699.40**

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

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

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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
JP MORGAN CHASE BANK

vs.

Defendant
CLARA BOWMAN
HOWARD BOWMAN

Attorney for the Plaintiff:

PHELAN & HALLINAN LLP
ONE PENN CENTER AT SUBURAN STATION
SUITE 1400 1617 JFK BLVD
PHILADELPHIA, PA 19103-1814

Sheriff's Sale Date: Wednesday, April 2, 2014

Writ of Execution No. : 2013CV324

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1332 C UPPER RAVEN CREKK ROAD, BENTON, PA 17814

Sheriff Costs

| | |
|---------------------------------|------------|
| Advertising Sale (Newspaper) | \$15.00 |
| Advertising Sale Bills & Copies | \$17.50 |
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| Docketing | \$15.00 |
| Levy | \$15.00 |
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| Service Mileage | \$40.00 |
| Distribution Form | \$25.00 |
| Copies | \$13.50 |
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Total Sheriff Costs **\$2,644.40**

Distribution Costs

Recording Fees \$55.00

Total Distribution Costs **\$55.00**

Grand Total: **\$2,699.40**

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

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

© Columbia County Sheriff's Office, 2013

Phelan Hallinan, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Representing Lenders in
Pennsylvania

Foreclosure Manager

March 19, 2014

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v.
CLARA L. BOWMAN and HOWARD W. BOWMAN, JR
1332C UPPER RAVEN CREEK ROAD BENTON, PA 17814-7763
No.: 2013-CV-324

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for March 19, 2014 due to the following: Per Sheriff.

The Property is to be relisted for the April 2, 2014 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
MANDY DAVID for
Phelan Hallinan, LLP

SHERIFF'S SALE COST SHEET

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

| | | |
|-----------------------------------|------------------|------------------|
| - DOCKET/RETURN | \$15.00 | |
| SERVICE PER DEF. | \$ <u>405.00</u> | |
| - LEVY (PER PARCEL | \$15.00 | |
| - MAILING COSTS | \$ <u>132.00</u> | |
| - ADVERTISING SALE BILLS & COPIES | \$17.50 | |
| - ADVERTISING SALE (NEWSPAPER) | \$15.00 | |
| MILEAGE | \$ <u>40.00</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>13.50</u> | |
| NOTARY | \$ <u>15.00</u> | |
| TOTAL ***** | | \$ <u>778.00</u> |

| | | |
|-------------------------|-------------------|-------------------|
| - WEB POSTING | \$150.00 | |
| - PRESS ENTERPRISE INC. | \$ <u>1346.40</u> | |
| - SOLICITOR'S SERVICES | \$75.00 | |
| TOTAL ***** | | \$ <u>1576.40</u> |

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

REAL ESTATE TAXES:

| | | | |
|--------------------|----|----|-------------|
| BORO, TWP & COUNTY | 20 | \$ | _____ |
| SCHOOL DIST. | 20 | \$ | _____ |
| DELINQUENT | 20 | \$ | <u>5.00</u> |
| TOTAL ***** | | \$ | <u>5.00</u> |

MUNICIPAL FEES DUE:

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

| | | |
|----------------------|----|---------------|
| SURCHARGE FEE (DSTE) | \$ | <u>280.00</u> |
| MISC. _____ | \$ | _____ |
| _____ | \$ | _____ |
| TOTAL ***** | | \$ <u>0-</u> |

TOTAL COSTS (OPENING BID) \$ 2699.40

Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax 215-568-7616

CHRISTINE SCHOFFLER
Legal Assistant, 1286

Representing Lenders in
Pennsylvania

Office of the Prothonotary
Columbia County Courthouse
35 W. Main St.
Bloomsburg, PA 17815

No.: 2013-CV-324
No.:

Re: BAYVIEW LOAN SERVICING, LLC VS. CLARA L. BOWMAN, and HOWARD W. BOWMAN,
JR
No.: 2013-CV-324, No.:

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.2 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

*****Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.*****

****Property is listed for the 04/02/2014 Sheriff Sale.****

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Very truly yours,

Phelan Hallinan, LLP

By:

CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN, LLP
John Michael Kolesnik, Esq., Id. No.308877
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
John.Kolesnik@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

BAYVIEW LOAN SERVICING, LLC
Plaintiff,

v.

CLARA L. BOWMAN
HOWARD W. BOWMAN, JR
Defendant(s)

COLUMBIA COUNTY
COURT OF COMMON PLEAS
CIVIL DIVISION
No.: 2013-CV-324
No.:

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY)

SS:

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".

Date:

3/10/14

John Michael Kolesnik, Esq., Id. No.308877
Attorney for Plaintiff

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

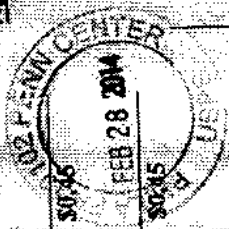
Name and Address of Sender

Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

AZK/SCS - 04/02/2014 SALE

US POSTAGE
PITNEY BOWES
ZP 19103 \$ 006.47
02 1M
0001981191FEB 28 2014

| Line | Article Number | Name of Addressee, Street, and Post Office Address | Postage |
|-----------------------------|----------------|--|---------|
| 1 | **** | WILLIAM D. BARBER C/O CITRUS ENERGY ATTN: JERRY WESTLAKE 2600 NETWORK BOULEVARD, SUITE 400 FRISCO, TX 75034 | \$0.45 |
| 2 | **** | WILLIAMS PRODUCTION APPALACHIA LLC ONE WILLIAMS CENTER, SUITE 2600 TULSA, OK 74172 | \$0.45 |
| 3 | **** | DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE, P.O. BOX 380 BLOOMSBURG, PA 17815 | \$0.45 |
| 4 | **** | COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE, P.O. BOX 2675 HARRISBURG, PA 17105 | \$0.45 |
| 5 | **** | INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222 | \$0.45 |
| 6 | **** | U.S. DEPARTMENT OF JUSTICE, U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING 228 WALNUT STREET, SUITE 220, PO BOX 11754 HARRISBURG, PA 17108-1754 | \$0.45 |
| 7 | | JOHN C. KRUEGER 5930E ROYAL LANE, SUITE 1113 DALLAS, TX 75230 | \$0.45 |
| 8 | | PENNSYLVANIA HOUSING FINANCE AGENCY 211 NORTH FRONT STREET, P.O. BOX 15530 HARRISBURG, PA 17105-5530 | \$0.45 |
| 9 | | PENNSYLVANIA HOUSING FINANCE AGENCY HOMEOWNERS EMERGENCY MORTGAGE ASSISTANCE PROGRAM 211 NORTH FRONT STREET, P.O. BOX 15530 HARRISBURG, PA 17105-5530 | \$0.45 |
| 10 | | RAEGAYLE, LLC 61 McMURRAY ROAD PITTSBURGH, PA 15241 | \$0.45 |
| 11 | | WILLIAM D. BARBER 2189 BROKEN BEND LANE FRISCO, TX 75034 | \$0.45 |
| RE: CLARA L. POWMAN SCUMMER | | | \$0.45 |



The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of damaged or destroyed documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$2,000 for registered mail, sent with optional insurance. See Domestic Mail Manual 9500.9913 and 9921 for limitations of coverage.

Total Number of Pieces Listed by Sender
Received at Post Office

Name and
Address
Of Sender

Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103



AZK/SGS - 04/02/2014 SALE

U.S. POSTAGE
ZIP 19103
\$006.00
0001381191 FEB 28 2014

| Line | Article Number | Name of Addressee, Street, and Post Office Address | Postage |
|---|----------------|--|-----------|
| 1 | **** | TENANT/OCCUPANT 1332C UPPER RAVEN CREEK ROAD BENTON, PA 17814-7763 | \$0.45 |
| 2 | **** | CITRUS ENERGY CORPORATION 399 PERRY STREET, SUITE 203 CASTLE ROCK, CO 80104 | \$0.45 |
| 3 | **** | CITRUS ENERGY CORPORATION C/O JOHN C. KRUEGER 350-C MAYFIELD ROAD CLARION, PA 16214 | \$0.45 |
| 4 | **** | CITRUS ENERGY CORPORATION C/O LIRAH RESOURCES LTD 701 EAST SECOND AVENUE NIXON, TX 78140 | \$0.45 |
| 5 | **** | CLEARWATER ENTERPRISES LLC 301 NORTHWEST 63RD STREET, SUITE 630 OKLAHOMA CITY, OK 73116 | \$0.45 |
| 6 | **** | CLEARWATER ENTERPRISES LLC C/O CITRUS ENERGY CORPORATION ATTN: JANE KELLEY 5601 DEMOCRACY DRIVE PLANO, TX 75024 | \$0.45 |
| 7 | **** | CLEARWATER ENTERPRISES LLC C/O WILLIAMS PRODUCTION APPALACHIA, LLC ATTN: CYNTHIA MARINELLA ONE WILLIAMS CENTER MD 26-7 TULSA, OK 74172-0140 | \$0.45 |
| 8 | **** | COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES INHERITANCE TAX DIVISION 6TH FLOOR, STRAWBERRY SQ DEPT 280601 HARRISBURG, PA 17126 | \$0.45 |
| 9 | **** | DEPARTMENT OF PUBLIC WELFARE, TRU CASUALTY UNIT, ESTATE RECOVERY PROGRAM P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105 | \$0.45 |
| 10 | **** | HAT CREEK ENERGY LLC C/O MARY S. NEUMANN 3575 CHERRY CREEK NORTH DRIVE DENVER, CO 80209 | \$0.45 |
| PENNY L. ROWMAN (COLUMBIA) PH# 8006261071 | | | Writ Team |

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the transportation of nonnegotiable documents under Express Mail document reimbursement insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual P-900 (S11) and S971 for limitations of coverage.

Total Number of Pieces Received at Post Office

Form 3877 Facsimile

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

JP MORGAN CHASE BANK

Defendant

CLARA BOWMAN
HOWARD BOWMAN

vs.

Attorney for the Plaintiff:

PHELAN & HALLINAN LLP
ONE PENN CENTER AT SUBURAN STATION
SUITE 1400 1617 JFK BLVD
PHILADELPHIA, PA 19103-1814

Sheriff's Sale Date: Wednesday, March 19, 2014

Writ of Execution No. : 2013CV324

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1332 C UPPER RAVEN CREKK ROAD, BENTON, PA 17814

Sheriff Costs

| | |
|---------------------------------|------------|
| Advertising Sale (Newspaper) | \$15.00 |
| Advertising Sale Bills & Copies | \$17.50 |
| Crying Sale | \$10.00 |
| Docketing | \$15.00 |
| Levy | \$15.00 |
| Mailing Costs | \$132.00 |
| Posting Handbill | \$15.00 |
| Press Enterprise Inc. | \$1,346.40 |
| Prothonotary, Acknowledge Deed | \$10.00 |
| Sheriff Automation Fund | \$50.00 |
| Sheriff's Deed | \$35.00 |
| Solicitor Services | \$75.00 |
| Transfer Tax Form | \$25.00 |
| Web Posting | \$100.00 |
| Service | \$405.00 |
| Service Mileage | \$40.00 |
| Distribution Form | \$25.00 |
| Copies | \$13.50 |
| Notary Fee | \$15.00 |
| Tax Claim Search | \$5.00 |
| Surcharge | \$280.00 |

Total Sheriff Costs \$2,644.40

Distribution Costs

| | |
|----------------|---------|
| Recording Fees | \$55.00 |
|----------------|---------|

Total Distribution Costs \$55.00

Grand Total: \$2,699.40

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

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

Columbia County Sheriff's Office, Inc.

Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax 215-568-7616

CHRISTINE SCHOFFLER
Legal Assistant, 1286

Representing Lenders in
Pennsylvania

Office of the Prothonotary
Columbia County Courthouse
35 W. Main St.
Bloomsburg, PA 17815

No.: 2013-CV-324
No.:

Re: BAYVIEW LOAN SERVICING, LLC VS. CLARA L. BOWMAN, and HOWARD W. BOWMAN,
JR
No.: 2013-CV-324, No.:

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.2 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

*****Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.*****

****Property is listed for the 03/18/2014 Sheriff Sale.****

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Very truly yours,

Phelan Hallinan, LLP

By:

CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Adam.Davis@PhelanHallinan.com
215-563 7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

BAYVIEW LOAN SERVICING, LLC
Plaintiff,

v.

CLARA L. BOWMAN
HOWARD W. BOWMAN, JR
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No.: 2013-CV-324
: No.:

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA.)
PHILADELPHIA COUNTY)

SS:

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".



Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

Date: 2/20/14

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Name and
Address
Of Sender

Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

AZK/SCS -- 03/19/2014 SALE

| Line | Article Number | Name of Addressee, Street, and Post Office Address | Postage |
|------|----------------|--|---------|
| 1 | 9444 | WILLIAM D. BARBER C/O CITRUS ENERGY ATTN: TERRY WESTLAKE 2600 NETWORK BOULEVARD, SUITE 400 FRISCO, TX 75034 | \$0.45 |
| 2 | 9444 | WILLIAMS PRODUCTION APPALACHIA LLC ONE WILLIAMS CENTER, SUITE 2600 TULSA, OK 74172 | \$0.45 |
| 3 | 9444 | DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE, P.O. BOX 380 BLOOMSBURG, PA 17815 | \$0.45 |
| 4 | 9444 | COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE, P.O. BOX 2675 HARRISBURG, PA 17105 | \$0.45 |
| 5 | 9444 | INTERNAL REVENUE SERVICE ADVISORY 1060 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222 | \$0.45 |
| 6 | 9444 | U.S. DEPARTMENT OF JUSTICE, U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING 228 WALNUT STREET, SUITE 220, PO BOX 11754 HARRISBURG, PA 17108-1754 | \$0.45 |
| 7 | 9444 | JOHN C. KRUEGER 5930E ROYAL LANE, SUITE 113 DALLAS, TX 75230 | \$0.45 |
| 8 | 9444 | PENNSYLVANIA HOUSING FINANCE AGENCY 211 NORTH FRONT STREET, P.O. BOX 15530 HARRISBURG, PA 17105-5530 | \$0.45 |
| 9 | 9444 | PENNSYLVANIA HOUSING FINANCE AGENCY - HOMEOWNERS' EMERGENCY MORTGAGE ASSISTANCE PROGRAM 211 NORTH FRONT STREET, P.O. BOX 15530 HARRISBURG, PA 17105-5530 | \$0.45 |
| 10 | 9444 | RAEGAYLE, LLC 61 MCMURRAY ROAD PITTSBURGH, PA 15241 | \$0.45 |
| 11 | 9444 | WILLIAM D. BARBER 2189 BROKEN BEND LANE FRISCO, TX 75034 | \$0.45 |
| 12 | 9444 | RE: CLARA L. BOWMAN COBURN, JR. 0006261021 | \$9.45 |

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of damaged documents under Express Mail domestic reconstruction insurance is \$50,000 per piece subject to a limit of \$500.00 per occurrence. The maximum indemnity payable for Express Mail merchandise is \$500. The maximum indemnity payable is \$5,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900.5913 and S921 for limitations of coverage.

Postmaster, Per (Name of Receiving Employee)

Total Number of Pieces Received at Post Office

Name and
Address
Of Sender

Pholan Hailman, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103



AZK/SCS - 03/19/2014 SALE

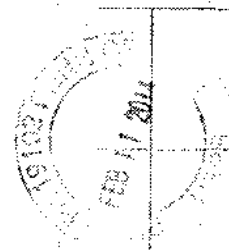
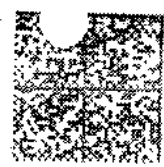
| Line | Article Number | Name of Addressee, Street, and Post Office Address | Postage |
|------|----------------|---|---------|
| 1 | **** | TENANT/OCCUPANT 1332C UPPER RAVEN CREEK ROAD BENTON, PA 17814-7763 | \$0.45 |
| 2 | **** | CITRUS ENERGY CORPORATION 399 PERRY STREET, SUITE 203 CASTLE ROCK, CO 80104 | \$0.45 |
| 3 | **** | CITRUS ENERGY CORPORATION C/O JOHN C. KRUEGER 350-C MAYFIELD ROAD CLARION, PA 16214 | \$0.45 |
| 4 | **** | CITRUS ENERGY CORPORATION C/O LIRAH RESOURCES LTD 701 EAST SECOND AVENUE NIXON, TX 78140 | \$0.45 |
| 5 | **** | CLEARWATER ENTERPRISES LLC 301 NORTHWEST 63RD STREET, SUITE 620 OKLAHOMA CITY, OK 73116 | \$0.45 |
| 6 | **** | CLEARWATER ENTERPRISES LLC C/O CITRUS ENERGY CORPORATION ATTN: JANE KELLEY 5601 DEMOCRACY DRIVE PLANO, TX 75024 | \$0.45 |
| 7 | **** | CLEARWATER ENTERPRISES LLC C/O WILLIAMS PRODUCTION APPALACHIA, LLC ATTN: CYNTHIA MARINELLA ONE WILLIAMS CENTER, MD 26-7 TULSA, OK 74172-0140 | \$0.45 |
| 8 | **** | COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES INHERITANCE TAX DIVISION 6TH FLOOR, STRAWBERRY SQ. DEPT 280601 HARRISBURG, PA 17128 | \$0.45 |
| 9 | **** | DEPARTMENT OF PUBLIC WELFARE, TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105 | \$0.45 |
| 10 | **** | HAT CREEK ENERGY LLC C/O MARY S. NEUMANN 3575 CHERRY CREEK NORTH DRIVE DENVER, CO 80209 | \$0.45 |

RE: CLARA L. BOWMAN (COLLIMBIO) - SHIP 800826/1021 Page 1 of 2 WHU Team

| | | |
|--|---|---|
| Total Number of Pieces Issued by Sender | 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 nonregistrable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$2,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R990 S913 and S921 for limitations of coverage. |
|--|---|---|

Form 3877 Facsimile

U.S. POSTAGE® PRIORITY MAIL
2P 19103 \$006.00
00073B1181FEB 11 2014



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

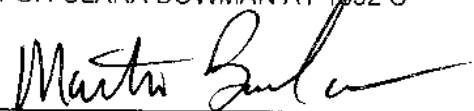


JP MORGAN CHASE BANK
vs.
CLARA BOWMAN (et al.)

Case Number
2013CV324

SHERIFF'S RETURN OF SERVICE

01/23/2014 01:40 PM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE HOWARD BOWMAN, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR CLARA BOWMAN AT 1332 C UPPER RAVEN CREKK ROAD, BENTON, PA 17814.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

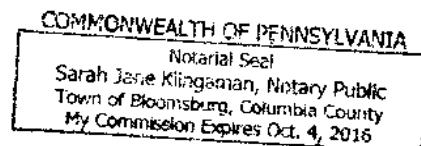

TIMOTHY T. CHAMBERLAIN, SHERIFF

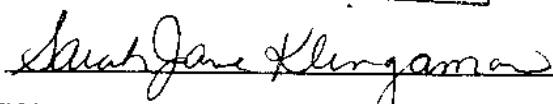
January 23, 2014

Affirmed and subscribed to before me this

NOTARY

23RD day of JANUARY, 2014





PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

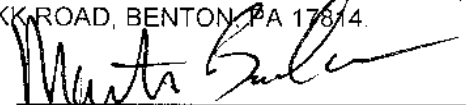


JP MORGAN CHASE BANK
vs.
CLARA BOWMAN (et al.)

Case Number
2013CV324

SHERIFF'S RETURN OF SERVICE

01/23/2014 01:40 PM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: HOWARD BOWMAN AT 1332 C UPPER RAVEN CREEK ROAD, BENTON, PA 17814.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS.


TIMOTHY T. CHAMBERLAIN, SHERIFF

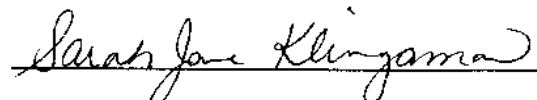
January 24, 2014

NOTARY

Affirmed and subscribed to before me this

24TH day of JANUARY, 2014

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



PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

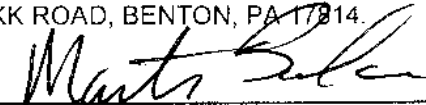


JP MORGAN CHASE BANK
vs.
CLARA BOWMAN (et al.)

Case Number
2013CV324

SHERIFF'S RETURN OF SERVICE

02/06/2014 01:10 PM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1332 C UPPER RAVEN CREKK ROAD, BENTON, PA 17814.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

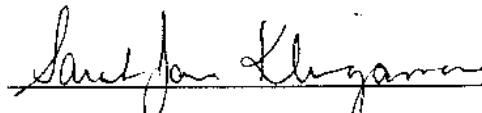
February 07, 2014

NOTARY

Affirmed and subscribed to before me this

7TH day of FEBRUARY 2014

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



PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK
vs.
CLARA BOWMAN (et al.)

Case Number
2013CV324

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 1332 C UPPER RAVEN CREEK ROAD
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: BACK DOOR

Relation:

Date: 2-6-14

Time: 1310

Deputy: 16

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2013CV324

1332 C UPPER RAVEN CREEK ROAD, BENTON, PA 17814, NO EXPIRATION

**JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION**

Plaintiff

v.

CLARA L. BOWMAN

HOWARD W. BOWMAN, JR

Defendant(s)

: **COURT OF COMMON PLEAS**

:

: **CIVIL DIVISION**

:

: **NO.: 2013-CV-324**

:

: **2014-ED-11**

:

: **COLUMBIA COUNTY**

AFFIDAVIT PURSUANT TO RULE 3129.1

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **1332C UPPER RAVEN CREEK ROAD A/K/A 1332B UPPER RAVEN CREEK ROAD, BENTON, PA 17814-7763**.

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

Name

Address (if address cannot be reasonably ascertained,
please so indicate)

CLARA L. BOWMAN

**1332C UPPER RAVEN CREEK ROAD A/K/A
1332B UPPER RAVEN CREEK ROAD
BENTON, PA 17814-7763**

HOWARD W. BOWMAN, JR

**1332C UPPER RAVEN CREEK ROAD A/K/A
1332B UPPER RAVEN CREEK ROAD
BENTON, PA 17814-7763**

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

Name

Address (if address cannot be reasonably
ascertained, please so indicate)

CLARA L. BOWMAN

**1332C UPPER RAVEN CREEK ROAD A/K/A
1332B UPPER RAVEN CREEK ROAD
BENTON, PA 17814-7763**

HOWARD W. BOWMAN, JR

**1332C UPPER RAVEN CREEK ROAD A/K/A
1332B UPPER RAVEN CREEK ROAD
BENTON, PA 17814-7763**

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

Name

Address (if address cannot be
reasonably ascertained, please indicate)

None.

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

Name

Address (if address cannot be
reasonably ascertained, please indicate)

**PENNSYLVANIA HOUSING FINANCE
AGENCY**

**211 NORTH FRONT STREET, P.O. BOX 15530
HARRISBURG, PA 17105-5530**

**PENNSYLVANIA HOUSING FINANCE
AGENCY - HOMEOWNERS' EMERGENCY
MORTGAGE ASSISTANCE PROGRAM**


**211 NORTH FRONT STREET, P.O. BOX 15530
HARRISBURG, PA 17105-5530**

5. Name and address of every other person who has any record lien on the property:
Name Address (if address cannot be reasonably ascertained, please indicate)
- None.**
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.
Name Address (if address cannot be reasonably ascertained, please indicate)
- RAEGAYLE, LLC 61 MCMURRAY ROAD
PITTSBURGH, PA 15241**
- CITRUS ENERGY CORPORATION 399 PERRY STREET, SUITE 203
CASTLE ROCK, CO 80104**
- CITRUS ENERGY CORPORATION C/O 350-C MAYFIELD ROAD
JOHN C. KRUEGER CLARION, PA 16214**
- CITRUS ENERGY CORPORATION C/O 701 EAST SECOND AVENUE
LIRAH RESOURCES LTD NIXON, TX 78140**
- CLEARWATER ENTERPRISES LLC 301 NORTHWEST 63RD STREET, SUITE 620
OKLAHOMA CITY, OK 73116**
- CLEARWATER ENTERPRISES LLC C/O 5601 DEMOCRACY DRIVE
CITRUS ENERGY CORPORATION ATTN: PLANO, TX 75024
JANE KELLEY**
- CLEARWATER ENTERPRISES LLC C/O ONE WILLIAMS CENTER, MD 26-7
WILLIAMS PRODUCTION APPALACHIA, TULSA, OK 74172-0140
LLC ATTN: CYNTHIA MARINELLA**
- HAT CREEK ENERGY LLC C/O MARY S. 3575 CHERRY CREEK NORTH DRIVE
NEUMANN DENVER, CO 80209**
- JOHN C. KRUEGER 5930E ROYAL LANE, SUITE 113
DALLAS, TX 75230**
- WILLIAM D. BARBER 2189 BROKEN BEND LANE
FRISCO, TX 75034**
- WILLIAM D. BARBER C/O CITRUS ENERGY 2600 NETWORK BOULEVARD, SUITE 400
ATTN: TERRY WESTLAKE FRISCO, TX 75034**
- WILLIAMS PRODUCTION APPALACHIA ONE WILLIAMS CENTER, SUITE 2600
LLC TULSA, OK 74172**
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:
Name Address (if address cannot be reasonably ascertained, please indicate)

| | |
|--|---|
| TENANT/OCCUPANT | 1332C UPPER RAVEN CREEK ROAD A/K/A 1332B UPPER RAVEN CREEK ROAD BENTON, PA 17814-7763 |
| COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES INHERITANCE TAX DIVISION | 6TH FLOOR, STRAWBERRY SQ. DEPT 280601 HARRISBURG, PA 17128 |
| DEPARTMENT OF PUBLIC WELFARE, TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM | P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105 |
| DOMESTIC RELATIONS OF COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE | P.O. BOX 2675 HARRISBURG, PA 17105 |
| INTERNAL REVENUE SERVICE ADVISORY | 1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222 |
| U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING | 228 WALNUT STREET, SUITE 220 PO BOX 11754 HARRISBURG, PA 17108-1754 |

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.A. § 4904 relating to unsworn falsification to authorities.

Date: 1/19/19

By: 
Phelan Hallinan, LLP
Adam H. Davis, Esq., Id. No. 203034
Attorney for Plaintiff
PHELAN HALLINAN, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815

Date: 01/28/2014

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 17004

BOWMAN CLARA L & HOWARD W JR
1332 B UPPER RAVEN CREEK RD
BENTON PA 17814

District: SUGARLOAF TWP
Deed: 0265 -0400
Location: 1332 B UPPER RAVEN CR
Parcel Id:32 -10 -014-02,000

Assessment: 29,746

Balances as of 01/28/2014

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

COLUMBIA COUNTY SHERIFF

TIMOTHY CHAMBERLAIN

By: _____

Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK
vs.
CLARA BOWMAN (et al.)

Case Number
2013CV324

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Shirley E. Lockard

Primary Address: 541 Camp Lavigne Road
Benton, PA 17814

Phone: 570-925-6817

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Deputy:

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

LOCKARD, SHIRLEY E.

2013CV324

541 CAMP LAVIGNE ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK
vs.
CLARA BOWMAN (et al.)

Case Number
2013CV324

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: Adult in Charge

Expires:

Warrant:

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

Serve To:

Name: HOWARD BOWMAN

Primary Address: 1332 C UPPER RAVEN CREEK ROAD
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

1-23-14

Time:

1340

Deputy:

100

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

-
-
-
-
-
-

BOWMAN, HOWARD

2013CV324

1332 C UPPER RAVEN CREEK ROAD, BENTON, PA 17814, NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK
vs.
CLARA BOWMAN (et al.)

Case Number
2013CV324

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: Adult in Charge

Expires:

Warrant:

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

Serve To:

Name: CLARA BOWMAN

Primary Address: 1332 C UPPER RAVEN CREEK ROAD
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

BOWMAN, CLARA

2013CV324

1332 C UPPER RAVEN CREEK ROAD, BENTON, PA 17814 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK
vs.
CLARA BOWMAN (et al.)

Case Number
2013CV324

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia County

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally ~~Adult In Charge~~ Posted Other

Adult In Charge: Karen Richendrfer

Relation: Clerk II

Date: 1-17-14

Time: 1:55

Deputy: 16

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

| | | | | | |
|----------|--|--|--|--|--|
| Date: | | | | | |
| Time: | | | | | |
| Mileage: | | | | | |
| Deputy: | | | | | |

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2013CV324 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
CLARA BOWMAN (et al.)

Case Number
2013CV324

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

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

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Debbie Miller

Relation: Clerk

Date: 1-17-14 Time: 13:45

Deputy: 16 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

| | | | | | | |
|----------|--|--|--|--|--|--|
| Date: | | | | | | |
| Time: | | | | | | |
| Mileage: | | | | | | |
| Deputy: | | | | | | |

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2013CV324

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

Document Receipt

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|---------|------|-------------------|-------------|-------------------|-----------------------|
| Trans # | 1842 | Carrier / service | USPS Server | First-Class Mail® | 1/17/2014 12:00:00 AM |
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Ship to:

INTERNAL REVENUE SERVICE
ADVISORY

1000 LIBERTY AVE ROOM 704

Tracking #: 71901140006000018460

Doc Ref #: 2014ED11

Postage 4.8100

PITTSBURGH PA 15222

Document Receipt

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|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 1845 | Carrier / service: | USPS Server | First-Class Mail® | 1/17/2014 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|-----------------------|

Ship to:

U.S. DEPT OF JUSTICE

U.S. ATTORNEY FOR THE
MIDDLE DIST OF PAFEDERAL BUILDING 228 WALNUT ST
SUITE 220

P.O. BOX 11754

HARRISBURG PA 17108

Tracking #: 71901140006000018491

Doc Ref #: 2014ED11

Postage 4.8100

Document Receipt

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|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 1839 | Carrier / service: | USPS Server | First-Class Mail® | 1/17/2014 12:00:00 AM |
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Ship to:

COMMONWEALTH OF PENNA

DEPT OF WELFARE

P.O. BOX 2675

Tracking #: 71901140006000018439

Doc Ref #: 2014ED11

Postage 4.8100

HARRISBURG PA 17128

Document Receipt

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|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 1838 | Carrier / service: | USPS Server | First-Class Mail® | 1/17/2014 12:00:00 AM |
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Ship to:

DEPT OF PUBLIC WELFARE TPL

CASUALTY UNIT, ESTATE
RECOVERY PROGRAMP.O. BOX 8486
WILLOW OAK BUILDINGTracking #: 71901140006000018422
Doc Ref #: 2014ED11
Postage 4.8100

HARRISBURG PA 17128

Document Receipt

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|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 1837 | Carrier / service: | USPS Server | First-Class Mail® | 1/17/2014 12:00:00 AM |
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Ship to:

COMMON OF PENNA

BUREAU OF INDIVIDUAL
TAXESINHERITANCE TAX DIVISION
6TH FLOOR STRAWBERRY SQ.

Tracking #: 71901140006000018415

Doc Ref #: 2014ED11

Postage 4.8100

HARRISBURG PA 17128

Document Receipt

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|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 1836 | Carrier / service: | USPS Server | First-Class Mail® | 1/17/2014 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|-----------------------|

Ship to:

WILLIAMS PRODUCTION APPALACHIA
LLC

ONE WILLIAMS CENTER SUITE 2600

Tracking #: 71901140006000018408

Doc Ref #: 2014ED11

Postage 4.8100

TULSA OK 74172

Document Receipt

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|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 1835 | Carrier / service: | USPS Server | First-Class Mail® | 1/17/2014 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|-----------------------|

Ship to:

WILLIAM D. BARBERC/O CITRUS
ENERGY

ATTN: TERRY WESTLAKE

2600 NETWORK BLVD SUITE 400

Tracking # 71901140006000018392

Doc Ref #: 2014ED11

Postage 4.8100

FRISCO TX 75034

Document Receipt

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| Trans # | 1834 | Carrier / service: | USPS Server | First-Class Mail® | 1/17/2014 12:00:00 AM |
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Ship to:

WILLIAM D. BARBER

2189 BROKEN BEND LANE

Tracking #: 71901140006000018385

Doc Ref #: 2014ED11

Postage 4.8100

FRISCO TX 75034

Document Receipt

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|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 1833 | Carrier / service: | USPS Server | First-Class Mail® | 1/17/2014 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|-----------------------|

Ship to:

JOHN C. KRUEGER

5930 E ROYAL LANE

SUITE 113

Tracking #: 71901140006000018378

Doc Ref #: 2014ED11

Postage 4.8100

DALLAS TX 75230

Document Receipt

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|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 1832 | Carrier / service: | USPS Server | First-Class Mail® | 1/17/2014 12:00:00 AM |
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Ship to:

HAT CREEK ENERGY LLC

C/O MARY S. NEUMANN

3575 CHERRY CREEK NORTH DRIVE

Tracking #: 71901140006000018361

Doc Ref #: 2014ED11

Postage 4 8100

DENVER CO 80209

Document Receipt

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|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 1831 | Carrier / service: | USPS Server | First-Class Mail® | 1/17/2014 12:00:00 AM |
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Ship to:

CLEARWATER ENTERPRISES LLC

C/O WILLIAMS PRODUCTION
APPLACHIAATTN: CYNTHIA MARINELLA
ONE WILLIAMS CENTER MD 26-7Tracking #: 71901140006000018354
Doc Ref #: 2014ED11
Postage 4.8100

TULSA OK 74172

Document Receipt

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|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 1830 | Carrier / service: | USPS Server | First-Class Mail® | 1/17/2014 12:00:00 AM |
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Ship to:

CLEARWATER ENTERPRISES LLC

C/O CITRUS ENERGY CORP

ATTN: JANE KELLEY

5601 DEMOCRACY DRIVE

PLANO

TX 75024

Tracking #: 71901140006000018347

Doc Ref #: 2014ED11

Postage 4.8100

Document Receipt

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|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 1829 | Carrier / service: | USPS Server | First-Class Mail® | 1/17/2014 12:00:00 AM |
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Ship to:

CLEARWATER ENTERPRISES LLC

301 NORTHWEST 63RD STREET

SUITE 620

OKLAHOMA CITY OK 73116

Tracking #: 71901140006000018330

Doc Ref #: 2014ED11

Postage 4.8100

Document Receipt

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|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 1828 | Carrier / service: | USPS Server | First-Class Mail® | 1/17/2014 12:00:00 AM |
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Ship to:

CITRUS ENERGY CORP

C/O LIRAH RESOURCES LTD

701 EAST SECOND AVENUE

Tracking #: 71901140006000018323

Doc Ref #: 2014ED11

Postage 4 8100

NIXON TX 78140

Document Receipt

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|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 1827 | Carrier / service: | USPS Server | First-Class Mail® | 1/17/2014 12:00:00 AM |
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Ship to:

CITRUS ENERGY CORP
350-C MAYFIELD ROAD

JOHN C. KRUEGER

| | |
|-------------|----------------------|
| Tracking #: | 71901140006000018316 |
| Doc Ref #: | 2014ED11 |
| Postage | 4.8100 |

CLARION PA 16214

Document Receipt

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|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 1826 | Carrier / service: | USPS Server | First-Class Mail® | 1/17/2014 12:00:00 AM |
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Ship to:

CITRUS ENERGY CORP

399 PERRY STREET

SUITE 203

CASTLE ROCK CO 80104

Tracking #: 71901140006000018309

Doc Ref #: 2014ED11

Postage 4.8100

Document Receipt

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|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 1825 | Carrier / service: | USPS Server | First-Class Mail® | 1/17/2014 12:00:00 AM |
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Ship to:

RAEGAYLE, LLC

61 MCMURRAY ROAD

PITTSBURGH PA 15241

Tracking #: 71901140006000018293

Doc Ref #: 2014ED11

Postage 4.8100

Document Receipt

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| Trans # | 1824 | Carrier / service: | USPS Server | First-Class Mail® | 1/17/2014 12:00:00 AM |
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Ship to:

PA HOUSING FINANCE AGENCY

P.O. BOX 15530

Tracking #: 71901140006000018286

Doc Ref #: 2014ED11

Postage 4.8100

HARRISBURG PA 17105-5530

Document Receipt

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|---------|------|-------------------|-------------|-------------------|-----------------------|
| Trans # | 1844 | Carrier / service | USPS Server | First-Class Mail® | 1/17/2014 12:00:00 AM |
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Ship to

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 325S

Tracking # 71901*40006000C18484

Doc Ref #: 11ED0014

Postage 4.8100

PHILADELPHIA PA 19106

Document Receipt

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|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 1843 | Carrier / service: | USPS Server | First-Class Mail® | 1/17/2014 12:00:00 AM |
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION900 MARKET STREET 5TH FLOOR
ROBERT N C NIX FEDERAL BUILDING

| | |
|------------|----------------------|
| Tracking # | 71901140006000018477 |
| Doc Ref #: | 11ED2014 |
| Postage | 4.8100 |

PHILADELPHIA PA 19107

Document Receipt

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|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 1841 | Carrier / service: | USPS Server | First-Class Mail® | 1/17/2014 12:00:00 AM |
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000018453

Doc Ref #: 11ED2014

Postage 4.8100

HARRISBURG PA 17105

Document Receipt

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|---------|------|-------------------|-------------|-------------------|-----------------------|
| Trans # | 1840 | Carrier / service | USPS Server | First-Class Mail® | 1/17/2014 12:00:00 AM |
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking # 71901140006000018446

Doc Ref #: 11ED2014

Postage 4.8100

HARRISBURG PA 17128

**JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION**

Plaintiff

v.

CLARA L. BOWMAN

HOWARD W. BOWMAN, JR

Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2013-CV-324**
: **2014-ED-11**
: **COLUMBIA COUNTY**

AFFIDAVIT PURSUANT TO RULE 3129.1

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **1332C UPPER RAVEN CREEK ROAD A/K/A 1332B UPPER RAVEN CREEK ROAD, BENTON, PA 17814-7763**.

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

Name

Address (if address cannot be reasonably ascertained,
please so indicate)

CLARA L. BOWMAN

**1332C UPPER RAVEN CREEK ROAD A/K/A
1332B UPPER RAVEN CREEK ROAD
BENTON, PA 17814-7763**

HOWARD W. BOWMAN, JR

**1332C UPPER RAVEN CREEK ROAD A/K/A
1332B UPPER RAVEN CREEK ROAD
BENTON, PA 17814-7763**

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

Name

Address (if address cannot be reasonably
ascertained, please so indicate)

CLARA L. BOWMAN

**1332C UPPER RAVEN CREEK ROAD A/K/A
1332B UPPER RAVEN CREEK ROAD
BENTON, PA 17814-7763**

HOWARD W. BOWMAN, JR

**1332C UPPER RAVEN CREEK ROAD A/K/A
1332B UPPER RAVEN CREEK ROAD
BENTON, PA 17814-7763**

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

Name

Address (if address cannot be
reasonably ascertained, please indicate)

None.

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

Name

Address (if address cannot be
reasonably ascertained, please indicate)

**PENNSYLVANIA HOUSING FINANCE
AGENCY**

**211 NORTH FRONT STREET, P.O. BOX 15530
HARRISBURG, PA 17105-5530**

**PENNSYLVANIA HOUSING FINANCE
AGENCY - HOMEOWNERS' EMERGENCY
MORTGAGE ASSISTANCE PROGRAM**

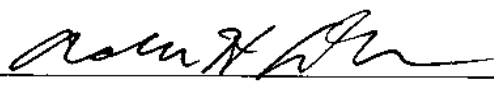
**211 NORTH FRONT STREET, P.O. BOX 15530
HARRISBURG, PA 17105-5530**

5. Name and address of every other person who has any record lien on the property:
Name Address (if address cannot be reasonably ascertained, please indicate)
- None.**
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.
Name Address (if address cannot be reasonably ascertained, please indicate)
- RAEGAYLE, LLC 61 MCMURRAY ROAD
PITTSBURGH, PA 15241**
- CITRUS ENERGY CORPORATION 399 PERRY STREET, SUITE 203
CASTLE ROCK, CO 80104**
- CITRUS ENERGY CORPORATION C/O 350-C MAYFIELD ROAD
JOHN C. KRUEGER CLARION, PA 16214**
- CITRUS ENERGY CORPORATION C/O 701 EAST SECOND AVENUE
LIRAH RESOURCES LTD NIXON, TX 78140**
- CLEARWATER ENTERPRISES LLC 301 NORTHWEST 63RD STREET, SUITE 620
OKLAHOMA CITY, OK 73116**
- CLEARWATER ENTERPRISES LLC C/O 5601 DEMOCRACY DRIVE
CITRUS ENERGY CORPORATION ATTN: PLANO, TX 75024
JANE KELLEY**
- CLEARWATER ENTERPRISES LLC C/O ONE WILLIAMS CENTER, MD 26-7
WILLIAMS PRODUCTION APPALACHIA, TULSA, OK 74172-0140
LLC ATTN: CYNTHIA MARINELLA**
- HAT CREEK ENERGY LLC C/O MARY S. 3575 CHERRY CREEK NORTH DRIVE
NEUMANN DENVER, CO 80209**
- JOHN C. KRUEGER 5930E ROYAL LANE, SUITE 113
DALLAS, TX 75230**
- WILLIAM D. BARBER 2189 BROKEN BEND LANE
FRISCO, TX 75034**
- WILLIAM D. BARBER C/O CITRUS ENERGY 2600 NETWORK BOULEVARD, SUITE 400
ATTN: TERRY WESTLAKE FRISCO, TX 75034**
- WILLIAMS PRODUCTION APPALACHIA ONE WILLIAMS CENTER, SUITE 2600
LLC TULSA, OK 74172**
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:
Name Address (if address cannot be reasonably ascertained, please indicate)

| | |
|--|--|
| TENANT/OCCUPANT | 1332C UPPER RAVEN CREEK ROAD A/K/A 1332B UPPER RAVEN CREEK ROAD BENTON, PA 17814-7763 |
| COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES INHERITANCE TAX DIVISION | 6TH FLOOR, STRAWBERRY SQ. DEPT 280601 HARRISBURG, PA 17128 |
| DEPARTMENT OF PUBLIC WELFARE, TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM | P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105 |
| DOMESTIC RELATIONS OF COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE | P.O. BOX 2675 HARRISBURG, PA 17105 |
| INTERNAL REVENUE SERVICE ADVISORY | 1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222 |
| U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING | 228 WALNUT STREET, SUITE 220 PO BOX 11754 HARRISBURG, PA 17108-1754 |

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.A. § 4904 relating to unsworn falsification to authorities.

Date: 1/15/19

By: 
Phelan Hallinan, LLP
 Adam H. Davis, Esq., Id. No.203034
 Attorney for Plaintiff
 PHELAN HALLINAN, LLP
 1617 JFK Boulevard, Suite 1400
 One Penn Center Plaza, Philadelphia, PA 19103
 215-563-7000

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV324

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

WEDNESDAY, MARCH 19, 2014
AT 9:00 O'CLOCK A.M.

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

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

BEGINNING at a stone corner located at the intersection of lands now or formerly of Harry M. Campbell and Stephen Hopkins, it being the northeast corner of the land herein conveyed; and THENCE running along the westerly line of land now or formerly of the said Stephen Hopkins

in a southerly direction 450 feet to a stake corner set in the northerly line of land now or formerly of Howard and Deloris J. Myers; THENCE running along the northerly line of land now or formerly of the said Myers, in a westerly direction 484 feet to a stake corner set in the easterly line of land now or formerly of said Myers; THENCE running along the easterly line of land now or formerly of said Myers, in a northerly direction 450 feet to a stake corner set in the southerly line of land now or formerly of the aforesaid Harry M. Campbell; THENCE running along the southerly line of land now or formerly of said Campbell in an easterly direction 491 feet to a stone corner, the place of beginning. CONTAINING approximately 5.03 acres of land.

TOGETHER with a right-of-way approximately 50 feet in width across lands now or formerly of Howard and Deloris J. Myers, and beginning at the easterly line of L.R. 19072 and extending eastwardly therefrom to the northwest corner of the land herein conveyed, it being located along the southerly line of land now or formerly of Howard Campbell. Said right-of-way being granted by Howard Myers and Deloris J. Myers, his wife, to Timothy A. Getz, his heirs and assigns, by deed dated November 24, 1973, and recorded in Columbia County Deed Book 265, page 460.

TITLE TO SAID PREMISES IS VESTED IN Clara L. Bowman and Howard W. Bowman, Jr., w/h, by Deed from Clara L. Getz, now Clara L. Bowman, Administratrix of the Estate of Timothy A. Getz, late, dated 06/17/1993, recorded 07/13/1993 in Book 540, Page 483.

Tax Parcel: 32-10-014-02 000

Premises Being: 1332C UPPER RAVEN CREEK ROAD A/K/A 1332B UPPER RAVEN CREEK ROAD, BENTON, PA 17814-7763

PROPERTY ADDRESS: 1332 C UPPER RAVEN CREKK ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 32-10-014-02

Seized and taken into execution to be sold as the property of CLARA BOWMAN, HOWARD BOWMAN, PENNSYLVANIA HOUSING FINANCE AGENCY, RAEGAYLE, LLC, CITRUS ENERGY CORPORATION, CITRUS ENERGY CORPORATION C/O LIRAH RESOURCES LTD, CITRUS ENERGY CORPORATION, CLEARWATER ENTERPRISES LLC, CLEARWATER ENTERPRISES LLC C/O CITRUS ENERGY CORP, CLEARWATER ENTERPRISES LLC C/O WILLIAMS PRODUCTION APPALACHIA LLC, HAT CREEK ENERGY LLC C/O MARY S. NEUMANN, JOHN C. KRUEGER, WILLIAM D BARBER, WILLIAM BARBER C/O CITRUS ENERGY, WILLIAM PRODUCTION APPALACHIA LLC, COMMONWEALTH OF PA, DEPARTMENT OF PUBLIC WELFARE, COMMONWEALTH OF PA in suit of JP MORGAN CHASE BANK.

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

Attorney for the Plaintiff:
PHELAN & HALLINAN LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 2014 ED 11

DATE RECEIVED 1-16-2014
DOCKET AND INDEX 1-17-2014

CHECK FOR PROPER INFO.

| | | |
|-------------------------------|----------|---------------------|
| WRIT OF EXECUTION | <u>X</u> | |
| COPY OF DESCRIPTION | <u>X</u> | |
| WHEREABOUTS OF LKA | <u>X</u> | |
| NON-MILITARY AFFIDAVIT | <u>X</u> | |
| NOTICES OF SHERIFF SALE | <u>X</u> | |
| WAIVER OF WATCHMAN | <u>X</u> | |
| AFFIDAVIT OF LIENS LIST | <u>X</u> | |
| CHECK FOR \$1,350.00 OR _____ | <u>X</u> | CK# <u>00138428</u> |

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

| | | |
|--------------------------|----------------------------|------------------|
| SALE DATE | <u>March 19</u> | TIME <u>9 AM</u> |
| POSTING DATE | <u>Feb 12th</u> | |
| ADV. DATES FOR NEWSPAPER | 1 ST WEEK | <u>Feb. 24</u> |
| | 2 ND WEEK | <u>Mar 3</u> |
| | 3 RD WEEK | <u>Mar 12</u> |

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

vs.

CLARA L. BOWMAN
HOWARD W. BOWMAN, JR

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2013-CV-324

2014-ED-11

COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 1332C UPPER RAVEN CREEK ROAD A/K/A 1332B UPPER RAVEN CREEK ROAD, BENTON, PA 17814-7763

(See Legal Description attached)

Amount Due

Interest from 01/01/2014 to Date of Sale

@ \$14.24 per diem

\$86,637.95

\$_____ and costs.

Barbara N. Silvestri | KPB/
(Clerk) Office of the Prothonotary, Common Pleas Court
of Columbia County, Penna.

Dated 1-16-14
(SEAL)

PH # 800626

Prothonotary Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
vs.

CLARA L. BOWMAN
HOWARD W. BOWMAN, JR

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Office of Judicial Support

Judg. Fee

Ct.

Sat.



Phelan Hallinan, LLP
Adam H. Davis, Esq., Id. No. 203034
Attorney for Plaintiff

\$115.00 pd
\$15.00 pd
\$25.00 pd
\$10.00

Address where papers may be served:

CLARA L. BOWMAN
1332C UPPER RAVEN CREEK ROAD A/K/A 1332B
UPPER RAVEN CREEK ROAD
BENTON, PA 17814-7763

HOWARD W. BOWMAN, JR
1332C UPPER RAVEN CREEK ROAD A/K/A 1332B
UPPER RAVEN CREEK ROAD
BENTON, PA 17814-7763

PHELAN HALLINAN, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Adam.Davis@PhelanHallinan.com
215-563-7000

Attorneys for Plaintiff

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
Plaintiff

v.

CLARA L. BOWMAN
HOWARD W. BOWMAN, JR
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2013-CV-324**
:
: **2014-ED-11**
:
: **COLUMBIA COUNTY**
:


CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- ☐ the mortgage is an FHA Mortgage
- ☐ the premises is non-owner occupied
- ☐ the premises is vacant
- ☒ Act 91 procedures have been fulfilled
- ☐ Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

By: _____


Phelan Hallinan, LLP
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

PHELAN HALLINAN, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Adam.Davis@PhelanHallinan.com
215-563-7000

Attorneys for Plaintiff

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
Plaintiff

v.

CLARA L. BOWMAN
HOWARD W. BOWMAN, JR
Defendant(s)


: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2013-CV-324**
: **2014-ED-11**
: **COLUMBIA COUNTY**
:

CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- ☐ the mortgage is an FHA Mortgage
- ☐ the premises is non-owner occupied
- ☐ the premises is vacant
- ☒ Act 91 procedures have been fulfilled
- ☐ Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

By: 
Phelan Hallinan, LLP
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

PHELAN HALLINAN, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Adam.Davis@PhelanHallinan.com
215-563-7000

Attorney for Plaintiff

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2013-CV-324
: 2014-ED-11

vs.

CLARA L. BOWMAN
HOWARD W. BOWMAN, JR

VERIFICATION OF NON-MILITARY SERVICE

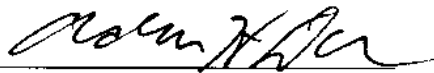
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) CLARA L. BOWMAN and HOWARD W. BOWMAN, JR are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act of Congress of 1940, as amended.

(b) that defendant CLARA L. BOWMAN is over 18 years of age and resides at 1332C UPPER RAVEN CREEK ROAD A/K/A 1332B UPPER RAVEN CREEK ROAD, BENTON, PA 17814-7763.

(c) that defendant HOWARD W. BOWMAN, JR is over 18 years of age and resides at 1332C UPPER RAVEN CREEK ROAD A/K/A 1332B UPPER RAVEN CREEK ROAD, BENTON, PA 17814-7763.

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



Phelan Hallinan, LLP
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

PHELAN HALLINAN, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Adam.Davis@PhelanHallinan.com
215-563-7000

Attorney for Plaintiff

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2013-CV-324
: 2014-ED-11

vs.

CLARA L. BOWMAN
HOWARD W. BOWMAN, JR

VERIFICATION OF NON-MILITARY SERVICE

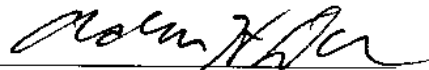
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) CLARA L. BOWMAN and HOWARD W. BOWMAN, JR are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act of Congress of 1940, as amended.

(b) that defendant CLARA L. BOWMAN is over 18 years of age and resides at 1332C UPPER RAVEN CREEK ROAD A/K/A 1332B UPPER RAVEN CREEK ROAD, BENTON, PA 17814-7763.

(c) that defendant HOWARD W. BOWMAN, JR is over 18 years of age and resides at 1332C UPPER RAVEN CREEK ROAD A/K/A 1332B UPPER RAVEN CREEK ROAD, BENTON, PA 17814-7763.

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



Phelan Hallinan, LLP
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

| | | |
|---|---|-------------------------|
| JPMORGAN CHASE BANK, NATIONAL ASSOCIATION | : | COURT OF COMMON PLEAS |
| | : | |
| Plaintiff | : | CIVIL DIVISION |
| | : | |
| vs. | : | NO.: <u>2013-CV-324</u> |
| | : | <u>2014-ED-11</u> |
| CLARA L. BOWMAN | : | |
| HOWARD W. BOWMAN, JR | : | COLUMBIA COUNTY |
| Defendant(s) | : | |

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: CLARA L. BOWMAN
HOWARD W. BOWMAN, JR
1332C UPPER RAVEN CREEK ROAD
A/K/A 1332B UPPER RAVEN CREEK ROAD
BENTON, PA 17814-7763**

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Your house (real estate) at **1332C UPPER RAVEN CREEK ROAD A/K/A 1332B UPPER RAVEN CREEK ROAD, BENTON, PA 17814-7763** is scheduled to be sold at the Sheriff's Sale on _____ at _____ in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of **\$86,637.95** obtained by **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**
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.

You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2013-CV-324**

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

v.

CLARA L. BOWMAN

HOWARD W. BOWMAN, JR

owner(s) of property situate in the **TOWNSHIP OF SUGARLOAF**, COLUMBIA County,
Pennsylvania, being

1332C UPPER RAVEN CREEK ROAD A/K/A 1332B UPPER RAVEN CREEK ROAD,
BENTON, PA 17814-7763

Parcel No. 32-10-014-02.000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$86,637.95**

Attorneys for Plaintiff

Phelan Hallinan, LLP

LEGAL DESCRIPTION

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

BEGINNING at a stone corner located at the intersection of lands now or formerly of Harry M. Campbell and Stephen Hopkins, it being the northeast corner of the land herein conveyed; and THENCE running along the westerly line of land now or formerly of the said Stephen Hopkins in a southerly direction 450 feet to a stake corner set in the northerly line of land now or formerly of Howard and Deloris J. Myers; THENCE running along the northerly line of land now or formerly of the said Myers, in a westerly direction 484 feet to a stake corner set in the easterly line of land now or formerly of said Myers; THENCE running along the easterly line of land now or formerly of said Myers, in a northerly direction 450 feet to a stake corner set in the southerly line of land now or formerly of the aforesaid Harry M. Campbell; TEENCE running along the southerly line of land now or formerly of said Campbell in an easterly direction 491 feet to a stone corner, the place of beginning. CONTAINING approximately 5.03 acres of land.

TOGETHER with a right-of-way approximately 50 feet in width across lands now or formerly of Howard and Deloris J. Myers, and beginning at the easterly line of L.R. 19072 and extending eastwardly therefrom to the northwest corner of the land herein conveyed, it being located along the southerly line of land now or formerly of Howard Campbell. Said right-of-way being granted by Howard Myers and Deloris J. Myers, his wife, to Timothy A. Getz, his heirs and assigns, by deed dated November 24, 1973, and recorded in Columbia County Deed Book 265, page 460.

TITLE TO SAID PREMISES IS VESTED IN Clara L. Bowman and Howard W. Bowman, Jr., w/h, by Deed from Clara L. Getz, now Clara L. Bowman, Administratrix of the Estate of Timothy A. Getz, late, dated 06/17/1993, recorded 07/13/1993 in Book 540, Page 483.

Tax Parcel: 32-10-014-02.000

Premises Being: 1332C UPPER RAVEN CREEK ROAD A/K/A 1332B UPPER RAVEN CREEK ROAD, BENTON, PA 17814-7763

LEGAL DESCRIPTION

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

BEGINNING at a stone corner located at the intersection of lands now or formerly of Harry M. Campbell and Stephen Hopkins, it being the northeast corner of the land herein conveyed; and THENCE running along the westerly line of land now or formerly of the said Stephen Hopkins in a southerly direction 450 feet to a stake corner set in the northerly line of land now or formerly of Howard and Deloris J. Myers; THENCE running along the northerly line of land now or formerly of the said Myers, in a westerly direction 484 feet to a stake corner set in the easterly line of land now or formerly of said Myers; THENCE running along the easterly line of land now or formerly of said Myers, in a northerly direction 450 feet to a stake corner set in the southerly line of land now or formerly of the aforesaid Harry M. Campbell; TEENCE running along the southerly line of land now or formerly of said Campbell in an easterly direction 491 feet to a stone corner, the place of beginning. CONTAINING approximately 5.03 acres of land.

TOGETHER with a right-of-way approximately 50 feet in width across lands now or formerly of Howard and Deloris J. Myers, and beginning at the easterly line of L.R. 19072 and extending eastwardly therefrom to the northwest corner of the land herein conveyed, it being located along the southerly line of land now or formerly of Howard Campbell. Said right-of-way being granted by Howard Myers and Deloris J. Myers, his wife, to Timothy A. Getz, his heirs and assigns, by deed dated November 24, 1973, and recorded in Columbia County Deed Book 265, page 460.

TITLE TO SAID PREMISES IS VESTED IN Clara L. Bowman and Howard W. Bowman, Jr., w/h, by Deed from Clara L. Getz, now Clara L. Bowman, Administratrix of the Estate of Timothy A. Getz, late, dated 06/17/1993, recorded 07/13/1993 in Book 540, Page 483.

Tax Parcel: 32-10-014-02.000

Premises Being: 1332C UPPER RAVEN CREEK ROAD A/K/A 1332B UPPER RAVEN CREEK ROAD, BENTON, PA 17814-7763

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2013-CV-324 2014-ED-11

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

v.

CLARA L. BOWMAN

HOWARD W. BOWMAN, JR

owner(s) of property situate in the **TOWNSHIP OF SUGARLOAF**, COLUMBIA County,
Pennsylvania, being

1332C UPPER RAVEN CREEK ROAD A/K/A 1332B UPPER RAVEN CREEK ROAD,
BENTON, PA 17814-7763

Parcel No. 32-10-014-02.000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$86,637.95**

Attorneys for Plaintiff

Phelan Hallinan, LLP

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

No.: 2013-CV-324

2014-ED-11

Defendant
CLARA L. BOWMAN
HOWARD W. BOWMAN, JR

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

1332C UPPER RAVEN CREEK ROAD A/K/A 1332B UPPER RAVEN CREEK ROAD

BENTON, PA 17814-7763

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

NOW, _____, 20__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff
____ Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

1/15/14

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20__

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

No.: 2013-CV-324

2014-ED-11

Defendant

CLARA L. BOWMAN
HOWARD W. BOWMAN, JR

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

CLARA L. BOWMAN

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

1332C UPPER RAVEN CREEK ROAD A/K/A 1332B UPPER RAVEN CREEK ROAD

BENTON, PA 17814-7763

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

____ Defendant

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

11/15/14

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

No.: 2013-CV-324

2014-ED-11

Defendant

CLARA L. BOWMAN

HOWARD W. BOWMAN, JR

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

HOWARD W. BOWMAN, JR

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

1332C UPPER RAVEN CREEK ROAD A/K/A 1332B UPPER RAVEN CREEK ROAD

BENTON, PA 17814-7763

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

____ Defendant

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

1/15/14

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

Phelan Hallinan, LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, NA
3-180/360

001383428

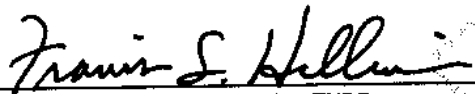
DATE
1/8/2014

AMOUNT
****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

TO THE ORDER OF Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

SCS [800626] 1332C UPPER RAVEN CREEK ROAD (2013-CV-324)


AUTHORIZED SIGNATURE

⑈001383428⑈ ⑆036001808⑆ 361508666⑈

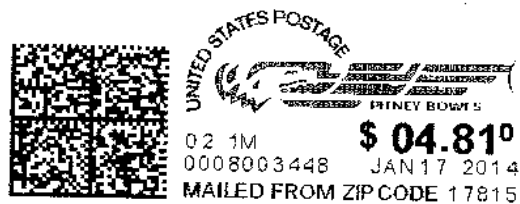
Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



71901140006000018392

ATTN: TERRY WESTLAKE
WILLIAM D. BARBERC/O CITRUS ENERGY
2600 NETWORK BLVD SUITE 400

FRISCO TX 75034

CERTIFIED MAIL™

NIXIE 750 SE 1009 0001/29/14

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 17815038080 *1519-03446-17-39

75034501000380

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



71901140006000018385

WILLIAM D. BARBER
2189 BROKEN BEND LANE

FRISCO TX 75034

CERTIFIED MAIL™



UNITED STATES POSTAGE
02 1M
0008003448
MAILED FROM ZIP CODE 17815
\$ 04.81⁰
JAN 17 2014
DUNN V. BOWEN

Handwritten signature

NIXIE 750 72 1005 0001/29/14

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

750347415709 80

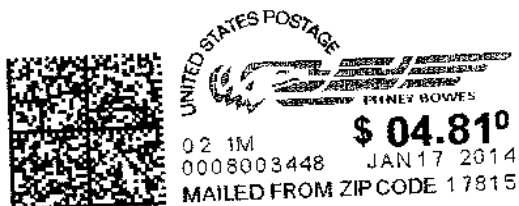
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Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



71901140006000018477

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

CERTIFIED MAIL™

NEXLE 376 401 8481/27/14

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

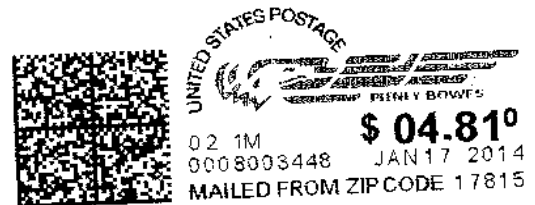
*1519-63159-17-39

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



71901140006000018347

C/O CITRUS ENERGY CORP
CLEARWATER ENTERPRISES LLC
ATTN: JANE KELLEY
5601 DEMOCRACY DRIVE
PLANO TX 75024

CERTIFIED MAIL™

NIXIE 750 SE 1009 0001/26/14

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 17815038030 *2823-01979-17-39

75024038030

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



71901140006000018330

CLEARWATER ENTERPRISES LLC
301 NORTHWEST 63RD STREET
SUITE 620
OKLAHOMA OK 73116
CITY

CERTIFIED MAIL™

UNITED STATES POSTAGE

02 1M
0008003448
MAILED FROM ZIP CODE 17815**\$ 04.81⁰**
JAN 17 2014

DISNEY BOWLES

NIXIE 781 78 1009 0001/22/14

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

RC: 17815038080 *2823-02104-17-99

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