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

DATE	CATEGORY	<i>МЕМО</i>	CHK#	DEBIT	CREDIT
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)

Printed: 6/11/2014 10:00:49AM

Page 1 of 1

T.mothy T. Chamberlain Sheriff

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Earl D. Mordan, Jr. Chief Deputy

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

Case Number 2013CV324

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TOTAL BALANCE: \$(1,140.40)

Printed: 6/11/2014 10:00:49AM

(c) CountySuite Sheriff, Teleosoff, Inc.

Page 1 of 1

PO Box 380 Bloomsburg, PA 17815

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





То:	Patr	ick Wirt	From:	Sheriff Timothy T.	Chamberlain
Fax:			Pages:	2	
Phone): 		Date:	June 11, 2014	
Re:	Bow	man foreclosure	CC:		
□ Urg	ent	☐ For Review	☐ Please Comment	☐ Please Reply	☐ Please Recycle
• Con	nment	ts:			

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 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

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

Arm: 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

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

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

Distribution Costs

Recording Fees				\$55.00
		Total Distribu	tion 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'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

57 Morgan Chase Back V	's Clara	+ Haward	Boundary
NO. 11-14 ED	NO	324-13	JD
DATE/TIME OF SALE: June //	બાજ	-	
BID PRICE (INCLUDES COST)	\$		
POUNDAGE – 2% OF BlD	\$		
TRANSFER TAX – 2% OF FAIR MKT	\$		
MISC. COSTS	\$		
TOTAL AMOUNT NEEDED TO PURC	CHASE	\$_	
PURCHASER(S):			
NAMES(S) ON DEED:		-	
PURCHASER(S) SIGNATURE(S):			
TOTAL DUE:		\$	
LESS DEPOSIT:		\$	
DOWN PAYMEN	1T:	\$	
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

1/001

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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. Re. 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 Bills for Phelan Hallman, LLP

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Plaintiff

JP MORGAN CHASE BANK

٧S.

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

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

Distribution Costs

Re	cording Fees				\$55.00
			Total D	istribution 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.

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	\$1 32.00
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
•	

Distribution Costs

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

Grand Total:

Total Sheriff Costs

\$2,699.40

\$2,644.40

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

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. Downary	
	NO. ED NO.	JD DATE/TIME OF SALE_	
	DOCKET/RETURN	\$15.00	
	SERVICE PER DEF.	\$ <u>40√,∞</u>	
	LEVY (PER PARCEL	\$15.00	
	MAILING COSTS	\$ 13 2,00	
	ADVERTISING SALE BILLS & COPIE		
	ADVERTISING SALE (NEWSPAPER)		
	MILEAGE	\$ <u>40,00</u>	
	POSTING HANDBILL	\$15.00	
	CRYING/ADJOURN SALE	\$10.00 \$35.00	
	SHERIFF'S DEED	\$35.00 \$25.00	
	TRANSFER TAX FORM DISTRIBUTION FORM	\$25.00 \$25.00	
	COPIES	\$ 13,50	
	TOTAL ******	\$ <u>75,00</u> ********** \$ <u>778,00</u>	
	101710	¥ - <u></u>	
	WEB POSTING	\$150.00	
	PRESS ENTERPRISE INC.	\$ 1346,40	
	SOLICITOR'S SERVICES	\$75.00 ******* \$ /57/40	
	TOTAL *******	****** \$ <u>/57/40</u>	
—	PROTHONOTARY (NOTARY)	\$10.00	
	PROTHONOTARY (NOTARY) RECORDER OF DEEDS TOTAL ********	\$ 55, a	
	TOTAL ******	<u> </u>	
	REAL ESTATE TAXES:		
	BORO, TWP & COUNTY 20_	\$	
	SCHOOL DIST. 20	\$	
	DELINOUENT 20	S 5,00	
	TOTAL ******	********** \$ 5,00	
	MUNICIPAL FEES DUE:		
	SEWER 20_	\$	
	WATER 20_	\$ \$_ ***********	
	TOTAL *******	*******	
	GUDCHARGE PER (DOTT)	\$ 280,00	
	SURCHARGE FEE (DSTE)	\$	
	MISC.	\$ \$	
	TOTAL *******	\$ \$ **********	
	2017	·	and the second
	TOTAL COSTS (OPENING BID)	\$ 7699,40

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.: <u>2013</u>-C<u>V-32</u>4

No.:

Dioomsourg, 120 17015

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 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

Ву:

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

Plaintiff,	: COLUMBIA COUNTY :
v.	: COURT OF COMMON PLEAS
	: CIVIL DIVISION
CLARA L. BOWMAN HOWARD W. BOWMAN, JR	
Defendant(s)	No.: <u>2013-CV-324</u> No.:
AFFIDAVIT OF SERVICE P	URSUANT TO RULE 3129.2
COMMONWEALTH OF PENNSYLVANIA PHILADELPHIA COUNTY)) SS:
As required by Pa. R.C.P. 3129.2(a) Not and any known interested party in the manner the persons or parties named, at that address, applicable. A copy of the Certificate of Mailing Receipt stamped by the U.S. Postal Service is a	set forth on the Affidavit and as amended if g (Form 3817) and/or Certified Mail Return
Date: <i>3//0//4</i>	John Michael Kolesnik, Esq., Id. No.308877 Autorney 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.

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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, 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

	Total Sheriff Costs	\$2,644.40
Surcharge		\$280.00
Tax Claim Search		\$5.00
Notary Fee		\$15.00
Copies		\$13.50
Distribution Form		\$25.00
Service Mileage		\$40.00
Service		\$405.00
Web Posting		\$100.00
Transfer Tax Form		\$25.00
Solicitor Services		\$75.00
Sheriff's Deed		\$35.00
Sheriff Automation Fund		\$50.00
Prothonotary, Acknowledge Deed		\$10.00
Press Enterprise Inc.		\$1,346.40
Posting Handbill		\$15.00
Mailing Costs		\$132.00
Levy		\$15.00
Docketing		\$15.00
Crying Sale		\$10.00
Advertising Sale Bills & Copies		\$17.50
Advertising Sale (Newspaper)		\$15.00

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.

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.:

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 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

Plaintiff,	: COLUMBIA C	OUNTY
	: COURT OF CO	OMMON PLEAS
V.	: CIVIL DIVISIO	DV
CLARA L. BOWMAN HOWARD W. BOWMAN, JR	:	
Defendant(s)	No.: 2013-CV-3 No.:	<u>24</u>
AFFIDAVIT OF SERVICE PU	RSUANT TO RULE 3	129,2
COMMONWEALTH OF PENNSYLVANIA PHILADELPHIA COUNTY)) SS:	
As required by Pa. R.C.P. 3129.2(a) Not and any known interested party in the manner the persons or parties named, at that address, s applicable. A copy of the Certificate of Mailing Receipt stamped by the U.S. Postal Service is at	equired by Pa. R.C.P. t forth on the Affidavi Form 3817) and/or Ce	3129.2(c) on each of t and as amended if ertified Mail Return
	Colm	How
Date: 2/20/14	Adam H. Davis, Esq., Id. 1 Attorney for Plaintiff	No.203034

EMPORTANT 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.

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Form 3877 Facsimile

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Phelan Hailinan, L.L.P. 16.17 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103	Name of Addressee, Street, and Post Office Ad		CITRUS ENERGY CORPORATION 399 PERRY STREET, SUITE 203	CASTLE ROCK, CO 80104 CITRUS ENERGY CORPORATION CO JOHN C. KRUEGER 350-C MAYFIELD ROAD	CLARION, PA 16214 CITRUS ENERGY CORPORATION COLUMN TRESOURCES LTD 701 EAST SECOND AVENUE	CLEARWATER ENTERPRISES LLC 301 NORTHWEST 63RD STREET, SUITE 620 OKLAHOMA CITY, OK 73116	CLEARWATER ENTERPRISES LLCCIO CITRUS ENERGY CORPORATION ATTN: JANE KELLILLY S601 DEMOCRACY DRIVE	CLEARWATER ENTERPRISES LLC COO WILLIAMS PRODUCTION APPALACHIA, LLC ATTN. CYNTHIA MARINELLA ONE WILLIAMS CENTER, MD 26.7 THESA OR TAITS, 0140	COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES INHERITANCE TAX 6TH FLOOR, STRAWBERRY SQ. 6TH FLOOR, STRAWBERRY SQ. 11 ARRIVER BY 17178	DEPARTMENT OF PUBLIC WELFARE TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105	HAT CREEK ENERGY LLC C/O MARY SINEUMANN 3575 CHERRY CREEK NORTH DRIVE DENYER, CO 80209	STANDARD CONTRACTOR OF THE STANDARD CONTRACTOR O	Postmerse of Process Recoving Employee For the full declaration of value is required on all declaration of value is required on all declarations of the full declaration of postmers and other process. And declaration assumes a \$54,000 per account of postmers and declaration assumes a \$54,000 per account of postmers. The maximum measurements and declaration as the maximum process. And declaration as the maximum process. The maximum process are also as the maximum process. The maximum process are also as the maximum process. The maximum process are also as the maximum process. The maximum process are also as the maximum process. The maximum process are also as the maximum process. The maximum process are also as the maximum process. The maximum process are also as the maximum process are also as the maximum process. The maximum process are also as the maximum process. The maximum process are also as the maximum process. The maximum process are also as the maximum process are also as the maximum process. The maximum process are also as the maximum process are also as the maximum process. The maximum process are also as the maximum process are also as the maximum process. The maximum process are also as the maximum process are also as the maximum process. The maximum process are also as the maximum process are also as the maximum process. The maximum process are also as the maximum process are also as the maximum process. The maximum process are also as the maximum process are also as the maximum process. The maximum process are also as the maximum process are also as the maximum process. The maximum process are also as the maximum process are also as the maximum process are also as the maximum process. The maximum process are also as the maximum process are also
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Form 3877 Facsimile

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 1/32 C UPPER RAVEN CREKK ROAD, BENTON, PA 17814.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

January 23, 2014

TIMOTHY T. CHAMBERLAIN, SHERIFF

NOTARY

Affirmed and subscribed to before me this

23RD day of

JANUARY

2014

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

Shut Jane Klingama

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

JP MORGAN CHASE BANK 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 CREKK, ROAD, BENTON, PA 178/14.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS.

T. CHAMBERLAIN, SHERIFF

January 24, 2014

Notarial Seal

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

COMMONWEALTH OF PENNSYLVANIA

NOTARY

Affirmed and subscribed to before me this

day of **JANUARY** 2014

PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 4400 1617 JFK BEVD, PHILADELPHIA

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 FINNSYLVANIA

Negarial Self
Serah Jene Kengzaran, Netary Public
Town of Bloomsburg, Columbia County
My Commission Expense Oct. 4, 2016

Sant Jan Llegamon

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

JP MORGAN CHASE BANK **Case Number** VS. 2013CV324 CLARA BOWMAN (et al.) SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Posting - Sale Bill Zone: Warrant: Manner: < Not Specified > Expires: SHERIFF'S SALE BILL Notes: Final Service: Serve To: Served: Personally Adult In Charge : Posted Name: (POSTING) Adult in Primary 1332 C UPPER RAVEN CREKK ROAD Charge: Address: BENTON, PA 17814 Relation: Phone: DOB: Alternate Date: Address: Mileage: Deputy: Phone: Attorney / Originator: PHELAN & HALLINAN LLP Phone: 215-563-7000 Name: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5. 6.

(POSTING

2013CV324

1332 C UPPER RAVEN CREKK ROAD, BENTON, PA 1781 ⁄ NO EXPIRATION

JPMORGAN CHASE BANK, NATIONAL : COURT OF COMMON PLEAS

ASSOCIATION

Plaintiff : CIVIL DIVISION

:

v. : NO.: <u>2013-CV-324</u>

2014-ED-11

CLARA L. BOWMAN HOWARD W. BOWMAN, JR

Defendant(s)

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.

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

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
JOHN C. KRUEGER

350-C MAYFIELD ROAD
CLARION, PA 16214

CITRUS ENERGY CORPORATION C/O
LIRAH RESOURCES LTD

701 EAST SECOND AVENUE
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 WILLIAMS PRODUCTION APPALACHIA, LLC ATTN: CYNTHIA MARINELLA

ONE WILLIAMS CENTER, MD 26-7 TULSA, OK 74172-0140

HAT CREEK ENERGY LLC C/O MARY S.
NEUMANN

3575 CHERRY CREEK NORTH DRIVE
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
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 SO. **DEPT 280601** HARRISBURG, PA 17128

DEPARTMENT OF PUBLIC WELFARE, TPL. P.O. BOX 8486 CASUALTY UNIT, ESTATE RECOVERY PROGRAM

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.

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

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer

Date: 01/28/2014

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 NO TAX CLAIM TAXES DUE

TAX AMOUNT PENALTY DISCOUNT PAID

BALANCE

COLUMBIA COUNTY SHERIFF	TIMOTHY CHAMBERLAIN
Ву:	Per:

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

LOCKARD, SHIRLEY E.

541 CAMP LAVIGNE ROAD, BENTON, PA 17814

NO EXPIRATION

VS.	AN CHASE BANK DWMAN (et al.)				Number 3CV324
	SERVICE CO	VER SH	EET		••••
Service De	tails:			and the second second	
Category:	Real Estate Sale - Sale Notice			Zone:	
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS		
Serve To:		Final Serv	fce:		
Name:	Shirley E. Lockard	Served:	Personally Act	ilt In Charge	Posted Other
Primary Address:	541 Camp Lavigne Road Benton, PA 17814	Aduit in Charge:	5 HIRLIE	y Loc	Kared
Phone:	570-925-6817 DOB:	Relation:	TAX CO	Vactor	
Alternate Address:		Date:	1-23-10	Time:	1350
Phone:	Ameninanian	Deputy:	16	Mileage:	
Attorney / i	Originator:				
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		
Service Att	tempts:				
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Deputy:					PART IN THE PART I
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

JP MORGAN CHASE BANK Case Number 2013CV324 CLARA BOWMAN (et al.) SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: Manner: Adult in Charge Warrant: Expires: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Notes: Serve To: Final Service: Served: Name: **HOWARD BOWMAN** 1332 C UPPER RAVEN CREKK ROAD Adult In Primary Address: Charge: **BENTON, PA 17814** Relation: Phone: DOB: Alternate Date: Time: Address: Mileage: Deputy: Phone: Attorney / Originator: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Date: Time: Mileage: Deputy: 1. 2. 3. 4. 5. 6.

BOWMAN, HOWARD

2013CV324

1332 C UPPER RAVEN CREKK ROAD, BENTON, PA 1781 NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	AN CHASE BANK					lumber CV324
CLARA BC	OWMAN (et al.)	//////	/ED 01/	<u> </u> 	20100	
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Name:	CLARA BOWMAN	The second secon	Served:	Personally Adu	ılt In <u>Charge</u> F	osted Other
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Phone:	DOB:		Relation:	4058	and	
Alternate Address:		:	Date:	1-23-14	Time:	1340
Phone:	· · · · · · · · · · · · · · · · · · ·	MAN COLOR	Deputy:	16	Mileage:	
Attorney /	Originator:					
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BOWMAN, CLARA

013CV324

1332 C UPPER RAVEN CREKK ROAD, BENTON, PA 1781' NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	AN CHASE BANK		•		Number 3CV324
CLARA BO	DWMAN (et al.)		···	2013	3CV324
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Serve To:		Final Servi			
Name:	Domestic Relations Office of Columbia Cou	Served:	Personally A	dult In Charge	Posted Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	Adult in Charge:	Karen	Richend	rfer
Phone:	DOB:	Relation:	Clerk	T	:
Alternate Address:		Date:	117-14	Time:	: U55
Phone:		Deputy:	16	Mileage:	; ;
Attorney /	Originator:				
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		Parama and a second and a second
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Deputy:					-
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DOMESTIC RELATIONS OF

24 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	AN CHASE BANK					Number
CLARA BO	DWMAN (et al.)				201	3CV324
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Manner:	< Not Specified >		Expires	s:	Warrant:	
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	\$					•
						:
Serve To:			Final Se	rvice:		
Name:	Columbia County	/ Tax Office	Served	: Personally	Adult In Charge	· Posted · Other
Primary Address:	PO Box 380 Bloomsburg, PA	17815	Adult li Charge	? Deb	bie Mil	ler
Phone:	570-389-5649	DOB:	Relatio	n: Clerk		
Alternate	· · · · · · · · · · · · · · · · · · ·		Date:	1-17-	∫↓ Time:	13:45
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Attorney /	Originator:					
Name:	PHELAN & HALLI	NAN LLP	Phone:	215-563-70	00	
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COLUMBIA COUNTY TAX C

2013CV324

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

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MIDDLE DIST OF PA

FEDERAL BUILDING 228 WALNUT ST

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SUITE 220 P.O. BOX 11754

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DEPT OF WELFARE

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DEPT OF PUBLIC WELFARE TPL CASUALTY UNIT, ESTATE

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4.8100 HARRISBURG PA 17128

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INHERITANCE TAX DIVISION Tracking #: 71901140006000018415

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HARRISBURG PA 17128

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ONE WILLIAMS CENTER SUITE 2600

Tracking #:

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OK 74172

Page 1 of 1 **Print Your Documents**

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WILLIAM D. BARBERC/O CITRUS

ENERGY

ATTN: TERRY WESTLAKE

2600 NETWORK BLVD SUITE 400

Tracking #

71901140006000018392

Doc Ref#:

2014ED11

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FRISCO

TX 75034

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WILLIAM D. BARBER

2189 BROKEN BEND LANE

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Doc Ref #: 2014ED11 Postage

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FRISCO

TX 75034

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Ship to:

JOHN C. KRUEGER

5930 E ROYAL LANE Tracking #: 71901140006000018378

SUITE 113 Doc Ref #: 2014ED11

Postage 4.8100

DALLAS TX 75230

Document Receipt

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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

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DENVER CO 80209

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Ship to:

CLEARWATER ENTERPRISES LLC C/O WILLIAMS PRODUCTION

APPLACHIA

ATTN: CYNTHIA MARINELLA

ONE WILLIAMS CENTER MD 26-7

TULSA OK 74172 Tracking #: 71901140006000018354

Doc Ref #: 2014ED11 4.8100 Postage

Page 1 of 1 **Print Your Documents**

Document Receipt

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Ship to:

PLANO

CLEARWATER ENTERPRISES LLC C/O CITRUS ENERGY CORP

TX 75024

ATTN: JANE KELLEY Tracking #: 71901140006000018347

5601 DEMOCRACY DRIVE Doc Ref#: 2014ED11 4.8100

Postage

Document Receipt

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

Ship to:

CLEARWATER ENTERPRISES LLC

301 NORTHWEST 63RD STREET

Tracking #:

71901140006000018330

SUITE 620

Doc Ref#:

2014ED11

Postage

4.8100

OKLAHOMA CITY OK 73116

Document Receipt

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

Ship to:

CITRUS ENERGY CORP

C/O LIRAH RESOURCES LTD

701 EAST SECOND AVENUE

Tracking #: 719

Doc Ref#:

71901140006000018323 2014ED11

Postage

4 8100

NIXON

TX 78140

Document Receipt

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

Ship to:

CITRUS ENERGY CORP

JOHN C. KRUEGER

350-C MAYFIELD ROAD

Tracking #:

50-C MAYFIELD ROAD

71901140006000018316

Doc Ref #: Postage 2014ED11 4.8100

CLARION PA 16214

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Document Receipt

Trans # 1826

Carrier / service:

USPS Server First-Class Mail®

1/17/2014 12:00:00 AM

Ship to:

CITRUS ENERGY CORP

399 PERRY STREET

Tracking #:

71901140006000018309

SUITE 203

Doc Ref#: Postage 2014ED11 4.8100

CASTLE ROACK CO 80104

Document.	Deceint

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

Ship to:

RAEGAYLE, LLC

61 MCMURRAY ROAD

Tracking #:

71901140006000018293

Doc Ref #:

2014ED11

Postage

4.8100

PITTSBURGH PA 15241

Document	Descript

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

PA HOUSING FINANCE AGENCY

P.O. BOX 15530

Tracking #. Doc Ref #:

71901140006000018286

2014ED11

Postage

4.8100

HARRISBURG

PA 17105-5530

Document Receipt

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

Ship to

TECHNICAL SUPPORT GROUP INTERNAL REVENUE

SERVICE

600 ARCH STREET ROOM 3259 Tracking # 71901140006000018484

Doc Ref #: 11ED2014

Postage 4.8100

PH-LADELPHIA PA 19106

Document Receipt

Trans# 1843 Carrier / service: USPS Server

First-Class Mail®

1/17/2014 12:00:00 AM

Ship to

PHILADELPHIA DISTRICT OFFICE

USISMALL BUSINESS ADMINISTRATION

900 MARKET STREET 5TH FLOOR ROBERTING, NIX FEDERAL BUILDING. Tracking #

71901140006000018477

Doc Ref#: Postage

11ED2014 4 8100

PHILADELPHIA PA 19107

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

Ship to:

CFFICE OF FIAILR DEPARTMENT OF PUBLIC

WELFARE

PO BOX 8016 Tracking #; 71901140006000018463

Doc Ref #* 11ED2014

Postage 4 8100

HARRISBURG PA 17:05

Document	Receint	

Trans#

Carrier / service USPS Server

First-Class Mail®

4.8100

1/17/2014 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #

71901140006G00018446 Doc Ref#:

Postage

11ED2014

HARRISBURG

PA 17128

JPMORGAN CHASE BANK, NATIONAL : COURT OF COMMON PLEAS

ASSOCIATION

Plaintiff : CIVIL DIVISION

:

v. : NO.: <u>2013-CV-324</u>

2014-ED-11

CLARA L. BOWMAN

HOWARD W. BOWMAN, JR

COLUMBIA COUNTY

Defendant(s)

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.

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.

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 211 NORTH FRONT STREET, P.O. BOX 15530

AGENCY 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.

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

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 JOHN C. KRUEGER

350-C MAYFIELD ROAD

CLARION, PA 16214

CITRUS ENERGY CORPORATION C/O

LIRAH RESOURCES LTD

701 EAST SECOND AVENUE

NIXON, TX 78140

CLEARWATER ENTERPRISES LLC

301 NORTHWEST 63RD STREET, SUITE 620

OKLAHOMA CITY, OK 73116

CLEARWATER ENTERPRISES LLC C/O CITRUS ENERGY CORPORATION ATTN:

JANE KELLEY

5601 DEMOCRACY DRIVE

PLANO, TX 75024

CLEARWATER ENTERPRISES LLC C/O WILLIAMS PRODUCTION APPALACHIA,

LLC ATTN: CYNTHIA MARINELLA

ONE WILLIAMS CENTER, MD 26-7

TULSA, OK 74172-0140

HAT CREEK ENERGY LLC C/O MARY S.

NEUMANN

3575 CHERRY CREEK NORTH DRIVE

DENVER, CO 80209

JOHN C. KRUEGER

5930E ROYAL LANE, SUITE 113

DALLAS, TX 75230

WILLIAM D. BARBER

2189 BROKEN BEND LANE

FRISCO, TX 75034

ATTN: TERRY WESTLAKE

WILLIAM D. BARBER C/O CITRUS ENERGY 2600 NETWORK BOULEVARD, SUITE 400

FRISCO, TX 75034

WILLIAMS PRODUCTION APPALACHIA

LLC

ONE WILLIAMS CENTER, SUITE 2600

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 SO. **DEPT 280601**

HARRISBURG, PA 17128

DEPARTMENT OF PUBLIC WELFARE, TPL CASUALTY UNIT, ESTATE RECOVERY

P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105

PROGRAM

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: ///5//9

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 AIKIA 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 failts 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 agiainst 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 conneciton 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	R PROPER INFO.	
WRIT OF EXECUTION	_ X	_
COPY OF DESCRIPTION	X V	
WHEREABOUTS OF LK	\overline{X}	_
NON-MILITARY AFFID	AVIT ×	_
NOTICES OF SHERIFF S	•	
WAIVER OF WATCHM	AN X	
AFFIDAVIT OF LIENS I	$\overline{\chi}$	_
CHECK FOR \$1,350.00 C	OR ×	CK# 00138428
IF ANY OF ABOVE I	S MISSING DO NOT	PROCEED
SALE DATE	Morch	19 TIME 9 AM
POSTING DATE	_ Feb	15"
ADV. DATES FOR NEW	SPAPER 1 ST WEEK	<u> ਵਿੱਚ ਹੈ ਯ</u>
	2 ND WEEK	< 0 % r S
	3 RD WEEK	C

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 a	nd Rule 3257
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION	COURT OF COMMON PLEAS
VS.	CIVIL DIVISION
CLARA L. BOWMAN	NO.: <u>2013-CV-324</u>
HOWARD W. BOWMAN, JR	2014-ED-11
Commonwealth of Pennsylvania:	COLUMBIA COUNTY
County of Columbia	
TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA	A:
To satisfy the judgment, interest and costs in the above refollowing property (specifically described property below):	natter you are directed to levy upon and sell the
PREMISES: 1332C UPPER RAVEN CREEK ROAD A/K/A 1332i 17814-7763	B UPPER RAVEN CREEK ROAD, BENTON, PA
(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 Silvetti KPB (Clerk) Office of the Prothy Support, Common Pleas Court

PH # 800626

of Columbia County, Penna. From a Ulsak of Sev. Courts

My Com. Ex. 1st Monday in 2016

COLUMBIA COUNTY, PENNSYLVANIA IN THE COURT OF COMMON PLEAS OF

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

HOWARD W. BOWMAN, JR CLARA L. BOWMAN

\$115.00.pd \$15.00.pd \$35.00.pd

WRIT OF EXECUTION (Mortgage Foreclosure)

Costs

Office of Judicial Support

Judg. Fee

Ω

Sat.

Phelan Hallinan, LLP

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

1332C UPPER RAVEN CREEK ROAD A/K/A 1332B UPPER RAVEN CREEK ROAD BENTON, PA 17814-7763 Address where papers may be served: CLARA I., BOWMAN

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

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

Plaintiff

:

CIVIL DIVISION

v.

:

NO.: 2013-CV-324

CLARA L. BOWMAN

HOWARD W. BOWMAN, JR

Defendant(s):

COLUMBIA COUNTY

2014-ED-11

COURT OF COMMON PLEAS

:

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
- (X) 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: Mour JK
Phelan Hallinan, LLP

Adam H. Davis, Esq., Id. No.203034

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

COURT OF COMMON PLEAS

Plaintiff

: CIVIL DIVISION

v.

: NO.: <u>2013-CV-324</u>

CLARA L. BOWMAN HOWARD W. BOWMAN, JR

2014-ED-11

Defendant(s)

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
- (X) 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.

y: Mour X Phelan Hallinan, LLP

Adam H. Davis, Esq., Id. No.203034

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

Attorney for Plaintiff

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

COLUMBIA COUNTY

:

COURT OF COMMON PLEAS

vs.

: CIVIL DIVISION

CLARA L. BOWMAN HOWARD W. BOWMAN, JR

: NO.: <u>2013-CV-324</u>

2014-ED-11

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

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

vs.

: CIVIL DIVISION

CLARA L. BOWMAN HOWARD W. BOWMAN, JR

NO.: <u>2013-CV-324</u>

2014-ED-11

VERIFICATION OF NON-MILITARY SERVICE

The undersigned attorncy 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

rolm &

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION : COURT OF COMMON PLEAS

CHILLE DAY

Plaintiff: CIVIL DIVISION

:

vs. : NO.: <u>2013-CV-324</u>

2014-ED-11

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 ________ 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 <u>215-563-7000</u>.
- 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

ν.

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

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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

ν.

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	INSTRU	CTIONS: Please type or		
PROCESS RECEIPT and AFFIDAVIT OF RE		of all copies. Do not detach any copies.		
Plaintiff	Expirati	on date No.: 2013-CV-324		
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION				
Defendant		2014-ET	<u> </u>	
CLARA L. BOWMAN		Type or Writ of Complaint EXECUTION/NOTION	TE OF CALE	
HOWARD W. BOWMAN, JR		EXECUTION/NOTIC	E OF SALE	
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO S	ERVICE OR DESCRIPTION O	F PROPERTY TO BE LEVIED, A	TTACHED OR SALE.	
ADDRESS (Street or RFD, Apartment No., City, Buro, Twp., State and 1332C UPPER RAVEN CREEK ROAD A/K/A 1:	Zip Code) 332B UPPER RAVEN	CREEK ROAD		
BENTON, PA 17814-7763				
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING SERVIC	Ę		
PLEASE POST THE PREMISES WITH THE SHERIFF'S H				
NOW, 20_, I, Sheriff of COI UMBIA County County, to execute the within and make return thereof according to law.	, PA do hereby deputize the	Sheriff of	 ·	
	Sheriff of COLUMB1	A County, Penna.		
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER	OF WATCHMAN — Any o	leputy sheriff levying upon or a	attaching any	
property under within writ may leave same without a watchman, in custody of	f whomever is found in posse	ession, after notifying person o	f levy or	
attachment without liability on the part of such deputy or sheriff to any plaint sheriff's sale thereof.	all herein for any loss, destru	ction or removal of any such pa	roperty before	
Signature of Attorney or other Originator requesting service on behalf of XX Plai	ntiff Telephor fendant	e Number Date		
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulev Philadelphia, PA 19103-1814		53-7000	1/15/14	
SPACE BELOW FOR USE OF SHERIF	FONLY — DO NO	T WRITE BELOW T	THIS LINE	
PLAINTIFF		Court Number		
		77		
RETURNED:				
AFFIRMED and subscribed to before me this	SO ANSWERS		The state of the s	
day	Signature of Dep. Sheriff		Date	
of20	Signature of Sheriff	- /-	Date	
	argumente or Shellit		Date	
	Sheriff of			
I				

SHERIFF'S DEPARTMENT

SHERIFF SERVICE	11	INSTRUCTIONS: Please type or print legibly, insuring						
PROCESS RECEIPT and AFFIDAVIT OF RE		readability of all copies. Do not detach any copies.						
	xpiration date							
Plaintiff IDMODICANI CHARTE DANIE NATIONAL ACCOCIATION		No.: 2013-C	V-324					
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION	201	2014-ED-11						
Defendant								
CLARA L. BOWMAN	EXECUTI	EXECUTION/NOTICE OF SALE						
HOWARD W. BOWMAN, JR								
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO: CLARA L. BOWMAN		IPTION OF PROPERTY TO	BE LEVIED, ATTACHED OR SALE.					
ADDRESS (Street or RFD, Aparlment No., City, Boro, Twp., State and	Zip Code) 222B LIBBER D	AVEN CREEK DO						
	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.	<u> </u>					
SERVE DEFENDANT WITH THE NOTICE OF SALE.								
NOW, 20 , I, Sheriff of COLUMBIA Country	y, PA do hereby der	outize the Sheriff of						
County, to execute the within and make return thereof according to law.								
	Sheriff of COLUMBIA County, Penna.							
NOTE ONLY ADDITIONAL CONTROL OF EVECUTIONS AS D. MARVED	OF WATERWARE	A. I a fire						
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any properly 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 plain	iff herein for any lo	ss, destruction or removal	of any such property before					
sheriff's sale thereof.								
Signature of Attorney or other Originator requesting service on behalf of XX Plai	ntiff	Telephone Number	Date					
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400			111.0114					
Philadelphia, PA 19103-1814	ard, Suite 1400	(215)563-7000	1115114					
SPACE BELOW FOR USE OF SHERIF	FONLY — D	O NOT WRITE I	BELOW THIS LINE					
PLAINTIFF		Court Numbe						
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		· · · · · · · · · · · · · · · · · · ·						
RETURNED:								
AFFIRMED and subscribed to before me this day	SO ANSWERS		Date					
	Signature of Dep. 3	Sheriff						
of20								
	Signature of Sherit	u,	Date					
	Signature of Sheril	rr	Date					
	Signature of Sherif	<u>-</u> .	Date .					

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.				
laintiff L			Expiration date			
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION			No.: <u>2013-CV-324</u> 2014- E	D-11		
Defendant CLARA L. BOWMAN HOWARD W. BOWMAN, JR			Type or Writ of Comp EXECUTION/NO			
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SHOWARD W. BOWMAN, JR		RIPTION OF	PROPERTY TO BE LEVI	ED, ATTACHED OR SALE.		
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and 1332C UPPER RAVEN CREEK ROAD A/K/A 1	Zip Code) 332B UPPER I	RAVEN (CREEK ROAD			
BENTON, PA 17814-7763						
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	`IN EXPEDITING	SERVICE		, <u> </u>		
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.	y, r.v. do neteny d	epuuze inc :	Sheriir or			
	Sheriff of (COLUMBIA	County, Penna.			
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER properly under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy or sheriff to any plaint sheriff's sale thereof.	of whomever is four	ind in posses	ssion, after notifying nei	son of levy or		
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff Defendant			: Number	Date		
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		(215)563-7000		1/15/14		
SPACE BELOW FOR USE OF SHERIF	<u> F ONLY — 1</u>	DO NOT	WRITE BELO	W THIS LINE		
PLAINTIFF			Court Number			
	.					
RETURNED:			_			
AFFIRMED and subscribed to before me this day	SO ANSWERS Signature of Dep	. Sheriff		Date		
of20	100		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
	Signature of Shea	TtI!		Date		
	Sheriff of					

Phelan Hallinan, LLP One Penn Center Ste 1400 Philadelphia, PA 19103 TD Bank, NA 3-180/360

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001383428

DATE 1/8/2014 AMOUNT ****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

TO THE

Sheriff of Columbia County

ORDER

35 W Main Street

OF

Bloomsburg, PA 17815

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

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 178



71901140006000018392

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

FRISCO

TX 75034

CERTIFIED MAIL



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Columbia County Sheriff
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 178



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



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

CERTIFIED MAIL.







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Columbia County Columbia County Sheriff 35 West Main Street PQ Box 380 Sloomsburg PA 17815



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





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



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







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