COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 209421 Invoice Date: 11/30/2016 11:56:36 AM RECEIPT Reg/Drw ID: 0101 Customer: Last Change: Receipt By: WALK-IN By: BSL **BOX SHERIFF** Chg # Charge / Payment / Fee Description Amount Inst # / Inst Date Municipality \$67.00 **201609460** BENTON TOWNSHIP Grantor - BABB, DEANNA L 11/30/16 11:56:39 AM 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** S67.00 AMOUNT DUE \$67.00 PAYMENT ON INVOICE (\$67.00)\$0.00 BALANCE DUE ON INVOICE

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

VANDERBILT MORTGAGE & FIN. VS	S DEANNA & RICHARD BABB
NO. 136-2016 ED	NO. 782-2016 JD
DATE/TIME OF SALE: NOVEMBER 9	9, 2016 @ 9:00 AM
BID PRICE (INCLUDES COST)	_{\$_} 1898,77_
POUNDAGE – 2% OF BID	s <u>37,98</u>
TRANSFER TAX – 2% OF FAIR MKT	\$
MISC. COSTS	\$
TOTAL AMOUNT NEEDED TO PURCH	ASE \$ 1936,75
PURCHASER(S):ADDRESS:	
NAMES(S) ON DEED:	
PURCHASER(S) SIGNATURE(S):	Philadelle State of the State o
TOTAL DUE:	\$ 1936,75 \$ 1350,60
LESS DEPOSIT:	s <u>1350,60</u>
DOWN PAYMENT	\$
TOTAL DUE IN 8 I	DAYS \$ 586,75

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Plaintiff

VANDERBILT MORTGAGE AND FINANCE INC

VS.

<u>Defendant</u>

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

	Grand Total:	\$1,898.77
	Total Distribution Costs	\$67.00
Recording Fees		\$67.00
Distribution Costs		
D: 4 11 41 6 4	Total Sheriff Costs	\$1,831.77
		ii .
Surcharge		\$3.00 \$120.00
Tax Claim Search		\$5.00
Notary Fee		\$5.50 \$15.00
Copies		\$25.00
Distribution Form		\$16.00
Service Service Mileage		\$165.00
Web Posting Service		\$100.00
Transfer Tax Form		\$25.00
Solicitor Services		\$100.00
Sheriff's Deed		\$35.00
Sheriff Automation Fund		\$50.00
Prothonotary, Acknowledge Deed		\$10.00
Press Enterprise Inc.		\$1,036.77
Posting Handbill		\$15.00
Mailing Costs	·	\$36.00
Levy		\$15.00
Docketing	•	\$15.00
Crying Sale		\$10.00
Advertising Sale Bills & Copies		\$17.50
Advertising Sale (Newspaper)		\$15.00

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



2006 Merket Street, Suite 1300 Philadeiphin, PA 19103

11215) 972-7901 1(215) 504-7699

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



STATEMENT OF VALUE PO BOX 280603 Harrisburg, PA 17128-0603

REALTY TRANSFER TAX	RECORDER'S USE ONLY State Tax Paid
STATEMENT OF VALUE	Book Number
i	Page Number
See reverse for instructions.	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 in	nquiries m	ay be direct	ted to the following p	erson:		
Name Sarah A. Elia			\- <u>-</u> -			one Number: 295-3364
Mailing Address 2000 Market Street, 13th Floor			City Philadelphia		State PA	ZIP Code 19103
B. TRANSFER DATA	-		.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
Date of Acceptance of Document /				, w		
Grantor(s)/Lessor(s) Columbia County Sheriff	Telepho	one Number:	Grantee(s)/Lessee(s) Vanderbilt Mortgag	e and Finance Inc	Telepho	ine Number:
Mailing Address			Mailing Address	o and i manee, mo.		
35 West Main Street			500 Alcoa Trail			
City	State	ZĨP Code	City		State	ZIP Code
Bloomsburg	PA	17815	Maryville		TN	37804
C. REAL ESTATE LOCATION				W.1.2		
Street Address	7/2.2.		City, Township, Borough	<u> </u>		
71 Strawberry Lane			Stillwater			
County	School	District		Tax Parcel Number	•	
Columbia			7450 4	03-12-020-01-000)	
D. VALUATION DATA						
Was transaction part of an assign	ment or re	location?	□ Y ⊠ N			
1. Actual Cash Consideration	2. Othe	er Consideration	n	3. Total Consideration		
1,936.75	+0.0	00		= 1,936.75		
4. County Assessed Value	5. Com	mon Level Rati	Factor 6. Computed Value			
22,070.00	χ 3.6	9		= 81,438.30		
E. EXEMPTION DATA - Refer	to instruc	tions for ex	kemption status.			
1a. Amount of Exemption Claimed \$ 100.00	100.00	0	ntor's Interest in Real Estate	e 1c. Percentage of Grantor's Interest Con 100.00 %		
2. Check Appropriate Box Belo	w for Exe	mption Cla	imed.			
☐ Will or intestate succession						
☐ Transfer to a trust. (Attach com☐ Transfer from a trust. Date of to		of trust agreer	(Name of Decedent) ment identifying all bene		state File	Number)
If trust was amended attach a	copy of origi	nal and amen	ided trust.			
☐ Transfer between principal and				cv/straw party agreer	nent.)	
☐ Transfers to the commonwealth					-	condemna-
tion. (If condemnation or in lieu	of condemi	nation, attach	copy of resolution.)	i, comedimination of it	, . .	co.idc/iiid
▼ Transfer from mortgagor to a health.	older of a m	ortgage in de	fault. (Attach copy of mo	ortgage and note/assi	gnment.)
☐ Corrective or confirmatory deed						•
☐ Statutory corporate consolidation				,		
☐ Other (Please explain exemption	_	•	()			
	, diameter,					
Under penalties of law, I declare t	hat I havo	avaminad t	hic statement includi	no 2000		*****
to the best of my knowledge and l	pelief, it is	true, correc	ins statement, includi it and complete.	ng accompanying i	morma	icion, and
Signature of Correspondent or Responsible	-	,			ite	
IN M	tro			1 1		10
	VY7			1111	<u> </u>	Ψ

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

Michael Madding Room Recognisms transpierous Pires & Newby Like Operating account the Mark Liver and Tables and fractions to a country

TiffestRUST BANK 896.2468ANI /festare een

3. 7.980y (5ash)

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

\$3 Shield

ANTIFORIZED BIGNATURE

#058499# #236073801# 70=0909567#

SHERIFF'S SALE COST SHEET

	vs. bubb
	JD DATE/TIME OF SALE
DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$16500
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ 36100
ADVERTISING SALE BILLS & COPIL	
ADVERTISING SALE (NEWSPAPER)	· · · · · · · · · · · · · · · · · · ·
MILEAGE	\$ <i>/6.00</i>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	
TRANSFER TAX FORM	\$35.00 \$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ 5.50
NOTARY	
	\$ <u>15.00</u> ************* \$ 4/0,00
TOTAL	\$_770,00_
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ 1036,77
SOLICITOR'S SERVICES	
TOTAL *******	\$100.00 ************ \$ <u>/286.77</u>
PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ 67,00
	*********** \$ 77.00
TOTAL	<u> </u>
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20_	\$ 5,00
TOTAL ******	**** \$ <u>5.00</u>
MUNICIPAL FEES DUE:	
	·
WATER 20	Ψ <u></u>
TOTAL ******	\$ \$ *************
SURCHARGE FEE (DSTE)	\$ 12C,00
MISC.	\$
	\$
TOTAL ******	********
TOTAL COSTS (0	OPENING BID) \$ 1898.77

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.

true.
R.C.
Sworn and subscribed to before me thisday of
Sworn and subscribed to before me thisday of
COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL Karen M. Beach, Notary Public Scott Twp., Columbia County My Commission Expires May 13, 2018 MENBER, FRINKYLVANIA ASSOCIATION OF NOTARIES
And now,, 20, I hereby certify that the advertising an
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 1910a

T(215) 972-7900 £(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

Main Phone #: 570-389-5622

No. of Pages: ___ (Including Cover Sheet)

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 PaR.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 17878

DEANNA L. BABB 71 Strawberry Lane Stillwater, PA 17878

Columbia County Tax Claim Bureau 11 West Main Street Bloomsburg, PA 17815

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

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"	

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VANDERBILT MORTGAGE AND FINANCE INC 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.

August 23, 2016

T. CHAMBERLAIN, SHERIFF

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

Affirmed and subscribed to before me this

23RD day of

AUGUST

2016

omey: WEBER GALLAGHER SIMPSON STAPLETON & NEWBY, 2000 MARKET STREET, 13TH FLOOR, PHILADELPHIA, (of ChurtySofte Chards Tempsots, Inc.

NOTARY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VANDERBILT MORTGAGE AND FINANCE INC
vs.

Case Number 2016CV782

DEANNA BABB (et al.)

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 17879

KEVIN DENT, DEPUTY

SO ANSWERS.

August 23, 2016

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PERNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public

Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

Affirmed and subscribed to before me this

23RD day of

AUGUST

2016

Sarah Jane Klengan

orney: WEBER GALLAGHER SIMPSON STAPLETON & NEWBY, 2000 MARKET STREET, 13TH FLOOR PHILADELPHIA, 150 DOMES SERVE TRANSPORTED TO STREET TO STREET, 13TH FLOOR PHILADELPHIA,

NOTARY

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Affix Stamp Here [li issued as a certificiate of mailing or for additional copies of this bill) Postmark and Date of Receipt	Handling Charge				,		····	ye <u>u</u>	A TO THE REAL PROPERTY IN CO.		
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Check type of mail or service: Adult Signature Restricted Delivery Certified Mail COD Certified Mail COD Cod Collination	Addressee (Name, Sireat, City, State, & ZIP Code TM)	Columbia County Tax Claim Bureau 11 West Main Street Bloomsburg, PA 17815	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	PA Dept. of Revenue Bureau of Compliance Attn: Sheriff Sales P.O. Box 281230	Harrisburg, Pennsylvania 17128-1230		S. J. S. L.	Porthaster, Per (Name of receiving employee)	Complete by Typewriter, link, or Ball Point Pen
Name and Address of Sender Sarah Elia, Esquire OOS 8 Sto V Weber Gallagher Simpson Stapleton Fires & Newby, LLP N 0S 2000 Market Street, Suite 1300 Philadelphia, PA 19103	Article Number			É		ń	ó l	7.		Total Number of Pieces Listed by Sender Received at Post Office	PS Form 3877, June 2011 (Page 1 of 2)

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	ILT MORTGAGE AND FINANCE INC ANNA (et al.)		Case Number 2016CV782		
	SERVICE CO	OVER SHI	EET		
Service De					
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:		Final Servi	ce:		
Name:	(POSTING)	Served:	Personally · Adu	ılt In Charge F	osted other
Primary Address:	71 STRAWBERRY LANE STILLWATER, PA 17878	Adult In Charge:			
Phone:	DOB:	Relation:		····································	
Alternate Address:	The state of the s	Date:	10/5/14	Time:	1631
Phone:		Deputy:	5	Mileage:	
Attorney / (Originator:				
Name:	WEBER GALLAGHER SIMPSON STAPLETO	Phone:			
ervice Att	empts:				
Date:					
Time:					
Mileage:					
Deputy:				:	
ervice Att	empt Notes:				
1.			***************************************		
<u>, </u>					
3.					
1.			,		
5.					
6.					

(POSTING)

2016CV78

71 STRAWBERRY LANE, STILLWATER, PA 17878

8 NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VANDERBILT MORTGAGE AND FINANCE INC	
vs. DEANNA BABB (et al.)	Case Number 2016CV782
	Į.

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 1787

KEVIN DENT, DEPUTY

SO ANSWERS,

October 06, 2016

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVAMA

NOTARIAL SEAL MISTY CHAPMAN Notary Public DMSBURG TOWN COLUMBIA CO

BLOOMSBURG TOWN, COLUMBIA COUNTY My Commission Expires Jun 8, 2020

Affirmed and subscribed to before me this

day of OCTOBER

, 2016

Motor Chapman

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

NOTARY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VANDERBILT MORTGA	GE 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.

August 23, 2016

TIMOTHY T. CHAMBERLAIN, SHERIFF

					COMMONWEALTH OF PERNSYLVANIA Notarial Seal Sarah Jane Klingaman, Notary Public Town of Bloomsburg, Columbia County My Commission Expires Oct. 4, 2016
A 555		_		NOTARY	
Affirmed and su	ubscribed to be	efore me this			C n
23RD	day of	AUGUST	1	2016	Surplus Klingaman

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

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

Case Number 2016CV782

SHERIFF'S RETURN OF SERVICE

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KEVIN DENT. DEPUT

SO ANSWERS.

August 23, 2016

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

Affirmed and subscribed to before me this

day of

AUGUST

2016

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

NOTARY

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

REQUESTED BY: COLUMBIA COUNTY SHEREFF

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	ILT MORTGAGE AND FINANCE INC				e Number 6CV782
	SERVICE CO	VER SH	EET		
Service De	talls:				
Category:	Real Estate Sale - Sale Notice		e en e e e e e e e e e e e e e e e e e	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 R	RIGHTS		
	590	Eul	WETT	ST BEN	NON PA
Serve To:		Final Servi	ce:	T	
Name:	BENTON MUNICIPAL WATER & SEWER AL	Served:	Personally	Adult In Charge	Posted Other
Primary Address:	150 COLLEY STREET BENTON, PA 17814	Adult in Charge:	PATTI	(About	
Phone:	DOB:	Relation:	CoDE	Entorceme	. م
Alternate Address:	3RD STREET BENTON, PA 17814	Date:	8/23/14	, Time:	1017
Phone:		Deputy:	5	Mileage:	
Attorney / (Originator:				***
Name:	WEBER GALLAGHER SIMPSON STAPLETO	Phone:	The second secon		
Service Att	empts:				
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BENTON MUNICIPAL WATE

2016CV782

150 COLLEY STREET, BENTON, PA 17814

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VANDERE vs.	BILT MORTGAGE AND FINANCE INC	,		Case	Number
	ANNA (et al.)				6CV782
	SERVICE CO	OVER SH	EET		
Service De					
Category: Manner:	Real Estate Sale - Sale Notice < Not Specified >	Expires:		Zone: Warrant:	13φ
Notes:	SALE DATE & TIME: 11/09/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	er sammer gegen.	RIGHTS	a 	
Serve To:		Final Servi	ce:		
Name:	Cathy Gordon	Served:	Personally) Ad	lult In Charge	Posted · Other
Primary Address:	85 Gordon Road Benton, PA 17814	Adult In Charge:			in the second se
Phone:	570-925-2517 DOB :	Relation:		and the second of the second o	e a a a a a a a a a a a a a a a a a a a
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Attorney / (Originator:				
Name:	WEBER GALLAGHER SIMPSON STAPLETO	Phone:			
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GORDON, CATHY

2016CV782

85 GORDON ROAD, BENTON, PA 17814

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

BABB, RICHARD CHARLES

2016CV782

71 STRAWBERRY LANE, STILLWATER, PA 17878

VS.	ILT MORTGAGE AND FINANCE INC				Number 6CV782
		COVER SHI	EET		
Service De	tails:				
Category: Manner:	Real Estate Sale - Sale Notice < Not Specified >	Expires:	The second se	Zone: Warrant:	13φ
Notes:	SALE DATE & TIME: 11/09/2016 AT 9:00 A PLAINTIFF NOTICE OF SHERIFF'S SALE		IGHTS		
Serve To:		Final Servi	ce;		
Name:	RICHARD CHARLES BABB	Served:	Personally · Ad	ult In Charge ·	Posted · Other
Primary Address:	71 STRAWBERRY LANE STILLWATER, PA 17878	Adult In Charge:	DEANNA	BABB	
Phone:	DOB:	Relation:	WIFE		2 (1) (1) (2) (1) (2) (2) (2) (2) (2) (2) (2) (2) (2) (2
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Attorney / (Originator:				
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

BABB, DEANNA

71 STRAWBERRY LANE, STILLWATER, PA 17878

NO EXPIRATION

VS.	BILT MORTGAGE AND FINANCE INC				Number 6CV782
	SERVICE CO	OVER SHE	EET		
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Serve To:		Final Servi	ce:		
Name:	DEANNA BABB	Served:	Personally A	duit In Charge	Posted · Other
Primary Address:	71 STRAWBERRY LANE STILLWATER, PA 17878	Adult In Charge:			
Phone:	DOB:	Relation:		Territoriane de la companya della companya della companya de la companya della co	
Alternate Address:		Date:	8/23/14	Time:	1102
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Attorney /	Originator:				
Name:	WEBER GALLAGHER SIMPSON STAPLETO	Phone:			7008 & 700000000000000000000000000000000
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	BILT MORTGAGE AND FINANCE INC				e Number
BABB, DE	ANNA (et al.)			201	I6CV782
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Category:	Real Estate Sale - Sale Notice	de la companya de la	The second secon	Zone:	134
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Serve To:		Final Servi	ce:		
Name:	OCCUPANT	Served:	Personally · 🔬	ult In Charge	Posted · Other
Primary Address:	71 STRAWBERRY LANE STILLWATER, PA 17878	Adult In Charge:	DEANNA	BABS	
Phone:	DOB:	Relation:	OWNER		A CONTRACTOR OF THE CONTRACTOR
Alternate Address:		Date:	8/23/16	Time:	1105
Phone:	Commence of the commence of th	Deputy:	5	Mileage:	
Attorney / (Originator:				
Name:	WEBER GALLAGHER SIMPSON STAPLET	Phone:			The second secon
Service Att	empts:				
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OCCUPAN

2016CV78

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.

COURT OF COMMON PLEAS

COLUMBIA COUNTY

v.

NO. 2016-CV-782

RICHARD CHARLES BABB

DEANNA L. BABB

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VANDERE vs.	BILT MORTGAGE AND FINANCE INC		1	Case	Number
	ANNA (et al.)				6CV782
	SERVICE CO	OVER SHI	EET		
Service De					
Category:	Real Estate Sale - Sale Notice	are transcription of the control of		Zone:	134
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 R	IGHTS	***************************************	
Serve To:		Final Servi	ce:		
Name:	Domestic Relations Office of Columbia Col	Served:	Personally · Adu	ult In Charge	Posted · Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	Adult In Charge:	Blison	House	e
Phone:	DOB:	Relation: Clekk			
Alternate Address:		Date:	8-22-14	Time:	10:45
Phone:	and the second s	Deputy:	4	Mileage:	A
Attorney / (Originator:				7
Name:	WEBER GALLAGHER SIMPSON STAPLETO	Phone:	The state of the s		
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DOMESTIC RELATIONS OF

2016CV78;

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	ILT MORTGAGE AND ANNA (et al.)	FINANCE INC				e Number 16CV782	_
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Serve To:			Final Servi	ce;			20
Name:	Columbia County Tax	c Office	Served:	Personally · Ad	ult (n Charge	Posted Other	1160
Primary Address:	PO Box 380 Bloomsburg, PA 178	15	Adult In Charge:		n. Ilek		2016CV782
Phone:	570-389-5649	DOB:	Relation:		lleur.	on the same of	} : :
Alternate Address:	Account of the contract of the	en en tre en la lace de la lace d El lace de la lace de	Date:	8-22-16	Time:	10:35	
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Attorney / (Originator:						ୁ ହି
Name:	WEBER GALLAGHER	SIMPSON STAPLETO	Phone:	The second secon			BOX 380, BLOOMSBURG,
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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 treet. 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 failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: 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 AN FINANCE, INC.	D	: COURT OF COMMON PLEAS : COLUMBIA COUNTY
v. RICHARD CHARLES BABB DEANNA L. BABB		: : NO. 2016-CV-782 : 2016-ED-136
Commonwealth of Pennsylvania	:	
County of Columbia	:	
TO THE SHERIFF OF Colum	nbia COUI	NTY, PENNSYLVANIA:
To satisfy the judgment, into and sell the following described pro	erest and costs in perty (specification)	n the above matter you are directed to levy upon ally described property below):
71 Strawberr	y Lane, Stillwa	ter, PA 17878
	Amount Due:	\$ <u>75,275.37</u>
	Per diem inter after 8/11/16	rest from and at \$17.18 per day:\$
as endorsed	TOTAL:	\$Plus costs
Dated: 08-19-1W		Balana o Gelette
(SEAL)		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 8-19-2	014			
DOCKET AND INDEX _ 296 CV 782				
CHECK FOR PROPER	INFO.			
WRIT OF EXECUTION	X			
COPY OF DESCRIPTION	\overline{X}			
WHEREABOUTS OF LKA	$\overline{\times}$			
NON-MILITARY AFFIDAVIT				
NOTICES OF SHERIFF SALE	$\overline{\lambda}$			
WAIVER OF WATCHMAN	<u>_X</u> _			
AFFIDAVIT OF LIENS LIST	_X	·		
CHECK FOR \$1,350.00 OR	<u> </u>	CK# <i>05673</i> 3		
IF ANY OF ABOVE IS MISSIN	G DO NOT P	ROCEED		
SALE DATE	Nov. 9~	TIME 9.00		
POSTING DATE				
ADV. DATES FOR NEWSPAPER	1 ST WEEK	· · · · · · · · · · · · · · · · · · ·		
	2 ND WEEK			
	3 RD WEEK			

WEBER GALLAGHER SIMPSON STAPLETON FIRES & NEWBY, LLP

By: Pctcr 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

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 Praecipe 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

Address

Richard Charles Babb

71 Strawberry Lane Stillwater, PA 17878

Deanna L. Babb

71 Strawberry Lanc Stillwater, PA 17878

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

Name

Address

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:

Name

<u>Address</u>

4.	Name and address of the last recorded holder of every mortgage of record:			
	Name Vanderbilt Mortgage and Finance, Inc.	Address 500 Alcoa Trail Maryville, TN 37804		
5.	Name and address of every other person wh	to has any record lien on the property:		
	<u>Name</u> Columbia County Tax Claim Bureau	Address 11 West Main Street Bloomsburg, PA 17815		
6.	Name and address of every other person who and whose interest may be affected by the sa	o has any record interest in the property ale:		
	Name Columbia County Domestic Relations	Address 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 whas any interest in the property which may be			
	Name	Address		
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	Le Company of the Com		

Sarah A. Elia



Holladophia, DA 19102

±(215)972±7555 ±(±151557-7553

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.

COURT OF COMMON PLEAS

COLUMBIA COUNTY

٧.

RICHARD CHARLES BABB

DEANNA L. BABB

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

VANDERBILT MORTGAGE AND :

FINANCE, INC.

:

٧.

. 1

RICHARD CHARLES BABB

DEANNA L. BABB

NO. 2016-CV-782

Attorneys for Plaintiff

COLUMBIA COUNTY

2016-ED-136

COURT OF COMMON PLEAS

Affidavit Pursuant to Rule 3129.1

Vanderbilt Mortgage and Finance, Inc., Plaintiff in the above action, sets forth as of the date that the Praecipe 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 Address

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:

Name Address

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:

Name Address

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

<u>Name</u> Address

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 Dept. 280946

Bureau of Compliance 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 penaltics 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.

COURT OF COMMON PLEAS

COLUMBIA COUNTY

v.

.

NO. 2016-CV-782

RICHARD CHARLES BABB

DEANNA L. BABB

2016-ED-136

<u>CERTIFICATION TO SHERIFF</u> <u>AS TO THE SALE OF REAL PROPERTY</u>

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 treet. 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.

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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

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Weber Gallagher Simpson Stapleton Fires & Newby LLP OPERATING ACCOUNT

2000 Market Street, 13th Floor Philadelphia, PA 19103 FIRSTRUST BANK 800.220.BANK/firstrust.com

3-7380/2360

PAY

**ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100

DATE

Aug 17, 2016

AMOUNT \$1,350.00

TO THE ORDER OF Columbia County Sheriff

CHECK AMOUNT>OR=\$500 TO REQUIRES TWO SIGNATURES

AUTHORIZED SIGNATURE

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