

SHERIFF'S SALE

Distribution Sheet

First Keystone Community Bank vs. Vickie L. Traugh

NO. 275-2015 JD

DATE OF SALE: March 8, 2017

NO. 186-2016 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) March 8, 2017 and (time) 9:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Timothy H. Bobb for the price or sum of \$30,600.00 Dollars. Timothy H. Bobb being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$ <u>30,600.00</u>	
Poundage	<u>600.00</u>	
Transfer Taxes		
Total Needed to Purchase		\$ <u>30,600.00</u>
Amount Paid Down		<u>20,000.00</u>
Balance Needed to Purchase		<u>10,600.00</u>

EXPENSES:

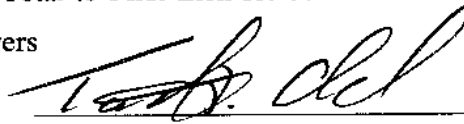
Columbia County Sheriff - Costs	\$ <u>479.50</u>	
Poundage	<u>600.00</u>	\$ <u>1079.50</u>
Newspaper		<u>1476.60</u>
Printing		<u>-</u>
Solicitor		<u>100.00</u>
Columbia County Prothonotary		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>68.00</u>
	Realty transfer taxes	<u>1122.09</u>
	State stamps	<u>1122.09</u>
Tax Collector ()	<u>-</u>
Columbia County Tax Assessment Office		<u>2429.60</u>
State Treasurer		<u>150.00</u>
Other:		<u>150.00</u>
		<u>250.00</u>
	TOTAL EXPENSES:	\$ <u>7957.88</u>

Total Needed to Purchase	\$ <u>30,600.00</u>
Less Expenses	<u>7957.88</u>
Net to First Lien Holder	<u>22642.12</u>
Plus Deposit	<u>1350.00</u>
Total to First Lien Holder	\$ <u>23992.12</u>

Sheriff's Office, Bloomsburg, Pa.

So answers

April 6, 2017



Sheriff

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

FIRST KEYSTONE COMMUNITY BANK VS VICKI TRAUGH/ HEIR TO LOIS BABB

NO. 186-2016 ED

NO. 275-2015

JD

DATE/TIME OF SALE: MARCH 8, 2017 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 30000.00

POUNDAGE - 2% OF BID \$ 600.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 30600.00

PURCHASER(S): Timothy H. Babb

ADDRESS: 222 E 10th St. Bwk, Par

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 30600.00

LESS DEPOSIT: \$ 20000.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 10,600.00

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

FIRST KEYSTONE COMMUNITY BANK

Defendant

VICKI TRAUGH / HEIR TO LOIS BABB

vs.

Attorney for the Plaintiff:

BULL BULL & MCDONALD
106 MARKET STREET
BERWICK, PA 18603

Sheriff's Sale Date: Wednesday, March 8, 2017

Writ of Execution No. : 2015CV275

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 325-327 N. VINE STREET / 239 EAST 13TH STREET, 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	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,476.60
Sheriff Automation Fund	\$50.00
Web Posting	\$100.00
Service	\$225.00
Service Mileage	\$24.00
Copies	\$7.00
Notary Fee	\$15.00
Surcharge	\$150.00
Transfer Tax Form	\$25.00
Sheriff's Deed	\$35.00
Distribution Form	\$25.00
Solicitor Services	\$100.00
Prothonotary, Acknowledge Deed	\$10.00

Total Sheriff Costs \$2,366.10

Municipal Costs

Delinquent Taxes \$2,429.60

Total Municipal Costs \$2,429.60

Distribution Costs

Recording Fees \$68.00

Total Distribution Costs \$68.00

Grand Total: \$4,863.70

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

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 215280	Invoice Date: 08/09/2017 8:58:24 AM	RECEIPT	Reg/Drw ID: 0101
Customer: SHERIFF OFFICE	Last Change:	Receipt By: MAIL	By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$2,312.18	201706273	BERWICK BORO
	Grantor - TRAUGH, VICKI		08/09/17 8:58:33 AM	
	Grantee - BABB, TIMOTHY H			
	Consideration - \$30,600.00			
	Tax Basis - \$112,209.18			
	Return Via - MAIL			
	Fees Summary:			
	STATE TRANSFER TAX	\$1,122.09		
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.50		
	RECORDING FEES - RECORDER	\$13.50		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	BERWICK AREA SCHOOL REALTY TAX	\$561.05		
	BERWICK BORO	\$561.04		
	Inst Info: SHERIFF DEED			
	TOTAL CHARGES	\$2,312.18		
	PAYMENTS			
	CHECK: 7888 - SHERIFF OFFICE	\$68.00		
	CHECK: 7892 - SHERIFF OFFICE	\$1,122.09		
	CHECK: 7893 - SHERIFF OFFICE	\$1,122.09		
	TOTAL PAYMENTS	\$2,312.18		
	AMOUNT DUE	\$2,312.18		
	PAYMENT ON INVOICE	(\$2,312.18)		
	BALANCE DUE ON INVOICE	\$0.00		



Request Details

show

Real Estate Sale

Date Opened: 12/15/2016

Status

OPEN

Date Closed:

Date Received: 12/15/2016

Notes: SOLD TO 3RD PARTY

Writ Date: 12/14/2016

Expiration Date: Select Date

Robot (uses Number's)

2016ED186

Attorney/Originator

Add / Edit

Name: BULL BULL & MCDONALD

Phone: 1570-759-1231

Sale Date: 3/8/2017

Return To

Add / Edit

Name: BULL BULL & MCDONALD

Phone: 1570-759-1231

Judgment:

Services

Add New Service

Date	Type	Serve To	Status	
12/15/2016	Sale Notice	PA Department Of Revenue (Bureau of Compliance): Dept. 2812...	Open Service	^
12/15/2016	Sale Notice	Office of F.A.I.R: PO Box 8016, Harrisburg, PA 17105	Open Service	
12/20/2016	Sale Notice	Domestic Relations Office of Columbia County: 11 WEST MAIN...	Served - Adult In Charge	
12/15/2016	Sale Notice	U.S. Treasury Department: 600 Arch St. Room 3259, Philadelp...	Open Service	v

Request Events

Add New Request Event

Date	Category	Description	
3/8/2017	Deposit Received	Advance Fee	
12/15/2016	Deposit Received	Advance Fee	
12/15/2016	Open Request		

NOTES

RECEIPT

DATE July 27, 2012 NO. 572133

RECEIVED FROM Tim Babb

ADDRESS Berwick Casa # 2015 CV275

Balance due \$4000.00 \$6000.00

FOR Sheriff sale 325-327 Vine St. Berwick

Six Thousand dollars

ACCOUNT			HOW PAID	
AMT. OF ACCOUNT			CASH	<u>6000.00</u>
AMT. PAID			CHECK	
BALANCE DUE			MONEY ORDER	

BY [Signature]

COUNT RECEIPT 01806

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST KEYSTONE COMMUNITY BANK
vs.
VICKI TRAUGH / HEIR TO LOIS BABB

Case Number
2015CV275

PROPERTY ADDRESS

325-327 N. VINE STREET / 239 EAST 13TH STREET, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
12/15/2016	Advance Fee	Advance Fee	084053	\$0.00	\$1,350.00
12/15/2016	Advertising Sale (Newspaper)			\$15.00	\$0.00
12/15/2016	Advertising Sale Bills & Copies			\$17.50	\$0.00
12/15/2016	Crying Sale			\$10.00	\$0.00
12/15/2016	Docketing			\$15.00	\$0.00
12/15/2016	Levy			\$15.00	\$0.00
12/15/2016	Mailing Costs			\$36.00	\$0.00
12/15/2016	Posting Handbill			\$15.00	\$0.00
12/15/2016	Press Enterprise Inc.			\$1,476.60	\$0.00
12/15/2016	Sheriff Automation Fund			\$50.00	\$0.00
12/15/2016	Web Posting			\$100.00	\$0.00
02/24/2017	Service			\$225.00	\$0.00
02/24/2017	Service Mileage			\$24.00	\$0.00
02/24/2017	Copies			\$7.00	\$0.00
02/24/2017	Notary Fee			\$15.00	\$0.00
02/24/2017	Surcharge			\$150.00	\$0.00
02/25/2017	Transfer Tax Form			\$25.00	\$0.00
02/25/2017	Sheriff's Deed			\$35.00	\$0.00
02/25/2017	Distribution Form			\$25.00	\$0.00
02/25/2017	Solicitor Services			\$100.00	\$0.00
02/25/2017	Prothonotary, Acknowledge Deed			\$10.00	\$0.00
02/25/2017	Recording Fees			\$68.00	\$0.00
02/25/2017	Delinquent Taxes			\$2,429.60	\$0.00
03/08/2017	Poundage			\$600.00	\$0.00
03/08/2017	Recorder, Lien Search			\$250.00	\$0.00

\$5,713.70 \$1,350.00

TOTAL BALANCE:	\$(4,363.70)
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No. **72715**

Date: **March 08, 2017**

Pay to the

Order of **Sheriff of Columbia County**

Amount \$*******20,000.00**


Twenty Thousand and 00/100*****

DOLLARS

CASHIERS CHECK

Loan Proceeds

Memo


Authorized Signature

⑈072715⑈ ⑆031307125⑆ 5000100053⑈

**PRIORITY CLAIM
FOR
SHERIFFS SALE**

Please Print or Type

EXECUTION NUMBER

2015CV275 (03/08/17)

SECOND EXECUTION NUMBER

2016ED186 (03/08/17)

DATE OF SALE

03/08/2017

AMOUNT

\$2,972.51

MR TIMOTHY T CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY
BOX 380

BLOOMSBURG

PA 17815

REVENUE ID	CORPORATION TAX
-	\$0.00
EMPLOYER EIN	
-	\$0.00
SALES TAX LICENSE NUMBER	
-	\$0.00
SOCIAL SECURITY NUMBER	
-	\$0.00
INHERITANCE TAX FILE NUMBER	
ITAC 1910-0267 -	\$2,972.51
OTHER TAX NUMBER	
-	\$0.00

DEFENDANT

LOIS G BABB AKA LOIS G SLUSSER

This statement is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes. This statement is made in accordance with 42 Pa. C.S.A. § 8151 and 72 P.S. § 1402 (Fiscal Code § 1402).

A. For the following taxes a priority in the distribution of the proceeds of the judicial sale should be made in accordance with the applicable provisions of the Tax Reform Code of 1971, 72 P.S. § 7101, et seq. Tax liens were filed with the Prothonotary of Columbia County.

- ☐ Sales and Use Tax, 72 P.S. § 7242
☐ Employer Withholding Tax, 72 P.S. § 7345
☐ Pennsylvania Personal Income Tax, 72 P.S. § 7345

B. A Corporation tax lien is a first lien and is required to be paid out of the proceeds of the judicial sale before any pre-existing judgement, mortgage, or any other claim or lien against the corporation in accordance with 72 P.S. § 1401 (Fiscal Code § 1401).

- ☐ Corporation Taxes, 72 P.S. § 1401

STATEMENT OF ACCOUNT

Type of Tax	Settlement or Lien Date	Lien Number or Filing Period	Amount or Balance
Inheritance Tax	2/20/2010		\$2,972.51
TOTAL:			\$2,972.51

I certify that the above Statement of Account is a true and correct statement of all liened taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity.

WITNESS my hand and the seal of the Department of

Revenue 22 day of, February 2017

DIRECTOR, BUREAU OF COMPLIANCE

Sean Washington

SECRETARY OF REVENUE

Eileen McNulty

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

DATE: 13-FEB-17

FEE: \$5.00

CERT. NO26401

SLUSSER LOIS B BABB
C/O VICKI TRAUGH
327 N VINE ST
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 0654-0519
LOCATION: PTL 325-327 VINE ST
PARCEL: 04B-04 -052-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING COSTS	TOTAL AMOUNT DUE
2015	PRIM	1,241.07	16.35	0.00	1,257.42
2016	PRIM	1,120.71	16.47	30.00	1,167.18
TOTAL DUE :					\$2,424.60

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: April ,2017

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2016

REQUESTED BY: Columbia County SHERIFF

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SHERIFF'S SALE COST SHEET

NO. _____ VS. Trangh / Lois Babb
ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</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>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>71.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>394.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	2-15 \$ <u>987.90</u>
SOLICITOR'S SERVICES	\$ 100.00
TOTAL ***** \$ <u>1137.90</u>	

PROTHONOTARY (NOTARY)	\$ 10.00
RECORDER OF DEEDS	\$ _____
TOTAL ***** \$ <u>-0-</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>150.00</u>
MISC. <u>2500.10</u>	\$ <u>500.00</u>
TOTAL ***** \$ <u>500.00</u>	

TOTAL COSTS (OPENING BID) \$ 2187.40

or 2676.10

+ 488.70
now \$ 987.90
total \$ 1,476.60

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

FIRST KEYSTONE COMMUNITY BANK

vs.

Defendant

VICKI TRAUGH / HEIR TO LOIS BABB

Attorney for the Plaintiff:

BULL BULL & MCDONALD
106 MARKET STREET
BERWICK, PA 18603

Sheriff's Sale Date: Wednesday, March 8, 2017

Writ of Execution No. : 2015CV275

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 325-327 N. VINE STREET / 239 EAST 13TH STREET, 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	\$36.00
Posting Handbill	\$15.00
Poundage	\$500.00
Press Enterprise Inc.	\$1,476.60
Sheriff Automation Fund	\$50.00
Web Posting	\$100.00
Service	\$225.00
Service Mileage	\$24.00
Copies	\$7.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$150.00
Total Sheriff Costs	\$2,676.10

Grand Total: \$2,676.10

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST KEYSTONE COMMUNITY BANK
vs.
VICKI TRAUGH / HEIR TO LOIS BABB

Case Number
2015CV275

SHERIFF'S RETURN OF SERVICE

01/26/2017 02:56 PM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 325-327 N. VINE STREET / 239 EAST 13TH STREET, BERWICK, PA 18603.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

January 27, 2017

NOTARY

Affirmed and subscribed to before me this

27TH day of JANUARY, 2017

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT. 4, 2020

Plaintiff Attorney: BULL BULL & McDONALD, 106 MARKET STREET, BERWICK, PA 18603

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST KEYSTONE COMMUNITY BANK
vs.
TRAUGH / HEIR TO LOIS BABB, VICKI

Case Number
2015CV275

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill **Zone:**

Manner: < Not Specified > **Expires:** **Warrant:**

Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 325-327 N. VINE STREET / 239 EAST 13TH STREET
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date: 3-26-17 **Time:** 1456

Deputy: 14 **Mileage:**

Attorney / Originator:

Name: BULL BULL & MCDONALD **Phone:** 1570-759-1231

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

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

(POSTING)

2015CV275

325-327 N. VINE STREET / 239 EAST 13TH STREET, BERWICK, PA 18603

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST KEYSTONE COMMUNITY BANK
vs.
VICKI TRAUGH / HEIR TO LOIS BABB

Case Number
2015CV275

SHERIFF'S RETURN OF SERVICE

12/27/2016 02:33 PM - 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 MACKENZIE ENGLE FRIEND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR VICKI TRAUGH / HEIR TO LOIS BABB AT 327 NORTH VINE STREET, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 28, 2016

NOTARY

Affirmed and subscribed to before me this

28TH day of DECEMBER, 2016

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT 4, 2020



Plaintiff Attorney: BULL BULL & MCDONALD, 106 MARKET STREET, BERWICK, PA 18603

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST KEYSTONE COMMUNITY BANK
vs.
TRAUGH / HEIR TO LOIS BABB, VICKI

Case Number
2015CV275

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 184

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: VICKI TRAUGH / HEIR TO LOIS BABB

Primary Address: 327 NORTH VINE STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Mackenzie Engle

Relation: Family Friend

Date: 12/27/16 Time: 14:33

Deputy: 4 Mileage:

Attorney / Originator:

Name: BULL BULL & MCDONALD

Phone: 1570-759-1231

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

TRAUGH / HEIR TO LOIS B.

2015CV275

327 NORTH VINE STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST KEYSTONE COMMUNITY BANK
vs.
TRAUGH / HEIR TO LOIS BABB, VICKI

Case Number
2015CV275

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 184

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 325-327 N. VINE STREET / 239 EAST 13TH STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 12-27-14

Time: 14:33

Deputy: 4

Mileage:

Attorney / Originator:

Name: BULL BULL & MCDONALD

Phone: 1570-759-1231

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

OCCUPANT

2015CV275

125-327 N. VINE STREET / 239 EAST 13TH STREET, BERV NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST KEYSTONE COMMUNITY BANK
vs.
TRAUGH / HEIR TO LOIS BABB, VICKI

Case Number
2015CV275

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 184

Warrant:

Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 327 NORTH VINE STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy: 4

Mileage:

Attorney / Originator:

Name: BULL BULL & MCDONALD

Phone: 1570-759-1231

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

OCCUPANT

2015CV275

327 NORTH VINE STREET, BERWICK, PA 18603

NO EXPIRATION

Robert A. Bull, Esquire
R.A. & B.G.L., LLP
106 Market Street
Berwick, PA 18603
T.D. #25892

FIRST KEYSTONE COMMUNITY BANK
F/K/A THE FIRST NATIONAL BANK OF
BERWICK,

PLAINTIFF

VS.

VICKIE L. TRAUGH, as Believed Heir
and/or Administrator of the Estate of
Lois G. Babb, a/k/a Lois G. Slusser;

DEFENDANT

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
:
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION

:
: Docket No. 2015-CV-275

:
: 2016-ED-186

NOTICE OF SHERIFF'S SALE
OF REAL ESTATE

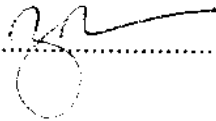
TO: VICKIE L. TRAUGH
327 North Vine Street
Berwick, PA 18603

Vickie L. Traugh, as believed heir and/or administrator of the Estate of Lois
G. Babb, a/k/a Lois G. Slusser, Defendant herein and owner of the Real Estate
hereinafter described:

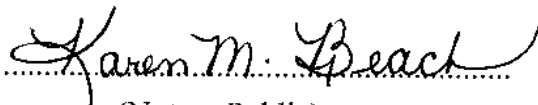
NOTICE IS HEREBY GIVEN that by virtue of the above-captioned Writ of
Execution issued under the above-captioned Judgment, directed to the Sheriff
of Columbia County, there will be exposed to public sale, by vendue or outcry
to the highest and best bidders, for cash, in the Courthouse, in the Town of
Bloomsburg, Columbia County, Pennsylvania, on March 8, 2017 ~~2016~~, at
9.00 o'clock A.M., eastern time, in the forenoon of the said day, all your
right, title and interest in and to ALL that certain piece or parcel of land situate
at **325-327 North Vine Street, Berwick, Pennsylvania and 239 East Thirteenth
Street, Berwick, Pennsylvania, Berwick, Columbia County**, the same more
particularly described in Exhibit "A", attached hereto and

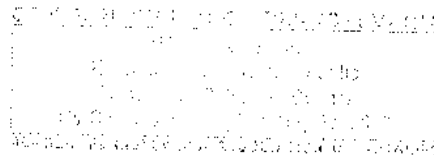
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 February 15, 22 and March 1, 2017 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 1st day of March 2017

.....

(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.

.....

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST KEYSTONE COMMUNITY BANK
vs.
TRAUGH / HEIR TO LOIS BABB, VICKI

Case Number
2015CV275

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 186

Warrant:

Expires:

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: ELIZABETH WHITENIGHT

Relation: CLERK

Date: 12/30/16

Time: 1237

Deputy: 5

Mileage:

Attorney / Originator:

Name: BULL BULL & MCDONALD

Phone: 1570-759-1231

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2015CV275

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST KEYSTONE COMMUNITY BANK
vs.
TRAUGH / HEIR TO LOIS BABB, VICKI

Case Number
2015CV275

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 184

Warrant:

Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co.

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: ASHLEY TACALICA

Relation: CLEAR

Date: 12/30/16 Time: 1245

Deputy: 5 Mileage:

Attorney / Originator:

Name: BULL BULL & MCDONALD

Phone: 1570-759-1231

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2015CV275 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

Robert A. Bull, Esquire
BULL & BULL, LLP
106 Market Street
Berwick, PA 18603
L.D. #25892

FIRST KEYSTONE COMMUNITY BANK	:	IN THE COURT OF COMMON PLEAS
F/K/A THE FIRST NATIONAL BANK OF	:	OF THE 26 TH JUDICIAL DISTRICT
BERWICK,	:	COLUMBIA COUNTY BRANCH, PA
PLAINTIFF	:	
VS.	:	CIVIL ACTION - LAW
	:	MORTGAGE FORECLOSURE ACTION
VICKIE L. TRAUGH, as Believed Heir	:	
and/or Administrator of the Estate of	:	
Lois G. Babb, a/k/a Lois G. Slusser;	:	Docket No. 2015-CV-275
DEFENDANT	:	
	:	2016-ED-186

AFFIDAVIT PURSUANT TO RULE 3129.1

First Keystone Community Bank, f/k/a First Keystone National Bank, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real properties located at **325-327 North Vine Street, Berwick, Pennsylvania and 239 East Thirteenth Street, Berwick, Pennsylvania, Berwick Columbia County**, the same being more particularly described in Exhibit "A", attached.

1. Name and address of Owner or Reputed Owner:

<u>Name</u>	<u>Address</u>
VICKIE L. TRAUGH, as Believed Heir	327 North Vine Street
and/or Administrator of the Estate of	Berwick, PA 18603
Lois G. Babb, a/k/a Lois G. Slusser;	

2. Name and address of Defendant in Judgment:

<u>Name</u>	<u>Address</u>
VICKIE L. TRAUGH, as Believed Heir	327 North Vine Street
and/or Administrator of the Estate of	Berwick, PA 18603
Lois G. Babb, a/k/a Lois G. Slusser;	

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>
PA Department of Revenue	P.O. Box 280948
Bureau of Compliance	Harrisburg, PA 17128-0948
Lien Section	
(No. 2013-CV-1158)	

Geisinger Medical Center
(Nos. 2012-OC-147/2012-OC-148)

100 North Academy Avenue
Danville, PA 17821

Capital One Bank (USA) NA
(No. 2011-OC-7)

2323 Lake club Drive, Suite 300
Columbus, OH 43232

Berwick Area Joint Sewer Auth.
(No. 38 M.L.D. 2015)

1108 Freas Avenue
Berwick, PA 18603

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

<u>Name</u>	<u>Address</u>
First National Bank of Berwick	111 West Front Street Berwick, Pa 18603
Berwick Borough Council	239 East 13 th Street Berwick, PA 18063

5. Name and address of every other person who has any record lien on their property: N/A

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: N/A

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>
Berwick Area Joint Sewer Auth.	1108 Freas Avenue Berwick, PA 18603
Columbia County Tax Claim Bureau	P.O. Box 380 Bloomsburg, PA 17815
Connie Gingher, Tax Collector Borough of Berwick Tax Collector	1615 Lincoln Avenue Berwick, PA 18603

Our records indicated that you may hold a mortgage, judgment, lien, leasehold or other interest in the property subject to the Sheriff Sale which may be extinguished by the sale. You may wish to attend the sale to protect your interest. The Sheriff Sale is to satisfy the judgment in mortgage foreclosure obtained by First Keystone Community Bank, f/k/a First Keystone National Bank on January 27, 2016 in the amount of **Thirty-Seven Thousand Four Hundred Seventy-Nine and 44/100 (\$37,479.44) Dollars**, plus per diem at the rate of **Seven Dollars and 40/100 (\$7.40)**.

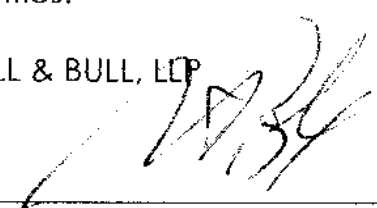
A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff but no later than thirty (30) days after the Sale. Distribution will be made in accordance with the schedule, unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

YOUR LIEN OR INTEREST IN THIS PROPERTY MAY BE LOST OR OTHERWISE AFFECTED ADVERSELY BY THIS SHERIFF SALE. A LAWYER CAN ADVISE YOU MORE SPECIFICALLY HOW YOUR RIGHTS MAY BE AFFECTED.

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. §4904 relating to unsworn falsification to authorities.

Dated: November 12, 2016

BULL & BULL, LLP



Robert A. Bull
Attorney for Plaintiff

EXHIBIT "A"

325-327 N. VINE STREET, BERWICK, PA:

ALL THAT CERTAIN piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Vine Street, north of Third Street at the southeasterly corner of lot now or late of Jessie Liptock, formerly Wellington Houck; THENCE along Vine Street in a southerly direction forty-two (42) feet to lot late of John Withers; THENCE along said lot in a westerly direction ninety-three and one-half (93 ½) feet to lot now or late of Harry R. Laubach; THENCE along said lot in a northerly direction forty-two (42) feet to lot now or late of Jesse Liptock; THENCE along said last mentioned lot in an easterly direction ninety-three and one-half (93 ½) feet to the place of beginning.

BEING THE SAME PREMISES conveyed to Lois G. Babb Slusser, by Deed of Grace M. Saracino, Widow, dated May 1, 1997 and recorded in the Columbia County Recorder of Deeds Office on May 7, 1997 in book 654, Page 519.

PREMISES improved with a multi-family dwelling more commonly known as: 325-327 North Vine Street, Berwick, Pennsylvania 18603.

UNDER AND SUBJECT to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

THE PROPERTY IDENTIFICATION NUMBER of the above-described parcel
is: 4B,04-52.

239 East 13th Street, Berwick, PA

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northwest corner of Thirteenth and Chestnut Street; THENCE along Chestnut Street in a northerly direction, 165 feet to a two-rod alley; THENCE along said alley in a westerly direction 49 ½ feet to line of Lot No. 12; THENCE along said lot in a southerly direction, 165 feet to Thirteenth Street; THENCE along Thirteenth Street in an easterly direction 49 ½ feet to Chestnut Street, the place of BEGINNING.

SAME BEING Lot No. 11 in Isaiah Bower's Third Addition to the Borough of Berwick.

BEING THE SAME PREMISES conveyed to Lois G. Babb, by Deed of William D. Babb and Lois G. Babb, his wife, dated June 13, 1996 and recorded in the Columbia County Recorder of Deeds Office on June 18, 1996 in Book 627, Page 991.

PREMISES improved with a single-family dwelling more commonly known as: 239 East 13th Street, Berwick, Pennsylvania 18603.

UNDER AND SUBJECT to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

THE PROPERTY IDENTIFICATION NUMBER of the above-described parcel
is: 4A,03-160

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV275

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

WEDNESDAY, MARCH 08, 2017
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.

325-327 N. VINE STREET, BERWICK, PA:

ALL THAT CERTAIN piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Vine Street, north of Third Street at the southeasterly corner of lot now or late of Jessie Liptock, formerly Wellington Houck; THENCE along Vine Street in a southerly direction forty-two (42) feet to lot late of John Withers; THENCE along said lot in a westerly direction ninety-three and one-half (93 1/2) feet to lot now or late of Harry R. Laubach; THENCE along said lot in a northerly direction forty-two (42) feet to lot now or late of Jesse Liptock; THENCE along said last mentioned lot in an easterly direction ninety-three and one-half (93 1/2) feet to the place of beginning.

BEING THE SAME PREMISES conveyed to Lois G. Babb Slusser, by Deed of Grace M. Saracino, Widow, dated May 1, 1997 and recorded in the Columbia County Recorder of Deeds Office on May 7, 1997 in book 654, Page 519.

PREMISES improved with a multi-family dwelling more commonly known as: 325-327 North Vine Street, Berwick, Pennsylvania 18603.

UNDER AND SUBJECT to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

THE PROPERTY IDENTIFICATION NUMBER of the above-described parcel is: 4B,04-52.

239 East 13th Street, Berwick, PA

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northwest corner of Thirteenth and Chestnut Street; THENCE along Chestnut Street in a northerly direction, 165 feet to a two-rod alley; THENCE along said alley in a westerly direction 49 1/2 feet to line of Lot No. 12; THENCE along said lot in a southerly direction, 165 feet to Thirteenth Street; THENCE along Thirteenth Street in an easterly direction 49 1/2 feet to Chestnut Street, the place of BEGINNING.

SAME BEING Lot No. 11 in Isaiah Bower's Third Addition to the Borough of Berwick.

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PREMISES improved with a single-family dwelling more commonly known as: 239 East 13th Street, Berwick, Pennsylvania 18603.

UNDER AND SUBJECT to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

THE PROPERTY IDENTIFICATION NUMBER of the above-described parcel is: 4A,03-160.

PROPERTY ADDRESS: 325-327 N. VINE STREET / 239 EAST 13TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A,03-160 / 04B, 04-52

Seized and taken into execution to be sold as the property of VICKI TRAUGH / HEIR TO LOIS BABB in suit of FIRST KEYSTONE COMMUNITY BANK.

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

Attorney for the Plaintiff:
BULL BULL & MCDONALD
BERWICK, PA 1570-759-1231

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

04 A, 03-160
04 B, 04-52

REAL ESTATE OUTLINE

ED # 2014 ED 186

DATE RECEIVED 12-9-14
DOCKET AND INDEX 2015 CV 275

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>084053</u>

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

SALE DATE March 8th 17 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	_____
2 ND WEEK	_____
3 RD WEEK	_____

FIRST KEYSTONE COMMUNITY BANK
F/K/A THE FIRST NATIONAL BANK OF
BERWICK,

PLAINTIFF

VS.

VICKIE L. TRAUGH, as Believed Heir
and/or Administrator of the Estate of
Lois G. Babb, a/k/a Lois G. Slusser;

DEFENDANT

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
:
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION

:
: Docket No. 2015-CV-275

:
: 2016-ED-186

WRIT OF EXECUTION

TO: THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs against the above-named Defendant, Vicki L. Traugh, as Believed Heir and/or Administrator of the Estate of Lois G. Babb, a/k/a Lois G. Slusser.

(1) You are directed to levy upon the property of the Defendant and to sell her interest therein which properties are located at **325-327 Vine Street, Berwick, Pennsylvania** which is particularly described in Deed Book 654, Page 519; **and 239 East 13th Street, Berwick, Pennsylvania**, and which is particularly described in Deed Book 627, page 991.

Amount Due	\$ 30,463.92
Interest Due	\$ 879.03
Late Charges	\$ 1,566.90
Attorney's Commission	\$ 4,569.59

Real Debt.....	\$ 37,479.44
	and costs

DATED: Dec 9, 2016

Bernice K. Jurek 188

PROTHONOTARY

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

SHERIFF'S SALE

By virtue of a writ of execution case number: 2016-ED-186

First Keystone Community Bank, f/k/a The First National Bank of Berwick (Plaintiff)

Vs.

Vicki L. Traugh, as Believed Heir and/or Administrator of the Estate of Lois G. Babb, a/k/a Lois G. Slusser (Defendant)

Owner(s) of the properties situate in the: Borough of Berwick, Columbia County, Pennsylvania

Being Parcel No. Number: 4B,04-52 ✓
Property Known as: 325-327 Vine Street, Berwick, Pennsylvania.
Improvements thereon: Multi-Family dwelling

①

Being Parcel No. Number: 4A,03-160 ✓
Property Known as: 239 East 13th Street, Berwick, Pennsylvania.
Improvements thereon: Single-Family dwelling

②

Robert A. Bull, Esquire
BULL & BULL, LLP
106 Market Street
Berwick, PA 18603
LD: #25892

FIRST KEYSTONE COMMUNITY BANK	:	IN THE COURT OF COMMON PLEAS
F/K/A THE FIRST NATIONAL BANK OF	:	OF THE 26 TH JUDICIAL DISTRICT
BERWICK,	:	COLUMBIA COUNTY BRANCH, PA
	:	
PLAINTIFF	:	CIVIL ACTION - LAW
	:	MORTGAGE FORECLOSURE ACTION
	:	
VS.	:	
	:	
VICKIE L. TRAUGH, as Believed Heir	:	
and/or Administrator of the Estate of	:	Docket No. 2015-CV-275
Lois G. Babb, a/k/a Lois G. Slusser;	:	
	:	
DEFENDANT	:	2016-ED-186

WRIT OF EXECUTION NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that you may have the right to prevent or delay the Sheriff's Sale by filing, before this sale, a petition with the Court to open or strike the judgment against you or to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim to foreclose the mortgage.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition with the Court to strike the judgment.

In addition, you may have the right to petition to set aside the sale for: (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in sale; or (4) fraud. To exercise this right you should file a petition

with the Court after the sale and before the Sheriff has delivered his deed to the property.

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

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

LAW OFFICES OF BULL & BULL, LLP

Dated: November 10, 2016



ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff
106 Market Street
Berwick, PA 18603
(570) 759-1231
I.D. # 25892

SHERIFF'S SALE DESCRIPTION

2016-ED-186

BY VIRTUE of a Writ of Execution No. _____ of 2016, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on _____ at _____ o'clock a.m., in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

325-327 N. VINE STREET, BERWICK, PA:

ALL THAT CERTAIN piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Vine Street, north of Third Street at the southeasterly corner of lot now or late of Jessie Liptock, formerly Wellington Houck; THENCE along Vine Street in a southerly direction forty-two (42) feet to lot late of John Withers; THENCE along said lot in a westerly direction ninety-three and one-half (93 ½) feet to lot now or late of Harry R. Laubach; THENCE along said lot in a northerly direction forty-two (42) feet to lot now or late of Jesse Liptock; THENCE along said last mentioned lot in an easterly direction ninety-three and one-half (93 ½) feet to the place of beginning.

BEING THE SAME PREMISES conveyed to Lois G. Babb Slusser, by Deed of Grace M. Saracino, Widow, dated May 1, 1997 and recorded in the Columbia County Recorder of Deeds Office on May 7, 1997 in book 654, Page 519.

PREMISES improved with a multi-family dwelling more commonly known as: 325-327 North Vine Street, Berwick, Pennsylvania 18603.

UNDER AND SUBJECT to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

THE PROPERTY IDENTIFICATION NUMBER of the above-described parcel is: 4B,04-52.

239 East 13th Street, Berwick, PA

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northwest corner of Thirteenth and Chestnut Street; THENCE along Chestnut Street in a northerly direction, 165 feet to a two-rod alley; THENCE along said alley in a westerly direction 49 ½ feet to line of Lot No. 12; THENCE along said lot in a southerly direction, 165 feet to Thirteenth Street;

THENCE along Thirteenth Street in an easterly direction 49 ½ feet to Chestnut Street, the place of BEGINNING.

SAME BEING Lot No. 11 in Isaiah Bower's Third Addition to the Borough of Berwick.

BEING THE SAME PREMISES conveyed to Lois G. Babb, by Deed of William D. Babb and Lois G. Babb, his wife, dated June 13, 1996 and recorded in the Columbia County Recorder of Deeds Office on June 18, 1996 in Book 627, Page 991.

PREMISES improved with a single-family dwelling more commonly known as: 239 East 13th Street, Berwick, Pennsylvania 18603.

UNDER AND SUBJECT to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

THE PROPERTY IDENTIFICATION NUMBER of the above-described parcel is: 4A,03-160.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN into execution at the suit of First Keystone Community Bank, f/k/a First Keystone National Bank against Defendant, Vickie L. Traugh, as believed heir and/or administrator of the Estate of Lois G. Babb, a/k/a Lois G. Slusser, and will be sold by:

Dated: November 10, 2016

TIMOTHY T. CHAMBERLAIN
Sheriff of Columbia County

ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff

Robert A. Bull, Esquire
BULL & BULL, LLP
106 Market Street
Berwick, PA 18603
L.D. #25892

FIRST KEYSTONE COMMUNITY BANK
F/K/A THE FIRST NATIONAL BANK OF
BERWICK,

PLAINTIFF

VS.

VICKIE L. TRAUGH, as Believed Heir
and/or Administrator of the Estate of
Lois G. Babb, a/k/a Lois G. Slusser;
DEFENDANT

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
:
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION

: Docket No. 2015-CV-275

: 2016-ED-186

AFFIDAVIT OF LAST KNOWN ADDRESS

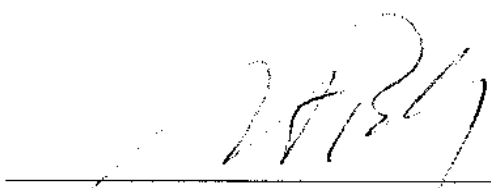
COMMONWEALTH OF PENNSYLVANIA :

: SS

COUNTY OF COLUMBIA :

ROBERT A. BULL, ESQUIRE, being duly sworn according to law, does depose and say that he is the Attorney for the Plaintiff and that he makes this Affidavit on the Plaintiff's behalf and that he is authorized to do so on behalf of the Plaintiff; and that to the best of his knowledge, information and belief, the name and last known address of the Defendant in the above captioned judgment is:

VICKIE L. TRAUGH, as believed heir and/or administrator of the
Estate of Lois G. Babb, a/k/a Lois G. Slusser
327 North Vine Street
Berwick, PA 18603

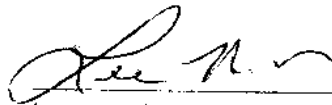

Robert A. Bull, Esquire

Sworn to and subscribed to before me
this 16th day of November, 2016


Notary Public

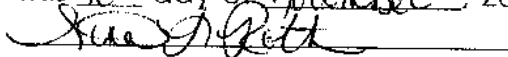
NOTARIAL SEAL
ANGELIQUE E. SACCO, NOTARY PUBLIC
BERWICK BOROUGH, COLUMBIA COUNTY
MY COMMISSION EXPIRES NOVEMBER 17, 2018

Street, Berwick, Pennsylvania 18603; and the address of the above Plaintiff is 111
West Front Street, Berwick, PA 18603.

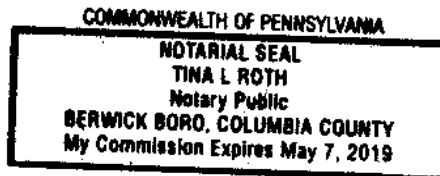


Lee A. Hess, Vice President

Sworn to and subscribed to before me
this 18th day of November, 2016


Notary Public

My Commission Expires:



Robert A. Bull, Esquire
BULL & BULL, LLP
106 Market Street
Berwick, PA 18603
L.D. #25892

FIRST KEYSTONE COMMUNITY BANK
F/K/A THE FIRST NATIONAL BANK OF
BERWICK,

PLAINTIFF

VS.

VICKIE L. TRAUGH, as Believed Heir
and/or Administrator of the Estate of
Lois G. Babb, a/k/a Lois G. Slusser;
DEFENDANT

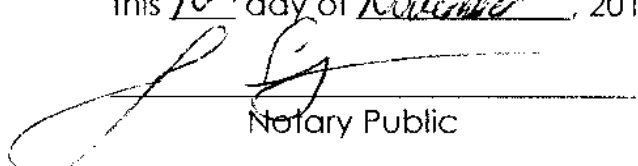
: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
:
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION
:
: Docket No. 2015-CV-275
:
: 2016-ED-186

WATCHMAN RELEASE FORM

I, ROBERT A. BULL, ESQUIRE, being duly sworn according to law, depose
and say that I am the Attorney for the Plaintiff, that I make this waiver on behalf
of the within Plaintiff, First Keystone Community Bank, f/k/a First Keystone
National Bank, and being authorized so to do, waive the right to the placing of
a Watchman and/or insurance on the property located at **325-327 North Vine
Street, Berwick, Pennsylvania and 239 East Thirteenth Street, Berwick,
Pennsylvania, Berwick Columbia County**, in the above mortgage foreclosure
action.


ROBERT A. BULL, ESQUIRE

Sworn to and subscribed to before
this 10th day of November, 2016


Notary Public

NOTARIAL SEAL
ANGELIQUE E. SACCO, NOTARY PUBLIC
BERWICK BOROUGH, COLUMBIA COUNTY
MY COMMISSION EXPIRES NOVEMBER 17, 2018

FIRST KEYSTONE COMMUNITY BANK	:	IN THE COURT OF COMMON PLEAS
F/K/A THE FIRST NATIONAL BANK OF	:	OF THE 26 TH JUDICIAL DISTRICT
BERWICK,	:	COLUMBIA COUNTY BRANCH, PA
	:	
PLAINTIFF	:	CIVIL ACTION - LAW
	:	MORTGAGE FORECLOSURE ACTION
	:	
VS.	:	
	:	
VICKIE L. TRAUGH, as Believed Heir	:	
and/or Administrator of the Estate of	:	Docket No. 2015-CV-275
Lois G. Babb, a/k/a Lois G. Slusser;	:	
	:	
DEFENDANT	:	2016-ED-186

AFFIDAVIT PURSUANT TO RULE 3129.1

First Keystone Community Bank, f/k/a First Keystone National Bank, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real properties located at **325-327 North Vine Street, Berwick, Pennsylvania and 239 East Thirteenth Street, Berwick, Pennsylvania, Berwick Columbia County**, the same being more particularly described in Exhibit "A", attached.

1. Name and address of Owner or Reputed Owner:

<u>Name</u>	<u>Address</u>
VICKIE L. TRAUGH, as Believed Heir	327 North Vine Street
and/or Administrator of the Estate of	Berwick, PA 18603
Lois G. Babb, a/k/a Lois G. Slusser;	

2. Name and address of Defendant in Judgment:

<u>Name</u>	<u>Address</u>
VICKIE L. TRAUGH, as Believed Heir	327 North Vine Street
and/or Administrator of the Estate of	Berwick, PA 18603
Lois G. Babb, a/k/a Lois G. Slusser;	

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>
PA Department of Revenue	P.O. Box 280948
Bureau of Compliance	Harrisburg, PA 17128-0948
Lien Section	
(No. 2013-CV-1158)	

Geisinger Medical Center
(Nos. 2012-OC-147/2012-OC-148)

100 North Academy Avenue
Danville, PA 17821

Capital One Bank (USA) NA
(No. 2011-OC-7)

2323 Lake club Drive, Suite 300
Columbus, OH 43232

Berwick Area Joint Sewer Auth.
(No. 38 M.L.D. 2015)

1108 Freas Avenue
Berwick, PA 18603

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

<u>Name</u>	<u>Address</u>
First National Bank of Berwick	111 West Front Street Berwick, Pa 18603
Berwick Borough Council	239 East 13 th Street Berwick, PA 18063

5. Name and address of every other person who has any record lien on their property: N/A

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: N/A

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>
Berwick Area Joint Sewer Auth.	1108 Freas Avenue Berwick, PA 18603
Columbia County Tax Claim Bureau	P.O. Box 380 Bloomsburg, PA 17815
Connie Gingher, Tax Collector Borough of Berwick Tax Collector	1615 Lincoln Avenue Berwick, PA 18603

Our records indicated that you may hold a mortgage, judgment, lien, leasehold or other interest in the property subject to the Sheriff Sale which may be extinguished by the sale. You may wish to attend the sale to protect your interest. The Sheriff Sale is to satisfy the judgment in mortgage foreclosure obtained by First Keystone Community Bank, f/k/a First Keystone National Bank on January 27, 2016 in the amount of **Thirty-Seven Thousand Four Hundred Seventy-Nine and 44/100 (\$37,479.44) Dollars**, plus per diem at the rate of **Seven Dollars and 40/100 (\$7.40)**.

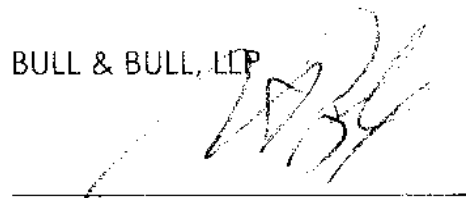
A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff but no later than thirty (30) days after the Sale. Distribution will be made in accordance with the schedule, unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

YOUR LIEN OR INTEREST IN THIS PROPERTY MAY BE LOST OR OTHERWISE AFFECTED ADVERSELY BY THIS SHERIFF SALE. A LAWYER CAN ADVISE YOU MORE SPECIFICALLY HOW YOUR RIGHTS MAY BE AFFECTED.

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. §4904 relating to unsworn falsification to authorities.

Dated: November 12, 2016

BULL & BULL, LLP



Robert A. Bull
Attorney for Plaintiff

EXHIBIT "A"

325-327 N. VINE STREET, BERWICK, PA:

ALL THAT CERTAIN piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Vine Street, north of Third Street at the southeasterly corner of lot now or late of Jessie Liptock, formerly Wellington Houck; THENCE along Vine Street in a southerly direction forty-two (42) feet to lot late of John Withers; THENCE along said lot in a westerly direction ninety-three and one-half (93 ½) feet to lot now or late of Harry R. Laubach; THENCE along said lot in a northerly direction forty-two (42) feet to lot now or late of Jesse Liptock; THENCE along said last mentioned lot in an easterly direction ninety-three and one-half (93 ½) feet to the place of beginning.

BEING THE SAME PREMISES conveyed to Lois G. Babb Slusser, by Deed of Grace M. Saracino, Widow, dated May 1, 1997 and recorded in the Columbia County Recorder of Deeds Office on May 7, 1997 in book 654, Page 519.

PREMISES improved with a multi-family dwelling more commonly known as: 325-327 North Vine Street, Berwick, Pennsylvania 18603.

UNDER AND SUBJECT to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

THE PROPERTY IDENTIFICATION NUMBER of the above-described parcel is: 4B,04-52.

239 East 13th Street, Berwick, PA

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northwest corner of Thirteenth and Chestnut Street; THENCE along Chestnut Street in a northerly direction, 165 feet to a two-rod alley; THENCE along said alley in a westerly direction 49 ½ feet to line of Lot No. 12; THENCE along said lot in a southerly direction, 165 feet to Thirteenth Street; THENCE along Thirteenth Street in an easterly direction 49 ½ feet to Chestnut Street, the place of BEGINNING.

SAME BEING Lot No. 11 in Isaiah Bower's Third Addition to the Borough of Berwick.

BEING THE SAME PREMISES conveyed to Lois G. Babb, by Deed of William D. Babb and Lois G. Babb, his wife, dated June 13, 1996 and recorded in the Columbia County Recorder of Deeds Office on June 18, 1996 in Book 627, Page 991.

PREMISES improved with a single-family dwelling more commonly known as: 239 East 13th Street, Berwick, Pennsylvania 18603.

UNDER AND SUBJECT to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

THE PROPERTY IDENTIFICATION NUMBER of the above-described parcel is: 4A,03-160

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



71901140006000095300

CAPITAL ONE BANK
2323 LAKE CLUB DRIVE
SUITE 300
COLUMBUS OH 43232



184

Document Receipt

Trans #	9534	Carrier / service	USPS Server	First-Class Mail®	12/15/2016 12:00:00 AM
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Ship to:

CAPITAL ONE BANK

2323 LAKE CLUB DRIVE
SUITE 300

COLUMBUS OH 43232

Tracking #: 71901140006000095300

Doc Ref #: 2016ED186

Postage 5.1300

Document Receipt

Trans #	9533	Carrier / service:	USPS Server	First-Class Mail®	12/15/2016 12:00:00 AM
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Ship to

GEISINGER MEDICAL CENTER

100 NORTH ACADEMY AVE

Tracking #: 71901140006000095294

Doc Ref #: 2016ED186

Postage 5.1300

DANVILLE PA 17821

Document Receipt

Trans # 9532 Carrier / service: USPS Server First-Class Mail® 12/15/2016 12:00:00 AM

Ship to:

TECHNICAL SUPPORT GROUP INTERNAL REVENUE SERVICE

600 ARCH STREET ROOM 3259 Tracking #: 71901140006000095287

Doc Ref #: 2016ED186

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	9533	Carrier / service:	USPS Server	First-Class Mail®	12/15/2016 12:00:00 AM
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Ship to:

GEISINGER MEDICAL CENTER
100 NORTH ACADEMY AVE

Tracking #:	71901140006000095294
Doc Ref #:	2016ED186
Postage	5.1300

DANVILLE PA 17821

Document Receipt

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000095270

Doc Ref #: 2016ED186

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

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Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000095263

Doc Ref #: 2016ED186

Postage 5.1300

HARRISBURG PA 17128



P.O. BOX 289
STATE COLLEGE, PENNSYLVANIA 16801-0289

60-712/313

084053

11/23/16

*****\$1,350.00

**One Thousand Three Hundred Fifty & 00/100 USD

PAY
TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF

EXPENSE CHECK

MP

MP

⑈084053⑈ ⑆031307125⑆ 50 00100 2 59⑈