

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 209421
Customer:
BOX SHERIFF

Invoice Date: 11/30/2016 11:56:36 AM
Last Change:

RECEIPT
Receipt By: WALK-IN

Reg/Drw ID: 0101
By: BSL

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201609460 11/30/16 11:56:39 AM	BENTON TOWNSHIP
	Grantor - BABB, DEANNA L			
	Grantee - VANDERBILT MORTGAGE AND FINANCE INC			
	Consideration - \$1,936.75			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$67.00		
	PAYMENTS			
	CHECK: 7618 - BOX SHERIFF	\$67.00		
	TOTAL PAYMENTS	\$67.00		
	AMOUNT DUE	\$67.00		
	PAYMENT ON INVOICE	(\$67.00)		
	BALANCE DUE ON INVOICE	\$0.00		

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

VANDERBILT MORTGAGE & FIN. VS DEANNA & RICHIARD BABB

NO. 136-2016 ED

NO. 782-2016 JD

DATE/TIME OF SALE: NOVEMBER 9, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 1898.77

POUNDAGE - 2% OF BID \$ 37.98

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1936.75

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S):  _____

TOTAL DUE: \$ 1936.75

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 586.75

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



<u>Plaintiff</u>		<u>Defendant</u>
VANDERBILT MORTGAGE AND FINANCE INC	vs.	DEANNA BABB RICHARD CHARLES BABB

Attorney for the Plaintiff:
WEBER GALLAGHER SIMPSON STAPLETON &
NEWBY
2000 MARKET STREET
13TH FLOOR
PHILADELPHIA, PA 19103

Sheriff's Sale Date: Wednesday, November 9, 2016

Writ of Execution No. : 2016CV782

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 71 STRAWBERRY LANE, STILLWATER, PA 17878

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	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,036.77
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$165.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$120.00
Total Sheriff Costs	\$1,831.77

Distribution Costs

Recording Fees	\$67.00
Total Distribution Costs	\$67.00

Grand Total: **\$1,898.77**

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

2000 Market Street, Suite 1300
Philadelphia, PA 19103

(215) 972-7500
F(215) 564-7699

November 15, 2016

Office of the Columbia County Sheriff
Attn: Real Estate Department
35 W Main Street
Bloomsburg, PA 17815

Direct Dial: (267) 296-3364
Email: selia@wglaw.com

Re: Property address: 71 Strawberry Lane, Stillwater, PA 17878
Vanderbilt Mortgage v. Richard Babb and Deanna Babb; Columbia County Court
of Common Pleas; No. 2016-CV-782/2016-ED-136

Dear Sir/Madam:

We represent the Plaintiff in the above action, who was the successful bidder at the November 9, 2016 Sheriff's sale. Enclosed are two original Realty Transfer Tax Statements of Value for the property in the above matter, along with the relevant pages of the Mortgage, which we have completed in order to get the deed for the subject property issued.

The exact name and address of the Deed holder is:

Vanderbilt Mortgage and Finance, Inc.
500 Alcoa Trail
Maryville, TN 37804

Enclosed is a check in the amount of \$586.75 to cover the remaining balance owed. Also provided is a stamped, self-addressed envelope for return of the deed. If you have any questions or I can be of further assistance please do not hesitate to call me. Thank you.

Very truly yours,



Sarah A. Elia

SAE/mar
Enclosure



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 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 Recorder 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 Sarah A. Elia		Telephone Number: (267) 295-3364	
Mailing Address 2000 Market Street, 13th Floor		City Philadelphia	State PA
		ZIP Code 19103	

B. TRANSFER DATA

Date of Acceptance of Document / /			
Grantor(s)/Lessor(s) Columbia County Sheriff	Telephone Number:	Grantee(s)/Lessee(s) Vanderbilt Mortgage and Finance, Inc.	Telephone Number:
Mailing Address 35 West Main Street		Mailing Address 500 Alcoa Trail	
City Bloomsburg	State PA	ZIP Code 17815	City Maryville
			State TN
			ZIP Code 37804

C. REAL ESTATE LOCATION

Street Address 71 Strawberry Lane		City, Township, Borough Stillwater	
County Columbia	School District	Tax Parcel Number 03-12-020-01-000	

D. VALUATION DATA

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

1. Actual Cash Consideration 1,936.75	2. Other Consideration + 0.00	3. Total Consideration = 1,936.75
4. County Assessed Value 22,070.00	5. Common Level Ratio Factor x 3.69	6. Computed Value = 81,438.30

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

1a. Amount of Exemption Claimed \$ 100.00	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
--	---	---

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.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) _____

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

Date

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

MAKING COLLECTIONS THROUGHOUT
Mapleton Fire & Newby LLP
 OPERATING ACCOUNT
 20000 Ave. 1st Street, 15th Floor
 Columbia, SC 29201



THE FIRST BANK
 20000 AVE. 1ST STREET, 15TH FLOOR

11/15/2016

PAY ****FIVE HUNDRED EIGHTY-SIX AND 75 / 100**

DATE
 Nov 15, 2016

AMOUNT
 \$586.75

TO THE
 ORDER
 OF

Columbia County Sheriff

CHECK AMOUNT > OR = \$5001.00 REQUIRES TWO SIGNATURES

[Handwritten Signature]

Shield

AUTHORIZED SIGNATURE

⑈058499⑈ ⑆236073801⑆ 70⑈0909567⑈

SHERIFF'S SALE COST SHEET

NO. _____ VS. Bubb
 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>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>16.00</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>15.00</u>	
TOTAL *****		\$ <u>410.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1036.77</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1286.77</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	\$	
WATER 20	\$	
TOTAL *****		\$ <u>-0-</u>

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

TOTAL COSTS (OPENING BID) \$ 1898.77

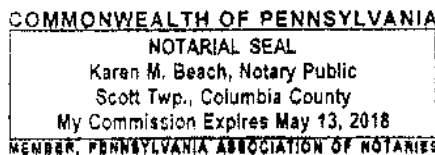
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 19, 26 and November 2, 2016 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 2nd day of November 2016.

.....
Karen M. Beach
(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.

.....

Weber Gallagher

2000 Market Street, Suite 1300
Philadelphia, PA 19103

T(215) 972-7900
F(215) 564-7699

Date: October 28, 2016

Send To: Attn: Real Estate Division

Company: Columbia County Sheriff

File: 0088864 - Vanderbilt Mortgage v.
Richard Babb and Deanna Babb

Facsimile #: 570-389-5625

No. of Pages: 7
(Including Cover Sheet)

Main Phone #: 570-389-5622

From: Sarah A. Elia/mar

Direct Dial: (267) 295-3364

**IF YOU DO NOT RECEIVE ALL PAGES, PLEASE CALL (215) 972-7900 AND ASK
FOR THE FAX OPERATOR.**

Comments: Please see attached.

******Confidentiality Note******

The documents accompanying this telecopy transmission contain information from the law firm of Weber Gallagher Simpson Stapleton Fires & Newby LLP which is confidential and/or legally privileged. The information is intended only for the use of the individuals or entities named on this transmission sheet. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this telecopied information is strictly prohibited, and that the documents should be returned to this Firm immediately. In this regard, if you have received this telecopy in error, please notify us by telephone immediately so that we may arrange for the return of the original documents to us at no cost to you.

**WEBER GALLAGHER SIMPSON
STAPLETON FIRES & NEWBY, LLP**

By: Peter E. Meltzer

Identification No.: 39828

By: Sarah A. Elia

Identification No.: 206946

2000 Market Street, 13th Floor

Philadelphia, PA 19103

(267) 295-3364

Attorneys for Plaintiff

VANDERBILT MORTGAGE AND
FINANCE, INC.: COURT OF COMMON PLEAS
: COLUMBIA COUNTY
:

v.

: NO. 2016-CV-782
:RICHARD CHARLES BABB
DEANNA L. BABB

AFFIDAVIT OF SERVICE PURSUANT TO PA.R.CIV.P 3129.1

I, Sarah A. Elia, hereby certify that I am the attorney for the plaintiff in this action and further certify that I have mailed or caused to be served copies of the Notice of the November 9, 2016 Sheriff's Sale to all lien holders, judgment creditors and other interested parties listed below as required by Pa.R.Civ.P. 3129.1 by certified mail or by first class U.S. mail, proof of mailing, or by hand delivery on the dates set for on Exhibit "A" attached hereto.

RICHARD CHARLES BABB
71 Strawberry Lane
Stillwater, PA 17878DEANNA L. BABB
71 Strawberry Lane
Stillwater, PA 17878Columbia County Tax Claim Bureau
11 West Main Street
Bloomsburg, PA 17815Columbia County Domestic Relations
11 West Main Street
Bloomsburg, PA 17815Commonwealth of PA
Dept of Welfare
P.O. Box 2675
Harrisburg, PA 17105

Commonwealth of PA
Bureau of Compliance
Dept. 280946
Harrisburg, PA 17128-0946

PA Dept. of Revenue
Bureau of Compliance
Attn: Sheriff Sales
P.O. Box 281230
Harrisburg, Pennsylvania 17128-1230

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

Dated: October 28, 2016

BY: 

Sarah A. Elia

EXHIBIT "A"

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



VANDERBILT MORTGAGE AND FINANCE INC
vs.
DEANNA BABB (et al.)

Case Number
2016CV782

SHERIFF'S RETURN OF SERVICE

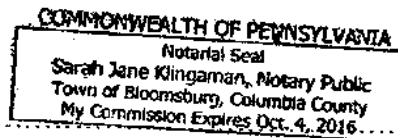
08/23/2016 11:05 AM - DEPUTY KEVIN DENT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE DEANNA BABB HIS WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR RICHARD CHARLES BABB AT 71 STRAWBERRY LANE, STILLWATER, PA 17878.

KEVIN DENT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

August 23, 2016



Affirmed and subscribed to before me this

NOTARY

23RD day of AUGUST, 2016

by: WEBER GALLAGHER SIMPSON STAPLETON & NEWBY, 2000 MARKET STREET, 13TH FLOOR, PHILADELPHIA, PA 19102
(a) County/Solicitor General, Pennsylvania, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



VANDERBILT MORTGAGE AND FINANCE INC
vs.
DEANNA BABB (et al.)

Case Number
2016CV782

SHERIFF'S RETURN OF SERVICE

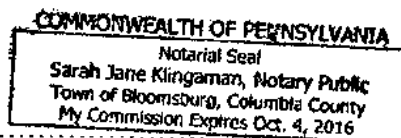
08/23/2016 11:05 AM - DEPUTY KEVIN DENT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: DEANNA BABB AT 71 STRAWBERRY LANE, STILLWATER, PA 17878


KEVIN DENT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

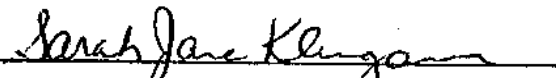
August 23, 2016



NOTARY

Affirmed and subscribed to before me this

23RD day of AUGUST, 2016



Attorney: WEBER GALLAGHER SIMPSON STAPLETON & NEWBY, 2000 MARKET STREET, 13TH FLOOR, PHILADELPHIA,

(c) Countywide Sheriff's Association, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VANDERBILT MORTGAGE AND FINANCE INC
vs.
BABB, DEANNA (et al.)

Case Number
2016CV782

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/09/2016 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 71 STRAWBERRY LANE
STILLWATER, PA 17878

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

10/5/16

Time:

1631

Deputy:

5

Mileage:

Attorney / Originator:

Name: WEBER GALLAGHER SIMPSON STAPLETO

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2016CV782

71 STRAWBERRY LANE, STILLWATER, PA 17878

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VANDERBILT MORTGAGE AND FINANCE INC
vs.
DEANNA BABB (et al.)

Case Number
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SHERIFF'S RETURN OF SERVICE

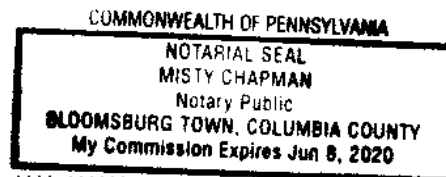
10/05/2016 04:31 PM - DEPUTY KEVIN DENT, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 71 STRAWBERRY LANE, STILLWATER, PA 17878


KEVIN DENT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

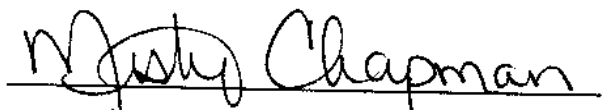
October 06, 2016



NOTARY

Affirmed and subscribed to before me this

6TH day of OCTOBER, 2016



orney: WEBER GALLAGHER SIMPSON STAPLETON & NEWBY, 2000 MARKET STREET, 13TH FLOOR, PHILADELPHIA,

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



VANDERBILT MORTGAGE AND FINANCE INC
vs.
DEANNA BABB (et al.)

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SHERIFF'S RETURN OF SERVICE

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KEVIN DENT, DEPUTY

SO ANSWERS,

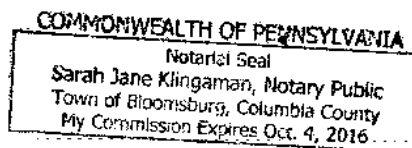

TIMOTHY T. CHAMBERLAIN, SHERIFF

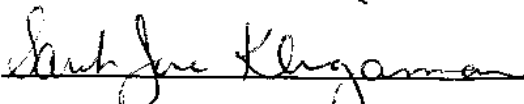
August 23, 2016

NOTARY

Affirmed and subscribed to before me this

23RD day of AUGUST, 2016





orney: WEBER GALLAGHER SIMPSON STAPLETON & NEWBY, 2000 MARKET STREET, 13TH FLOOR, PHILADELPHIA,

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



VANDERBILT MORTGAGE AND FINANCE INC
vs.
DEANNA BABB (et al.)

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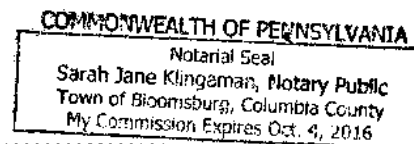
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KEVIN DENT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF


August 23, 2016



NOTARY

Affirmed and subscribed to before me this

23RD day of AUGUST, 2016



Attorney: WEBER GALLAGHER SIMPSON STAPLETON & NEWBY, 2000 MARKET STREET, 13TH FLOOR, PHILADELPHIA, PA 19103

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



US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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

DATE: 29-AUG-16

FEE: \$5.00

CERT. NO25537

BABB RICHARD CHARLES & DEANNA
71 STRAWBERRY LANE
STILLWATER PA 17878

DISTRICT: BENTON TWP
DEED
LOCATION: 71 STRAWBERRY LN STILLWATER
PARCEL: 03 -12 -020-01,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2014	PRIM	0.00	0.00		0.00	0.00
TOTAL DUE :						\$0.00

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: August , 2016

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2015

REQUESTED BY: COLUMBIA COUNTY SHERIFF

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VANDERBILT MORTGAGE AND FINANCE INC
vs.
BABB, DEANNA (et al.)

Case Number
2016CV782

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 136

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/09/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

S90 EVERETT ST BENTON PA

Serve To:

Name: BENTON MUNICIPAL WATER & SEWER AL

Primary Address: 150 COLLEY STREET
BENTON, PA 17814

Phone: DOB:

Alternate Address: 3RD STREET
BENTON, PA 17814

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: PATTI LABONTE

Relation: CODE ENFORCEMENT

Date: 8/23/16 Time: 1017

Deputy: 5 Mileage:

Attorney / Originator:

Name: WEBER GALLAGHER SIMPSON STAPLETO

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

BENTON MUNICIPAL WAT

2016CV782

150 COLLEY STREET, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VANDERBILT MORTGAGE AND FINANCE INC
vs.
BABB, DEANNA (et al.)

Case Number
2016CV782

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

136

Warrant:

Notes: SALE DATE & TIME: 11/09/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Cathy Gordon

Primary Address: 85 Gordon Road
Benton, PA 17814

Phone: 570-925-2517

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

8/23/14

Time:

0958

Deputy:

5

Mileage:

Attorney / Originator:

Name: WEBER GALLAGHER SIMPSON STAPLETO

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

GORDON, CATHY

2016CV782

85 GORDON ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VANDERBILT MORTGAGE AND FINANCE INC
vs.
BABB, DEANNA (et al.)

Case Number
2016CV782

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

134

Warrant:

Notes: SALE DATE & TIME: 11/09/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: RICHARD CHARLES BABB

Primary Address: 71 STRAWBERRY LANE
STILLWATER, PA 17878

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: DEANNA BABB

Relation: WIFE

Date: 8/23/16

Time: 1105

Deputy: 5

Mileage:

Attorney / Originator:

Name: WEBER GALLAGHER SIMPSON STAPLETO

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BABB, RICHARD CHARLES

2016CV782

71 STRAWBERRY LANE, STILLWATER, PA 17878

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VANDERBILT MORTGAGE AND FINANCE INC
vs.
BABB, DEANNA (et al.)

Case Number
2016CV782

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

134

Warrant:

Notes: SALE DATE & TIME: 11/09/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: DEANNA BABB

Primary Address: 71 STRAWBERRY LANE
STILLWATER, PA 17878

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

8/23/16

Time:

1105

Deputy:

5

Mileage:

Attorney / Originator:

Name: WEBER GALLAGHER SIMPSON STAPLETO

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

BABB, DEANNA

2016CV782

71 STRAWBERRY LANE, STILLWATER, PA 17878

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



VANDERBILT MORTGAGE AND FINANCE INC
vs.
BABB, DEANNA (et al.)

Case Number
2016CV782

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

134

Warrant:

Notes: SALE DATE & TIME: 11/09/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 71 STRAWBERRY LANE
STILLWATER, PA 17878

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

DEANNA BABB

Relation:

OWNER

Date:

8/23/16

Time:

1105

Deputy:

5

Mileage:

Attorney / Originator:

Name: WEBER GALLAGHER SIMPSON STAPLETO

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

OCCUPANT

2016CV782

71 STRAWBERRY LANE, STILLWATER, PA 17878

NO EXPIRATION

**WEBER GALLAGHER SIMPSON
STAPLETON FIRES & NEWBY, LLP**

By: Peter E. Meltzer

Identification No.: 39828

By: Sarah A. Elia

Identification No.: 206946

2000 Market Street, 13th Floor

Philadelphia, PA 19103

(267) 295-3364

Attorneys for Plaintiff

VANDERBILT MORTGAGE AND
FINANCE, INC.

v.

RICHARD CHARLES BABB
DEANNA L. BABB

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2016-CV-782

CERTIFICATE OF ADDRESS AND NON-MILITARY SERVICE

The undersigned hereby certifies that, upon information and belief:

Defendant, Richard Charles Babb, has an address at 71 Strawberry Lane, Stillwater, PA 17878.

Defendant, Deanna L. Babb, has an address at 71 Strawberry Lane, Stillwater, PA 17878.

Deponent further avers that, upon information and belief, the above Defendants are not within the protection of the Soldiers' and Sailors' Civil Relief Act of 1940, together with amendments thereto.

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



Sarah A. Elia

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VANDERBILT MORTGAGE AND FINANCE INC
vs.
BABB, DEANNA (et al.)

Case Number
2016CV782

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

134

Warrant:

Notes: SALE DATE & TIME: 11/09/2016 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:

Bliss House

Relation:

Clerk

Date:

8-22-16

Time:

10:45

Deputy:

4

Mileage:

Attorney / Originator:

Name: WEBER GALLAGHER SIMPSON STAPLETO

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2016CV782 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VANDERBILT MORTGAGE AND FINANCE INC
vs.
BABB, DEANNA (et al.)

Case Number
2016CV782

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

134

Warrant:

Notes: SALE DATE & TIME: 11/09/2016 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:

Deb m. Iler

Relation:

Clear

Date:

8-22-16

Time:

10:35

Deputy:

4

Mileage:

Attorney / Originator:

Name: WEBER GALLAGHER SIMPSON STAPLETO

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2016CV782

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV782

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 09, 2016
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, or parcel of land situated in the Township of Benton, County of Columbia and State of Pennsylvania, and described as follows, to wit:

BEGINNING at a point on land now or late of Charles S. Wright and Eva M. Wright, along the line of Township Rte. 784 the same being marked by a fifteen inch (15") maple tree; THENCE through land now or late of Charles S. Wright and Eva M. Wright and parallel with land now or late of Robert J. Cotterman and Marjorie M. Cotterman, his wife, on a course north 58 degrees West 265 feet to a pipe; THENCE through land now or late of Charles S. Wright and Eva M. Wright, south by southwest 200 feet to a steel pin;

THENCE through land now or late of Charles S. Wright and Eva M. Wright, south by southeast 265 feet to the edge of Rte. 784;

THENCE on a line along Township Rte. 784 north by northeast 200 feet to a point of beginning at the fifteen inch (15") maple tree. Parcel consists of 1.21 Acres.

BEING the same premises which Barbara Jo Roinick, formerly Barbara Jo Robinson, and Thomas W. Roinick, her husband, by deed dated April 6, 1997, and recorded in Columbia County Record Book 651 page 800 granted and conveyed unto Eva M. Wright, widow, grantor herein.

PROPERTY ADDRESS: 71 STRAWBERRY LANE, STILLWATER, PA 17878

UPI / TAX PARCEL NUMBER: 03-12-02001

Seized and taken into execution to be sold as the property of DEANNA BABB, RICHARD CHARLES BABB in suit of VANDERBILT MORTGAGE AND FINANCE 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:
WEBER GALLAGHER SIMPSON STAPLETON & NEWBY
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION — (MORTGAGE FORECLOSURE)
Pa. R.C.P. 3180 to 3183 and Rule 3257

VANDERBILT MORTGAGE AND
FINANCE, INC.

v.

RICHARD CHARLES BABB
DEANNA L. BABB

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2016-CV-782

2016-ED-136

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 described property (specifically described property below):

71 Strawberry Lane, Stillwater, PA 17878

Amount Due: \$75,275.37

Per diem interest from and
after 8/11/16 at \$17.18 per day: \$ _____

TOTAL: \$ _____ Plus costs

as endorsed

Dated: 28-19-16

(SEAL)

Barbara N. Salvetta
Prothonotary, Common Pleas Court
Columbia County, Pennsylvania

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

No: 2016-CV-782

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PA**

Vanderbilt Mortgage and Finance, Inc.

vs.

Richard Charles Babb
Deanna L. Babb

**Writ of Execution
(Mortgage Foreclosure)**

Real Debt: \$75,275.37

**Int. from 8/11/16
at \$17.18 per day: \$**

Costs: \$

Prothy. Pd.: \$

Sheriff: \$

Weber Gallagher Simpson Stapleton

Fires & Newby, LLP

Sarah A. Elia, Esquire

Attorney for Plaintiff

2000 Market Street, 13th Floor

Philadelphia, PA 19103

267-295-3364

Property Address:
71 Strawberry Lane, Stillwater, PA 17878

REAL ESTATE OUTLINE

ED # 2016 ED 136

DATE RECEIVED 8-19-2014
DOCKET AND INDEX 2016 CV 782

CHECK FOR PROPER INFO.

WRIT OF EXECUTION X
COPY OF DESCRIPTION X
WHEREABOUTS OF LKA X
NON-MILITARY AFFIDAVIT X
NOTICES OF SHERIFF SALE X
WAIVER OF WATCHMAN X
AFFIDAVIT OF LIENS LIST X
CHECK FOR \$1,350.00 OR X CK# 056733

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

SALE DATE Nov. 9th TIME 9.00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

**WEBER GALLAGHER SIMPSON
STAPLETON FIRES & NEWBY, LLP**

By: Peter E. Meltzer

Identification No.: 39828

By: Sarah A. Elia

Identification No.: 206946

2000 Market Street, 13th Floor

Philadelphia, PA 19103

(267) 295-3364

Attorneys for Plaintiff

VANDERBILT MORTGAGE AND
FINANCE, INC.

v.

RICHARD CHARLES BABB
DEANNA L. BABB

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2016-CV-782

2016-ED-136

Affidavit Pursuant to Rule 3129.1

Vanderbilt Mortgage and Finance, Inc., Plaintiff in the above action, sets forth as of the date that the Praeipe for Writ of Execution was filed the following information concerning the real property located at 71 Strawberry Lane, Stillwater, PA 17878:

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

Name

Richard Charles Babb

Address

71 Strawberry Lane
Stillwater, PA 17878

Deanna L. Babb

71 Strawberry Lane
Stillwater, PA 17878

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

Name

Richard Charles Babb

Address

71 Strawberry Lane
Stillwater, PA 17878

Deanna L. Babb

71 Strawberry Lane
Stillwater, PA 17878

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

Name

Address

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

<u>Name</u>	<u>Address</u>
Vanderbilt Mortgage and Finance, Inc.	500 Alcoa Trail Maryville, TN 37804

- pit

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

<u>Name</u>	<u>Address</u>
Columbia County Tax Claim Bureau	11 West Main Street Bloomsburg, PA 17815

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:

<u>Name</u>	<u>Address</u>
Columbia County Domestic Relations	11 West Main Street Bloomsburg, PA 17815

Commonwealth of PA Dept of Welfare	P.O. Box 2675 Harrisburg, PA 17105
------------------------------------	---------------------------------------

Commonwealth of PA Bureau of Compliance	Dept. 280946 Harrisburg, PA 17128-0946
--	---

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:

<u>Name</u>	<u>Address</u>
-------------	----------------

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

Dated: August 10, 2016



Sarah A. Elia

1000 Market Street, Suite 1300
Philadelphia, PA 19103

(215) 977-7500
(215) 977-7505

August 10, 2016

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

Direct Dial: (267) 296-3364
Email: selia@wglaw.com

RE: Vanderbilt Mortgage and Finance, Inc. v. Richard and Deanna Babb
Dauphin Co. Court of Common Pleas No.: 2016-CV-782
Our File Number: 0088864

Dear Sir/Madam:

Please serve the enclosed Notice of Sheriff's Sale upon the Defendants listed below in the above matter. Enclosed is a check for \$1,350.00 to cover service fee.

RICHARD CHARLES BABB
71 Strawberry Lane
Stillwater, PA 17878

DEANNA L. BABB
71 Strawberry Lane
Stillwater, PA 17878

If you have any questions, please do not hesitate to contact me. Thank you.

Very truly yours,



Sarah A. Elia

SAE/mar
Enclosure

**WEBER GALLAGHER SIMPSON
STAPLETON FIRES & NEWBY, LLP**

By: Peter E. Meltzer

Identification No.: 39828

By: Sarah A. Elia

Identification No.: 206946

2000 Market Street, 13th Floor

Philadelphia, PA 19103

(267) 295-3364

Attorneys for Plaintiff

VANDERBILT MORTGAGE AND
FINANCE, INC.

v.

RICHARD CHARLES BABB
DEANNA L. BABB

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2016-CV-782

2016-ED-136

CERTIFICATION TO SHERIFF
AS TO THE SALE OF REAL PROPERTY

I hereby certify that I am the attorney for the plaintiff in this action and further certify that:

X Act 6 and Act 91 are complied with.



Sarah A. Elia, Esquire
Attorney for Plaintiff

**WEBER GALLAGHER SIMPSON
STAPLETON FIRES & NEWBY, LLP**

By: Peter E. Meltzer

Identification No.: 39828

By: Sarah A. Elia

Identification No.: 206946

2000 Market Street, 13th Floor

Philadelphia, PA 19103

(267) 295-3364

Attorneys for Plaintiff

VANDERBILT MORTGAGE AND
FINANCE, INC.

v.

RICHARD CHARLES BABB
DEANNA L. BABB

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2016-CV-782

2016-ED-136

Affidavit Pursuant to Rule 3129.1

Vanderbilt Mortgage and Finance, Inc., Plaintiff in the above action, sets forth as of the date that the Praeipie for Writ of Execution was filed the following information concerning the real property located at 71 Strawberry Lane, Stillwater, PA 17878:

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

<u>Name</u>	<u>Address</u>
Richard Charles Babb	71 Strawberry Lane Stillwater, PA 17878
Deanna L. Babb	71 Strawberry Lane Stillwater, PA 17878

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

<u>Name</u>	<u>Address</u>
Richard Charles Babb	71 Strawberry Lane Stillwater, PA 17878
Deanna L. Babb	71 Strawberry Lane Stillwater, PA 17878

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

<u>Name</u>	<u>Address</u>
-------------	----------------

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

<u>Name</u>	<u>Address</u>
Vanderbilt Mortgage and Finance, Inc.	500 Alcoa Trail Maryville, TN 37804

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

<u>Name</u>	<u>Address</u>
Columbia County Tax Claim Bureau	11 West Main Street Bloomsburg, PA 17815

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:

<u>Name</u>	<u>Address</u>
Columbia County Domestic Relations	11 West Main Street Bloomsburg, PA 17815

Commonwealth of PA Dept of Welfare	P.O. Box 2675 Harrisburg, PA 17105
------------------------------------	---------------------------------------

Commonwealth of PA Bureau of Compliance	Dept. 280946 Harrisburg, PA 17128-0946
--	---

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:

<u>Name</u>	<u>Address</u>
-------------	----------------

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

Dated: August 10, 2016



Sarah A. Elia

**WEBER GALLAGHER SIMPSON
STAPLETON FIRES & NEWBY, LLP**

By: Peter E. Meltzer

Identification No.: 39828

By: Sarah A. Elia

Identification No.: 206946

2000 Market Street, 13th Floor

Philadelphia, PA 19103

(267) 295-3364

Attorneys for Plaintiff

VANDERBILT MORTGAGE AND
FINANCE, INC.

v.

RICHARD CHARLES BABB
DEANNA L. BABB

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2016-CV-782

2016-ED-136

CERTIFICATION TO SHERIFF
AS TO THE SALE OF REAL PROPERTY

I hereby certify that I am the attorney for the plaintiff in this action and further certify that:

X Act 6 and Act 91 are complied with.



Sarah A. Elia, Esquire
Attorney for Plaintiff

EXHIBIT A
PROPERTY DESCRIPTION

ALL THAT CERTAIN piece, or parcel of land situated in the Township of Benton, County of Columbia and State of Pennsylvania, and described as follows, to wit:

BEGINNING at a point on land now or late of Charles S. Wright and Eva M. Wright, along the line of Township Rte. 784 the same being marked by a fifteen inch (15") maple tree;

THENCE through land now or late of Charles S. Wright and Eva M. Wright and parallel with land now or late of Robert J. Cotterman and Marjorie M. Cotterman, his wife, on a course north 58 degrees West 265 feet to a pipe;

THENCE through land now or late of Charles S. Wright and Eva M. Wright, south by southwest 200 feet to a steel pin;

THENCE through land now or late of Charles S. Wright and Eva M. Wright, south by southeast 265 feet to the edge of Rte. 784;

THENCE on a line along Township Rte. 784 north by northeast 200 feet to a point of beginning at the fifteen inch (15") maple tree. Parcel consists of 1.21 Acres.

BEING the same premises which Barbara Jo Roinick, formerly Barbara Jo Robinson, and Thomas W. Roinick, her husband, by deed dated April 6, 1997, and recorded in Columbia County Record Book 651 page 800 granted and conveyed unto Eva M. Wright, widow, grantor herein.

**WEBER GALLAGHER SIMPSON
STAPLETON FIRES & NEWBY, LLP**

By: Peter E. Meltzer

Identification No.: 39828

By: Sarah A. Elia

Identification No.: 206946

2000 Market Street, 13th Floor

Philadelphia, PA 19103

(267) 295-3364

Attorneys for Plaintiff

VANDERBILT MORTGAGE AND
FINANCE, INC.

v.

RICHARD CHARLES BABB
DEANNA L. BABB

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2016-CV-782

2016-ED-136

Waiver of Watchman

I, Attorney Sarah A. Elia, do hereby state that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability of the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before the Sheriff's sale thereof.

Attorney for Plaintiff



Document Receipt

Trans #	8718	Carrier / service:	USPS Server	First-Class Mail®	8/22/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000087145

Doc Ref #: 2016ED136

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	8718	Carrier / service:	USPS Server	First-Class Mail®	8/22/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000087145

Doc Ref #: 2016ED136

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	8717	Carrier / service:	USPS Server	First-Class Mail®	8/22/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000087138

Doc Ref #: 2016ED136

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	8717	Carrier / service:	USPS Server	First-Class Mail®	8/22/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000087138

Doc Ref #: 2016ED136

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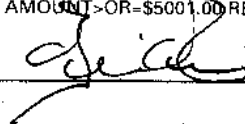
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