

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

CitiFinancial Soc vs Sandra Creasy

NO. 112-15 ED NO. 586-15 JD

DATE/TIME OF SALE: NOVEMBER 4, 2015 @9:00 AM

BID PRICE (INCLUDES COST) \$ 2043.75

POUNDAGE -- 2% OF BID \$ 40.88

TRANSFER TAX -- 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2084.63

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

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

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

PURCHASER(S) SIGNATURE(S): <sup>Agent for</sup> Phelan, Hallinan Diamond & Jones  
[Signature]

TOTAL DUE: \$ 2084.63

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ —

TOTAL DUE IN 8 DAYS \$ 734.63

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
CITIFINANCIAL SERVICES, INC.

vs.

**Defendant**  
SANDRA J CREASY

**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, November 4, 2015

**Writ of Execution No. :** 2015CV586

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** SANDRA J. CORNWALL, BERWICK, PA 18603

## 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	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,118.25
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	\$165.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$120.00

**Total Sheriff Costs** **\$1,879.25**

## Municipal Costs

Sewer	\$97.50
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**Total Municipal Costs** **\$97.50**

## Distribution Costs

Recording Fees	\$67.00
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**Total Distribution Costs** **\$67.00**

**Grand Total:** **\$2,043.75**

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



1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000  
Fax #: 215-568-7616  
marielena.santiago@phelanhallinan.com

Marielena Santiago  
Legal Assistant,

November 12, 2015

Office of the Sheriff  
COLUMBIA County Courthouse  
PO Box 380  
W. Main Street  
Bloomsburg, PA 17815

Re: SANDRA J. CREASY A/K/A SANDRA J. CORNWALL  
317 EAST 16TH STREET,  
BERWICK, PA 18603-2208  
2015-CV-586


Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan Diamond & Jones, LLP as "attorney-on-the-writ," please prepare the Sheriff's Deed to **CITIFINANCIAL SERVICING LLC**, 1000 TECHNOLOGY DRIVE, O'FALLON, MO 63368.

Enclosed are two (2) transfer tax affidavits reflecting the assignment, and a stamped self-addressed envelope for your convenience.

Thank you in advance for your cooperation in this matter.

Very truly yours,

  
Marielena Santiago  
For Phelan Hallinan Diamond & Jones, LLP

cc: CITIFINANCIAL SERVICING LLC

PH # 944862

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
DEPT. 280603  
HARRISBURG, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorders of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

## A. CORRESPONDENT - All inquiries may be directed to the following person:

Name

Phelan Hallinan Diamond & Jones, LLP

Telephone Number:

215-563-7000

Mailing Address

1617 JFK Boulevard, Suite 1400, One Penn Center Plaza

City

Philadelphia

State

PA

ZIP Code

19103

## B. TRANSFER DATA

Date of Acceptance of Document 11/23/15

Grantor(s)/Lessor(s)

Timothy Chamberlain

Telephone Number:

(570) 389-5622

Grantee(s)/Lessee(s)

CITIFINANCIAL SERVICING LLC

Telephone Number:

(800) 423-8158

Mailing Address

PO Box 380, W. Main Street

Mailing Address

1000 TECHNOLOGY DRIVE

City

Bloomsburg

State

PA

ZIP Code

17815

City

O'FALLON

State

MO

ZIP Code

63368

## C. REAL ESTATE LOCATION

Street Address

317 EAST 16TH STREET, BERWICK, PA 18603-2208

City, Township, Borough

BERWICK BOROUGH

County

COLUMBIA

School District

BERWICK AREA S.D.

Tax Parcel Number

04A-02-159-00,000

## D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration

\$ 2,043.75 (winning bid)

2. Other Consideration

+ -0-

3. Total Consideration

= \$ 2,043.75

4. County Assessed Value

\$ 14,200.00

5. Common Level Ratio Factor

X 3.6

6. Computed Value

= \$51,120.00

## E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed

= \$51,120.00

1b. Percentage of Grantor's Interest in Real Estate

100%

1c. Percentage of Grantor's Interest Conveyed

100%

## 2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession (Name of Decedent) \_\_\_\_\_ Estate File Number \_\_\_\_\_
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer to the Commonwealth, the United States and instrumentalities by gift, dedication, condemnation or in lieu of condemnation.  
(If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default.  
(Attach copy of mortgage and note/assignment)
- ☐ Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)
- ☐ \*Other (Please explain exemption claimed, if other than listed above.)

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

Signature of Correspondent or Responsible Party

Marielena Santiago

*Marielena Santiago*

Date

11-23-15

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

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

TD Bank, NA  
3-180/360

001569206

DATE  
11/23/2015

AMOUNT  
\*\*\*\*\$734.63

PAY SEVEN HUNDRED THIRTY-FOUR AND 63 / 100 Dollars

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

MSA [944862] 317 EAST 16TH STREET (2015-CV-586)

  
AUTHORIZED SIGNATURE

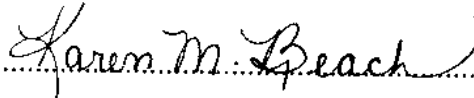
⑈001569206⑈ ⑆036001808⑆ 361508666⑈

STATE OF PENNSYLVANIA }  
COUNTY OF COLUMBIA } SS

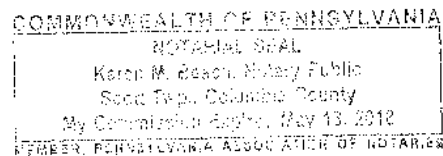
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice October 14, 21, 28, 2015 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



Sworn and subscribed to before me this 29<sup>th</sup> day of October, 2015.



(Notary Public)



And now, ....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

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:** Tami

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Pages:** 3

**Phone:**

**Date:** November 4, 2015

**Re:** Today's sales

**CC:**

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

● **Comments:**

# SHERIFF'S SALE COST SHEET

NO. \_\_\_\_\_ vs. Cresy / Cronrall  
 ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>24.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>401.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>118.25</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1343.25</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>67.00</u>	
TOTAL *****		\$ <u>77.00</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	\$ <u>97.50</u>	
WATER 20	\$	
TOTAL *****		\$ <u>97.50</u>

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2043.75



**PHELAN HALLINAN DIAMOND & JONES, LLP**

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

215-320-0007

Fax: 215-563-7009

Judith Pomroy  
Legal Assistant, Ext. 1630

Representing Lenders in  
Pennsylvania and New Jers

October 28, 2015  
Office of the Sheriff  
**COLUMBIA** County Courthouse

Dear Sir/Madame:

Enclosed are Affidavits of Service of Notice of Sale for filing with your office. We have forwarded copies of the same to the Prothonotary.

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,

Judith Pomroy  
Enclosure

**AFFIDAVIT OF SERVICE**

**PLAINTIFF**  
CITIFINANCIAL SERVICING LLC

**COLUMBIA COUNTY**

**PH # 944862**

**DEFENDANT**  
SANDRA J. CREASY A/K/A SANDRA J. CORNWALL

**SERVICE TEAM/ lnm**  
**COURT NO.: 2015-CV-586**

**SERVE SANDRA J. CREASY A/K/A SANDRA J. CORNWALL AT:**  
217 EAST 8TH STREET  
BERWICK, PA 18603

**TYPE OF ACTION**  
**XX Notice of Sheriff's Sale**  
**SALE DATE: November 4, 2015**

**SERVED**

Served and made known to SANDRA J. CREASY A/K/A SANDRA J. CORNWALL, Defendant on the 29<sup>th</sup> day of SEPTEMBER, 20 15, at

6:25 o'clock P. M., at 217 E. 8th St, Berwick, PA, in the manner described below:

☒ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is \_\_\_\_\_

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ \_\_\_\_\_ an officer of said Defendant's company.

Other: \_\_\_\_\_

Description: Age 60<sup>s</sup> Height 5'2" Weight 150 Race W Sex F Other \_\_\_\_\_

Ronald Moll

I, \_\_\_\_\_, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE 9/29/15

NAME: Ronald Moll

Ronald Moll

PRINTED NAME: \_\_\_\_\_

Process Server

TITLE: \_\_\_\_\_

**NOT SERVED**

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby state that Defendant NOT FOUND because:

☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer on \_\_\_\_\_ at \_\_\_\_\_ at \_\_\_\_\_ at \_\_\_\_\_

☐ Service Refused

Other: \_\_\_\_\_

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

5  
133

6/20

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

Jessica Gliwa  
Legal Assistant

Representing Lenders in  
Pennsylvania

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

No.: 2015-CV-586  
No.: 2015-ED-112

Re: CITIFINANCIAL SERVICING LLC VS. SANDRA J. CREASY A/K/A SANDRA J. CORNWALL  
No.: 2015-CV-586, No.: 2015-ED-112

**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 11/04/2015 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 Diamond & Jones, LLP

By:

Jessica Gliwa, Legal Assistant

cc: Sheriff of COLUMBIA County

PHILAN HALLINAN DIAMOND & JONES, LLP  
Paul Cressman, Esq., Id. No.318079  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
paul.cressman@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

CITIFINANCIAL SERVICING LLC  
Plaintiff,

v.

SANDRA J. CREASY A/K/A SANDRA J.  
CORNWALL  
Defendant(s)

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: No.: 2015-CV-586  
: No.: 2015-ED-112

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".

Paul Cressman, Esq., Id. No.318079  
Attorney for Plaintiff

Date: 10/19/15

**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.

<b>Citifinancial Servicing LLC</b>	:	<b>COURT OF COMMON PLEAS</b>
Plaintiff	:	
	:	<b>CIVIL DIVISION</b>
<b>v.</b>	:	
	:	<b>NO.: <u>2015-CV-586</u></b>
<b>Sandra J. Creasy a/k/a Sandra J. Cornwall</b>	:	
Defendant(s)	:	
	:	<b>COLUMBIA COUNTY</b>

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1**

**Citifinancial Servicing LLC**, 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 **317 East 16th Street, Berwick, PA 18603-2208**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<b>Sandra J. Creasy a/k/a Sandra J. Cornwall</b>	<b>217 East 8th Street, Berwick, PA 18603</b>
  
2. Name and address of Defendant(s) in the judgment:  

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<b>Sandra J. Creasy a/k/a Sandra J. Cornwall</b>	<b>217 East 8th Street Berwick, PA 18603</b>
  
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)
<b>Berwick Area Joint Sewer Authority</b>	<b>344 Market Street Berwick, PA 18603</b>
<b>Berwick Area Joint Sewer Authority C/O Anthony J. Mcdonald, Esq.</b>	<b>208 East Second st Berwick, PA 18603</b>
<b>Columbia County Tax Claim Bureau</b>	<b>P.O. Box 380 11 West Main Street Bloomsburg, PA 17815</b>
<b>Columbia County Tax Claim Bureau C/O Anthony J. Mcdonlad, Esquire</b>	<b>106 N Market st Berwick, PA 18603-4820</b>
  
4. Name and address of last recorded holder of every mortgage of record:  

Name	Address (if address cannot be reasonably ascertained, please indicate)
<b>None.</b>	
  
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)
<b>None.</b>	

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)

None.

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

317 East 16th Street  
Berwick, PA 18603-2208

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:

10/19/15

By:

  
Phelan Hallinan Diamond & Jones, LLP

Paul Cressman, Esq., Id. No. 318079

Attorney for Plaintiff

PHILAN HALLINAN DIAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

Name and  
Address  
Of Sender

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

AZK/JSG - 11/04/2015 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address
1	****	COLUMBIA COUNTY TAX CLAIM BUREAU P.O. BOX 380 11 WEST MAIN STREET BLOOMSBURG, PA 17815
2	****	COLUMBIA COUNTY TAX CLAIM BUREAU C/O ANTHONY J. MCDONLAD, ESQUIRE 106 N MARKET ST BERYICK, PA 18603-4820
		RE: SANDRA J. CREASY AKA SANDRA J. CORNWALL (COLUMBIA) PH # 944862/1026

Page 1 of 1 45 Day

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per Name of Receiving Employee)	The full declaration of value is required on all domestic and international for the reconstruction of nonnegotiable documents under Express (or these subject to a limit of \$500.000 per occurrence. The maximum The maximum indemnity payable is \$25,000 for registered mail, \$5, R990 S910 and 3921 for limitations of coverage.
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Form 3877 Facsimile

Fee

It is hereby declared  
to be \$50.000 per  
merchandise is \$500  
regarding Mail Manual

Name and  
Address Of  
Sender

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

AZK/SZR - 11/04/2015 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postmaster, Per (Name of Receiving Employee)	Total Number of Pieces Received at Post Office	Postage	Postage Paid	Postage Due	Postage Refund	Postage Total
1	****	TENANT/OCCUPANT 317 EAST 16TH STREET BERWICK, PA 18603-2208							
2	****	Berwick Area Joint Sewer Authority 344 Market Street Berwick, PA 18603							
3	****	Berwick Area Joint Sewer Authority C/O Anthony J. McDonald, Esq. 208 EAST SECOND ST BERWICK, PA 18603							
4	****	Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division 6th Floor, Strawberry Sq. Dept 280601 Harrisburg, PA 17128							
5	****	Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105							
6	****	Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815							
7	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105							
8	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222							\$0.47
9	****	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							\$0.47
RE: SANDRA J. CREASY AKA SANDRA J. CORNWALL (COLUMBIA) PH # 94486241021 Page 1 of 1									\$4.23

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.



IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CITIFINANCIAL SERVICING LLC  
Plaintiff

vs.

SANDRA J. CREASY  
A/K/A SANDRA J. CORNWALL  
Defendant

Court of Common Pleas  
Civil Division  
COLUMBIA County  
No.: 2015-CV-586  
No.: 2015-ED-112

FILED  
PROTHONOTARY  
2015 OCT 14 PM 10:53

**ORDER**

AND NOW, this 13 day of October, 2015 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$53,312.18
Interest Through August 31, 2015	\$11,647.11
Legal fees	\$2,562.50
Cost of Suit and Title	\$7,199.67
Escrow Deficit	<u>\$7,837.39</u>
<b>TOTAL</b>	<b>\$82,558.85</b>

Plus interest at six percent per annum.

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

BY THE COURT

15 Thomas A. James, Jr.  
J.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIFINANCIAL SERVICES, INC.  
vs.  
SANDRA J CREASY

Case Number  
2015CV586

## SHERIFF'S RETURN OF SERVICE

09/22/2015 01:46 PM - DEPUTY SCOTT MAYERNICK, 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 SANDRA J. CORNWALL, 317 EAST 16TH STREET, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

September 23, 2015

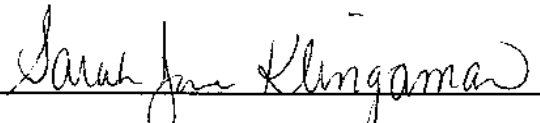
### COMMONWEALTH OF PENNSYLVANIA

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

### NOTARY

Affirmed and subscribed to before me this

23RD day of SEPTEMBER 2015



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

Notary Public in and for the State of Pennsylvania

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIFINANCIAL SERVICES, INC.  
vs.  
SANDRA J CREASY

Case Number  
2015CV586

## SHERIFF'S RETURN OF SERVICE

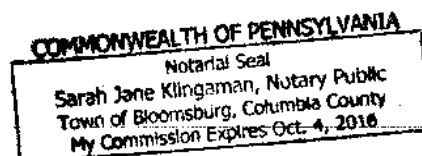
08/21/2015 11:05 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: SANDRA J CREASY AT 217 EAST 8TH STREET, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

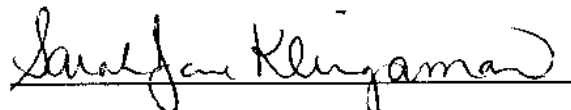
August 21, 2015



NOTARY

Affirmed and subscribed to before me this

21ST day of AUGUST, 2015



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

CITIFINANCIAL SERVICES, INC.  
vs.  
CREASY, SANDRA J

Case Number  
2015CV586

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 11/04/2015 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: SANDRA J. CORNWALL  
317 EAST 16TH STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge Posted · Other

Adult In Charge:

Relation:

Date:

9-22-15

Time:

13:40

Deputy:

3

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)

2015CV586

SANDRA J. CORNWALL, 317 EAST 16TH STREET, BERWICK, PA 18603 NO EXPIRATION

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

DATE:15-SEP-15

FEE:\$5.00

CERT. NO22709

CORNWALL SANDRA J  
217 E EIGHTH ST  
BERWICK PA 18603

DISTRICT: BERWICK BORO .  
DEED  
LOCATION: 317 E 16TH ST LOT 70  
PARCEL: 04A-02 -159-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING- COSTS	TOTAL AMOUNT DUE
2012	PRIM	0.00	0.00	0.00	0.00
2014	PRIM	0.00	0.00	0.00	0.00
2011	PRIM	0.00	0.00	0.00	0.00
2013	PRIM	0.00	0.00	0.00	0.00
TOTAL DUE :					\$0.00

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: September,2015

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF  
DECEMBER 31, 2014

REQUESTED BY:

*Columbia County Sheriff*

*101*



September 8, 2015

Timothy T. Chamberlain  
Sheriff of Columbia County  
Court House-P.O. BOX 380  
Bloomsburg, Pa 17815

**CITIFINANCIAL SERVICING LLC**

**VS.**

**SANDRA J. CREASY A/K/A/ SANDRA J. CORNWALL**

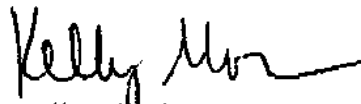
**NO: 2015-CV-586**

Dear Timothy:

The amount due on the sewer account #121642 for the property located at 317 E. 16<sup>th</sup> Street, Berwick Pa through December 30, 2015 is \$97.50.

Please feel free to contact me with any questions that you may have.

Sincerely,

  
Kelly Morris  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Employer"*

**1108 Freas Avenue • Berwick, Pennsylvania 18603**

**Phone: (570) 752-8477 • Fax: (570) 752-8479**

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



71901140006000060896

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

---

1/2

Citifinancial Servicing LLC

: COURT OF COMMON PLEAS  
:  
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2015-CV-586  
:  
:

Sandra J. Creasy a/k/a Sandra J. Cornwall

Defendant(s) : COLUMBIA County  
:

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

TO: Sandra J. Creasy a/k/a Sandra J. Cornwall  
217 East 8th Street  
Berwick, PA 18603

**\*\*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 **317 East 16th Street, Berwick, PA 18603-2208** is scheduled to be sold at the Sheriff's Sale on NOV. 4<sup>th</sup> 2015 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$62,877.09 obtained by Citifinancial Servicing LLC (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.



**Tax Notice** 2015 County & Municipality  
**BERWICK BORO**  
**MAKE CHECKS PAYABLE TO:**  
 Connie C Gingher  
 1615 Lincoln Avenue  
 Berwick PA 18603  
**HOURS:** MON, TUE, THUR : 9:30 AM - 4 PM  
 CLOSED WEDNESDAY & FRIDAYS  
 CLOSED HOLIDAYS  
**PHONE:** 570-752-7442

**FOR: COLUMBIA County**

**DATE**  
**03/01/2015**

**BILL NO.**  
**3147**

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	14,200	9.491	132.07	134.77	148.25
SINKING		1	13.92	14.20	15.62
FIRE		1.25	17.39	17.75	18.64
LIGHT		1.75	24.35	24.85	26.09
BORO RE		11.1	154.47	157.62	165.50
The discount & penalty have been calculated for your convenience			342.20	349.19	374.10
<b>PAY THIS AMOUNT</b>			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

CORNWALL SANDRA J  
 217 E EIGHTH ST  
 BERWICK PA 18603

CNTY TWP  
 Discount 2 % 2 %  
 Penalty 10 % 5 %  
 PARCEL: 04A-02 -159-00,000  
 317 E SIXTEENTH ST  
 .1768 Acres

Land 3,080  
 Buildings 11,120  
**Total Assessment 14,200**

This tax returned  
 to courthouse on  
**January 1, 2016**

**You desire a receipt, send a self-addressed stamped envelope with your payment**  
**THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**

**Connie C. Gingher**  
**PAID**  
**FILE COPY**

WSLH RE  
 774  
 82015

**2015 SCHOOL REAL ESTATE TAX NOTICE**  
 Berwick Area School District  
 Berwick Borough

**Make Check Payable To:**

The Berwick Area School District  
 Connie C. Gingher, Tax Collector  
 1615 Lincoln Avenue  
 Berwick, PA 18603

Telephone: 570-752-7442

**Taxes are due and payment is requested from:**

907010  
 C04  
 CORNWALL SANDRA J  
 217 E 8TH ST  
 BERWICK, PA 18603-3109

Bill Date: 7/1/2015

Control #:

Bill #: 774

**TAXPAYER COPY**

**Parcel #: 04A02 15900000**

**Prop. Type**

**Property Location and Description:**

317 E SIXTEENTH ST  
 .177

**Assessment:**

L= 3,080  
 B= 11,120  
 T= 14,200

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.7500	635.45
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2015	2% Discounted Amount	622.74
If Paid By 10/31/2015	FACE Amount	635.45
If Paid After 10/31/2015	10% Penalty Amount	699.00

**Connie C. Gingher**

**Last Day to Pay: 12/31/2015**

For a receipt, return the entire bill with payment  
 and a self-addressed stamped envelope.

**Office Hours:**  
 Monday, Tuesday, and Thursday from 9:30am - 4:00pm  
 Closed Wednesday and Friday  
 Closed Holidays

622.74  
 374.10 CB 3147

*Tim, this was paid 8/20/15  
 Pd by Cete Financial*

*Connie C. Gingher*

Citifinancial Servicing LLC

: COURT OF COMMON PLEAS  
:  
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2015-CV-586

Sandra J. Creasy a/k/a Sandra J. Cornwall

:  
Defendant(s) : COLUMBIA County  
:

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

TO: Sandra J. Creasy a/k/a Sandra J. Cornwall  
217 East 8th Street  
Berwick, PA 18603

**\*\*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 317 East 16th Street, Berwick, PA 18603-2208 is scheduled to be sold at the Sheriff's Sale on Nov. 4<sup>th</sup> 2015 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$62,877.09 obtained by Citifinancial Servicing LLC (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**

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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.

Sch # 774  
C & S  
#3147

# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

Classifieds: (570) 784-6151  
Toll Free: 888-231-9767 ext 1299  
Fax: (570) 784-6152

Proof of Ad 08/24/15

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**

Address: **PO BOX 380  
BLOOMSBURG, PA 17815**

Ad ID: 1048013  
Description: **Sandra Creasy**  
Run Dates: **10/14/15 to 10/28/15**  
Class: **2**  
Ageate Lines: **204**  
Blind Box:

**Total Ad Cost \$1,118.22**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	10/14/15	10/28/15	3	\$1,118.22

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2015CV586

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, NOVEMBER 04, 2015  
AT 9:00 O'CLOCK A.M.**

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

All that certain lot, piece or parcel of land lying and being situate in the Borough of Berwick (formerly Township of Briar Creek), County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the corner of Lot Number Sixty-nine (69) on East Sixteenth Street (formerly Borough Line Street), between Chestnut and Walnut Street; thence Northerly a distance of Forty-nine and one-half (49 1/2) feet to corner of Lot Number Seventy-one (71); thence Westerly, a distance of One Hundred Fifty-four (154) feet to a fifteen-foot Alley; thence Southerly a distance of Forty-nine and one-half (49 1/2) feet to corner of Lot Number Sixty-nine (69); thence Easterly a distance of One Hundred Fifty-three (153) feet to place of beginning. This description is intended to cover and this deed to convey Lot Number Seventy (70) in Duval Dickson's Second Plot of Lots as marked and shown on plot or plan.

TITLE TO SAID PREMISES IS VESTED IN Sandra J. Creasy, by Deed from Casper A. Halat, Jr. and Camella N. Halat, his wife and Pasquale Cusano, unmarried, dated 07/12/1983, recorded 07/13/1983 in Book 320, Page 469.

Tax Parcel: 04A-02-159-00,000

Premises Being: 317 East 16th Street, Berwick, PA 18603-2208

**PROPERTY ADDRESS: SANDRA J. CORNWALL, 317 EAST 16TH STREET, BERWICK, PA 18603**

UPI / TAX PARCEL NUMBER: 04A-02-159-00,000

Seized and taken into execution to be sold as the property of SANDRA J. CREASY in suit of CITI FINANCIAL SERVICES, INC.

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

**TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania**

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIFINANCIAL SERVICES, INC.  
vs.  
CREASY, SANDRA J

Case Number  
2015CV586

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 112

Notes: SALE DATE & TIME: 11/04/2015 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: SANDRA J CREASY  
Primary Address: SANDRA J. CORNWALL  
317 EAST 16TH STREET  
BERWICK, PA 18603

Phone:   
DOB:   
Alternate Address: 217 EAST 8TH STREET  
BERWICK, PA 18603

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 8-21-15

Time: 11:05

Deputy: B

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.

CREASY, SANDRA J

2015CV586

SANDRA J. CORNWALL, 317 EAST 16TH STREET, BERWICK, PA 18603 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CITIFINANCIAL SERVICES, INC.  
vs.  
CREASY, SANDRA J

Case Number  
2015CV586

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant: 112

Notes: SALE DATE & TIME: 11/04/2015 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BERWICK SEWER AUTHORITY

Primary Address: 1108 FREAS AVE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Kelly Mucci

Relation: Clerk

Date: 8-21-15

Time: 10:45

Deputy: 3

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.

BERWICK SEWER AUTHORITY

2015CV586

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CITIFINANCIAL SERVICES, INC.  
vs.  
CREASY, SANDRA J

Case Number  
2015CV586

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 112

Notes: SALE DATE & TIME: 11/04/2015 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Connie C. Gingham  
Primary Address: 1615 Lincoln Avenue  
Berwick, PA 18603

Phone: 570-752-7442 DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

8-21-15

Time:

10:53

Deputy:

3

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.

GINGHER, CONNIE C.

2015CV586

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CITIFINANCIAL SERVICES, INC.  
vs.  
CREASY, SANDRA J

Case Number  
2015CV586

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 112

Notes: SALE DATE & TIME: 11/04/2015 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: SANDRA J. CORNWALL  
317 EAST 16TH STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 8-21-15

Time: 11:00

Deputy: 3

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

OCCUPANT

2015CV586

SANDRA J. CORNWALL, 317 EAST 16TH STREET, BERWICK, PA 18603 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIFINANCIAL SERVICES, INC.  
vs.  
CREASY, SANDRA J

Case Number  
2015CV586

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant: 112

Notes: SALE DATE & TIME: 11/04/2015 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: ANTHONY MCDONALD, ESQ.

Primary Address: 106 MARKET STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

SALLY NASATKA

Relation:

Secretary

Date:

8-21-15

Time:

11:10

Deputy:

3

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.

MCDONALD ESQ., ANTHO

2015CV586

106 MARKET STREET, BERWICK, PA 18603

NO EXPIRATION



# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2015CV586

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, NOVEMBER 04, 2015**  
**AT 9:00 O'CLOCK A.M.**

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

---

All that certain lot, piece or parcel of land lying and being situate in the Borough of Berwick (formerly Township of Briar Creek), County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:  
BEGINNING at the corner of Lot Number Sixty-nine (69) on East Sixteenth Street (formerly Borough Line Street), between Chestnut and Walnut Street; thence Northerly a distance of Forty-nine and one-half (49 1/2) feet to corner of Lot Number Seventy-one (71); thence Westerly, a distance of One Hundred Fifty-four (154) feet to a fifteen-foot Alley; thence Southerly a distance of Forty-nine and one-half (49 1/2) feet to corner of Lot Number Sixty-nine (69); thence Easterly a distance of One Hundred Fifty-three (153) feet to place of beginning.  
This description is intended to cover and this deed to convey Lot Number Seventy (70) in Duval Dickson's Second Plot of Lots as marked and shown on plot or plan.

TITLE TO SAID PREMISES IS VESTED IN Sandra J. Creasy, by Deed from Casper A. Halat, Jr. and Carmella N. Halat, his wife and Pasquale Cusano, unmarried, dated 07/12/1983, recorded 07/13/1983 in Book 320, Page 469.

Tax Parcel: 04A-02-159-00,000

Premises Being: 317 East 16th Street, Berwick, PA 18603-2208

PROPERTY ADDRESS: SANDRA J. CORNWALL, 317 EAST 16TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-02-159-00,000

Seized and taken into execution to be sold as the property of SANDRA J CREASY in suit of CITIFINANCIAL SERVICES, INC..

---

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

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

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CITIFINANCIAL SERVICES, INC.  
vs.  
CREASY, SANDRA J

Case Number  
2015CV586

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 112

Notes: SALE DATE & TIME: 11/04/2015 AT 9:00 AM  
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: Denise Siegel

Relation: Clerk

Date: 8-20-15 Time: 11:15

Deputy: 4 Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

COLUMBIA COUNTY TAX C

2015CV586

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CITIFINANCIAL SERVICES, INC.  
vs.  
CREASY, SANDRA J

Case Number  
2015CV586

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 112

Notes: SALE DATE & TIME: 11/04/2015 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia Col

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: Martha Mathew

Relation: Clerk

Date: 8-25-15 Time: 11:21

Deputy: 4 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.

DOMESTIC RELATIONS OF

2015CV586

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

# REAL ESTATE OUTLINE

ED # 2015 ED 112

DATE RECEIVED 8-14-2015  
DOCKET AND INDEX 2015 CV 586

## 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>001544230</u>

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

SALE DATE NOV. 4<sup>th</sup> TIME 9.00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

**WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)**

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

Citifinancial Servicing LLC

vs.

Sandra J. Creasy a/k/a Sandra J. Cornwall

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

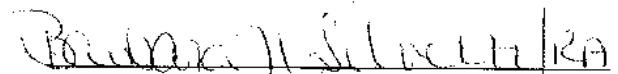
**To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following property (specifically described property below):**

PREMISES: 317 East 16th Street, Berwick, PA 18603-2208  
(See Legal Description attached)

Amount Due  
Interest from 07/10/2015 to Date of Sale  
@ \$10.34 per diem

\$62,877.09

\$\_\_\_\_\_ and costs.

  
(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna.

Dated 8/18/2015  
(SEAL)

PH # 944862

Book 2, Clerk of Court, County of Columbia -  
1/1/16 - 1/1/17 to 2018

### LEGAL DESCRIPTION

All that certain lot, piece or parcel of land lying and being situate in the Borough of Berwick (formerly Township of Briar Creek), County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the corner of Lot Number Sixty-nine (69) on East Sixteenth Street (formerly Borough Line Street), between Chestnut and Walnut Street; thence Northerly a distance of Forty-nine and one-half (49-1/2) feet to corner of Lot Number Seventy-one (71); thence Westerly, a distance of One Hundred Fifty-four (154) feet to a fifteen-foot Alley; thence Southerly a distance of Forty-nine and one-half (49-1/2) feet to corner of Lot Number Sixty-nine (69); thence Easterly a distance of One Hundred Fifty-three (153) feet to place of beginning.

This description is intended to cover and this deed to convey Lot Number Seventy (70) in Duval Dickson's Second Plot of Lots as marked and shown on plot or plan.

TITLE TO SAID PREMISES IS VESTED IN Sandra J. Creasy, by Deed from Casper A. Halat, Jr. and Carmella N. Halat, his wife and Pasquale Cusano, unmarried, dated 07/12/1983, recorded 07/13/1983 in Book 320, Page 469.

Tax Parcel: 04A-02-159-00,000

Premises Being: 317 East 16th Street, Berwick, PA 18603-2208

PHELAN HALLINAN DIAMOND & JONES, LLP  
Jonathan Lobb, Esq., Id. No.312174  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Jonathan.Lobb@phelanhallinan.com  
215-563-7000

Attorneys for Plaintiff

**Citifinancial Servicing LLC**  
Plaintiff

v.

**Sandra J. Creasy a/k/a Sandra J. Cornwall**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2015-CV-586**  
: **2015 - ED - 112**  
:  
: **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 Diamond & Jones, LLP**  
Jonathan Lobb, Esq., Id. No.312174  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Jonathan Lobb, Esq., Id. No.312174  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Jonathan.Lobb@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

**Citifinancial Servicing LLC**

**vs.**

**Sandra J. Creasy a/k/a Sandra J. Cornwall**

: **COLUMBIA County**  
:  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2015-CV-586**  
:

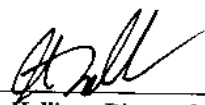
**VERIFICATION OF NON-MILITARY SERVICE**

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) 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, as amended.

(b) that defendant Sandra J. Creasy a/k/a Sandra J. Cornwall is over 18 years of age and resides at 217 East 8th Street, Berwick, PA 18603.

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

  
\_\_\_\_\_  
**Phelan Hallinan Diamond & Jones, LLP**  
Jonathan Lobb, Esq., Id. No.312174  
Attorney for Plaintiff



PHILAN HALLINAN DIAMOND & JONES, LLP  
Jonathan Lobb, Esq., Id. No.312174  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Jonathan.Lobb@phclanhallinan.com  
215-563-7000

Attorneys for Plaintiff

**Citifinancial Servicing LLC**  
Plaintiff

v.

**Sandra J. Creasy a/k/a Sandra J. Cornwall**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2015-CV-586**  
:  
: **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 Diamond & Jones, LLP**  
Jonathan Lobb, Esq., Id. No.312174  
Attorney for Plaintiff



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**

**317 EAST 16TH STREET  
BERWICK, PA 18603-2208**

**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: 8/17/15

By:   
**Phelan Hallinan Diamond & Jones, LLP**  
Jonathan Lobb, Esq., Id. No. 312174  
Attorney for Plaintiff  
**PHELAN HALLINAN DIAMOND & JONES, LLP**  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza, Philadelphia, PA 19103  
215-563-7000

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2015-CV-586**

**Citifinancial Servicing LLC**

v.

**Sandra J. Creasy a/k/a Sandra J. Cornwall**

owner(s) of property situate in the **BERWICK BOROUGH, COLUMBIA** County,  
Pennsylvania, being

**317 East 16th Street, Berwick, PA 18603-2208**

**Parcel No. 04A-02-159-00,000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$62,877.09**

**Attorneys for Plaintiff**

**Phelan Hallinan Diamond & Jones, LLP**

### **LEGAL DESCRIPTION**

All that certain lot, piece or parcel of land lying and being situate in the Borough of Berwick (formerly Township of Briar Creek), County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the corner of Lot Number Sixty-nine (69) on East Sixteenth Street (formerly Borough Line Street), between Chestnut and Walnut Street; thence Northerly a distance of Forty-nine and one-half (49-1/2) feet to corner of Lot Number Seventy-one (71); thence Westerly, a distance of One Hundred Fifty-four (154) feet to a fifteen-foot Alley; thence Southerly a distance of Forty-nine and one-half (49-1/2) feet to corner of Lot Number Sixty-nine (69); thence Easterly a distance of One Hundred Fifty-three (153) feet to place of beginning.

This description is intended to cover and this deed to convey Lot Number Seventy (70) in Duval Dickson's Second Plot of Lots as marked and shown on plot or plan.

**TITLE TO SAID PREMISES IS VESTED IN** Sandra J. Creasy, by Deed from Casper A. Halat, Jr. and Carmella N. Halat, his wife and Pasquale Cusano, unmarried, dated 07/12/1983, recorded 07/13/1983 in Book 320, Page 469.

Tax Parcel: 04A-02-159-00,000

Premises Being: 317 East 16th Street, Berwick, PA 18603-2208

# 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  
Citifinancial Servicing LLC

No.: 2015-CV-586

Defendant  
Sandra J. Creasy a/k/a Sandra J. Cornwall

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.

SANDRA J. CREASY A/K/A SANDRA J. CORNWALL

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

317 East 16th Street

Berwick, PA 18603-2208

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

### 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  
Citifinancial Servicing LLC

No.: 2015-CV-586

Defendant  
Sandra J. Creasy a/k/a Sandra J. Cornwall

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.  
**SANDRA J. CREASY A/K/A SANDRA J. CORNWALL**  
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
**317 EAST 16TH STREET**

**BERWICK, PA 18603-2208**

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

Telephone Number

Date

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

(215)563-7000

**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 RETURN

Citifinancial Servicing LLC

Plaintiff

vs.

Sandra J. Creasy a/k/a Sandra J. Cornwall

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2015-CV-586

ISSUED

NOW, \_\_\_\_\_ 20\_\_ I, \_\_\_\_\_ High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of \_\_\_\_\_ County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.  
Defendants alleged address is \_\_\_\_\_

\_\_\_\_\_  
Sheriff, Columbia County, Pennsylvania

By \_\_\_\_\_  
Deputy Sheriff

## AFFIDAVIT OF SERVICE

Now, \_\_\_\_\_ 20\_\_, at \_\_\_\_\_ O'Clock \_\_\_\_\_ m., served the within upon \_\_\_\_\_ at \_\_\_\_\_ by handing to \_\_\_\_\_ a true and correct copy of the original Notice of Sale and made known to \_\_\_\_\_ the contents thereof.

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

day of \_\_\_\_\_ 20\_\_ \_\_\_\_\_

Notary Public

BY: \_\_\_\_\_  
Sheriff

\_\_\_\_\_, Sec return endorsed hereon by Sheriff of \_\_\_\_\_ County, Pennsylvania, and made a part of this return

So Answers,

\_\_\_\_\_  
Sheriff

\_\_\_\_\_  
Deputy Sheriff



# 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  
Citifinancial Servicing LLC

No.: 2015-CV-586

Defendant  
Sandra J. Creasy a/k/a Sandra J. Cornwall

Type or Writ of Complaint  
EXECUTION/NOTICE OF SALE

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

**AT** { ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
317 East 16th Street

Berwick, PA 18603-2208

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

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

NOW, \_\_\_\_\_, 20\_\_ 1, 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 <u>XX</u> Plaintiff ____ Defendant	Telephone Number (215)563-7000	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

### 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  Signature of Sheriff  Sheriff of _____	Date  Date
--	---	------------------

## Document Receipt

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Trans #	6098	Carrier / service:	USPS Server	First-Class Mail®	8/20/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000060902

Doc Ref #: 2015ED112

Postage 5.1300

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	6097	Carrier / service:	USPS Server	First-Class Mail®	8/20/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

## Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET 5TH FLOOR

ROBERT N.C. NIX FEDERAL BUILDING

Tracking #: 71901140006000060896

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Postage 5.1300

PHILADELPHIA PA 19107

## Document Receipt

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Trans #	6096	Carrier / service:	USPS Server	First-Class Mail®	8/20/2015 12:00:00 AM
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## Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000060889

Doc Ref #: 2015ED112

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HARRISBURG PA 17105

## Document Receipt

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## Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000060872

Doc Ref #: 2015ED112

Postage 5.1300

HARRISBURG PA 17128

Citifinancial Servicing LLC

: COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

: NO.: 2015-CV-586

Sandra J. Creasy a/k/a Sandra J. Cornwall

Defendant(s) : COLUMBIA County

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

TO: Sandra J. Creasy a/k/a Sandra J. Cornwall  
217 East 8th Street  
Berwick, PA 18603

**\*\*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 **317 East 16th Street, Berwick, PA 18603-2208** is scheduled to be sold at the Sheriff's Sale on NOV. 4<sup>th</sup> 2015 at 9:00 am in the Office of The Sheriff, **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$62,877.09** obtained by Citifinancial Servicing LLC (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.

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

TD Bank, NA  
3-180/360

001546230

DATE  
8/14/2015

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

MWR [944862] 317 EAST 16TH STREET (2015-CV-586)

  
AUTHORIZED SIGNATURE

⑈001546230⑈ ⑆036001808⑆ 361508666⑈