



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Richard J. Nalbandian, Esquire

Eckert Seamans Cherin & Mellott, LLC

Two Liberty Place, 50 S. 16th Street, 22nd Floor

Philadelphia, PA 19102

To:

PO

Bobbie Jo Babb, as Believed Heir
and/or Administrator of the Estate of Lois G. Babb
239 E. 13th Street
Berwick, PA 18603

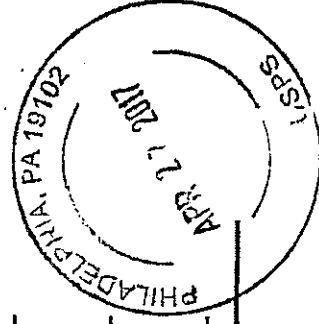
PS Form **3817**, April 2007 PSN 7530-02-000-9065

To me

US POSTAGE
\$01.35⁹



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04/27/2017
032A 0061843303





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Eckert Seamans Cherin & Mellott, LLC

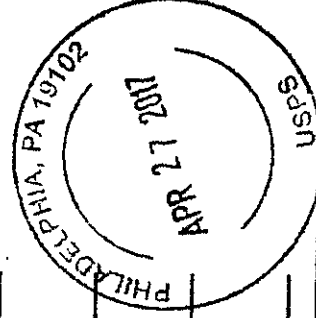
Two Liberty Place, 50 S. 16th Street, 22nd Floor

Philadelphia, PA 19102

To:

Pr

Lori Babb, as Believed Heir
and/or Administrator of the Estate of Lois G. Babb
1318 Fairview Avenue
Berwick, PA 18603-2711



PS Form **3817**, April 2007 PSN 7530-02-000-9065

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Eckert Seamans Cherin & Mellott, LLC

Two Liberty Place, 50 S. 16th Street, 22nd Floor

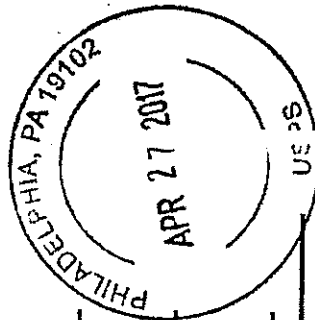
Philadelphia, PA 19102

To:

Timothy H. Babb, as Believed Heir
and/or Administrator of the Estate of Lois G. Babb

222 E. 10th Street

Berwick, PA 18603-3622

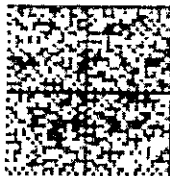


PS Form 3817, April 2007 PSN 7530-02-000-9065

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From: Richard J. Nalbandian, Esquire

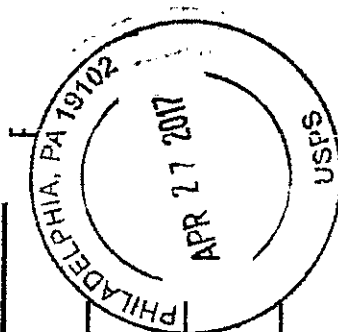
Eckert Seamans Cherin & Mellott, LLC

Two Liberty Place, 50 S. 16th Street, 22nd Floor

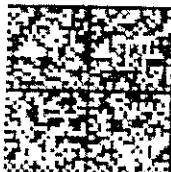
Philadelphia, PA 19102

To:

Unknown Heirs and/or Administrators
of the Estate of Lois G. Babb
1318 Fairview Avenue
Berwick, PA 18603-2711



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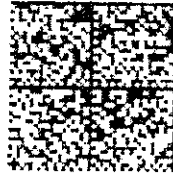
Eckert Seamans Cherin & Mellott, LLC

Two Liberty Place, 50 S. 16th Street, 22nd Floor

Philadelphia, PA 19102

To
m

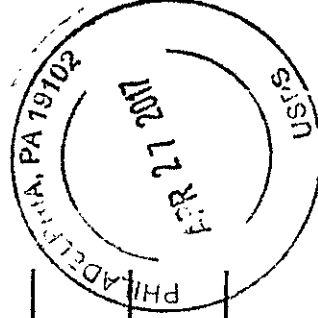
US POSTAGE
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To:

P

Vickie Lee Traugh, as Believed Heir
and/or Administrator of the Estate of Lois G. Babb
~~327 N. Vine Street~~
Berwick, PA 18603



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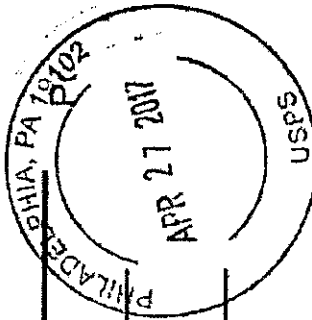
Eckert Seamans Cherin & Mellott, LLC

Two Liberty Place, 50 S. 16th Street, 22nd Floor

Philadelphia, PA 19102

To:

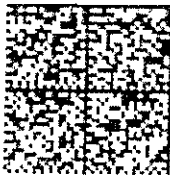
Timothy H. Babb, as Believed Heir
and/or Administrator of the Estate of Lois G. Babb
222 E. 10th Street
Berwick, PA 18603-3622



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Two Liberty Place, 50 S. 16th Street, 22nd Floor

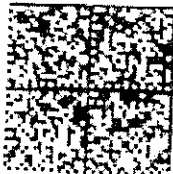
Philadelphia, PA 19102

To
me

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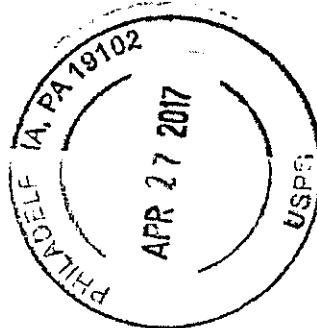
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04/27/2017
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To:

P

Lori Babb, as Believed Heir
and/or Administrator of the Estate of Lois G. Babb
1318 Fairview Avenue
Berwick, PA 18603-2711



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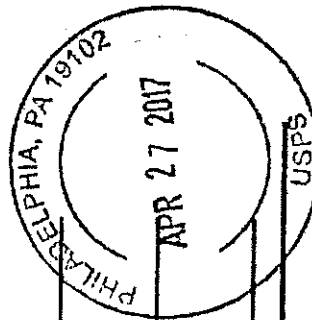
Eckert Seamans Cherin & Mellott, LLC

Two Liberty Place, 50 S. 16th Street, 22nd Floor

Philadelphia, PA 19102

To:

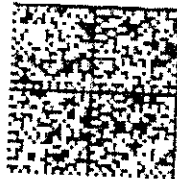
Unknown Heirs and/or Administrators
of the Estate of Lois G. Babb
1318 Fairview Avenue
Berwick, PA 18603-2711



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To pay fee, affix stamps or meter postage here.

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From: Richard J. Nalbadian, Esquire

Eckert Seamans Cherin & Mellott, LLC

Two Liberty Place, 50 S. 16th Street, 22nd Floor

Philadelphia, PA 19102

To:

Bobbie Jo Babb, as Believed Heir
and/or Administrator of the Estate of Lois G. Babb
239 E. 13th Street
Berwick, PA 18603

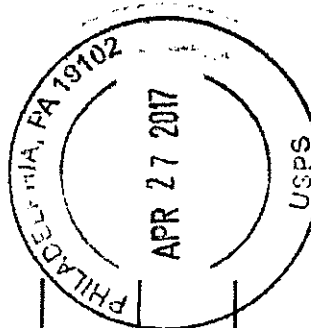
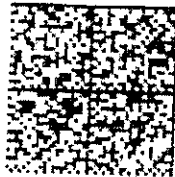
PS Form **3817**, April 2007 PSN 7530-02-000-9065

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From: Richard J. Nalbandian, Esquire

Eckert Seamans Cherin & Mellott, LLC

Two Liberty Place, 50 S. 16th Street, 22nd Floor

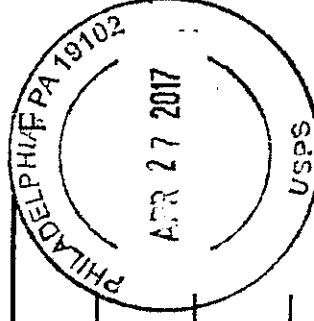
Philadelphia, PA 19102

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04/27/2017
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To:

Wendy Babb, as Believed Heir
and/or Administrator of the Estate of Lois G. Babb
312 E. 8th Street
Berwick, PA 18603-2711



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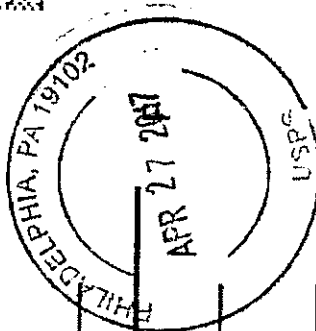
Eckert Seamans Cherin & Mellott, LLC

Two Liberty Place, 50 S. 16th Street, 22nd Floor

Philadelphia, PA 19102

To:

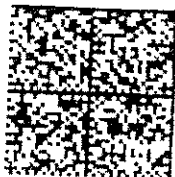
Commonwealth of Pennsylvania
Department of Welfare
333 Health and Welfare Building
Harrisburg, PA 17105



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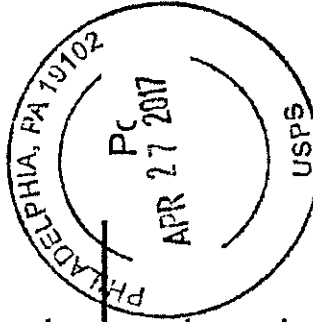
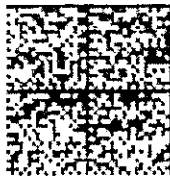
Philadelphia, PA 19102

To:

Columbia County Domestic Relations
11 W. Main Street
Bloomsburg, PA 17815

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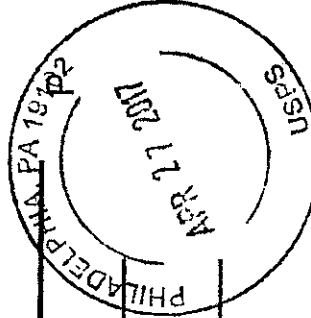
Eckert Seamans Cherin & Mellott, LLC

Two Liberty Place, 50 S. 16th Street, 22nd Floor

Philadelphia, PA 19102

To:

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



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Eckert Seamans Cherin & Mellott, LLC

Two Liberty Place, 50 S. 16th Street, 22nd Floor

Philadelphia, PA 19102

To:

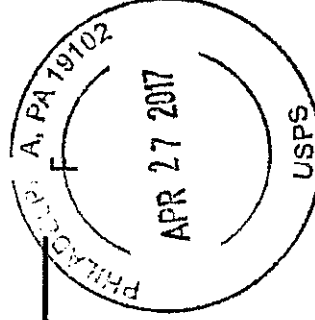
Columbia County Tax Assessment Office
11 W. Main Street
Bloomshurg, PA 17815

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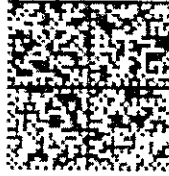
Two Liberty Place, 50 S. 16th Street, 22nd Floor

Philadelphia, PA 19102

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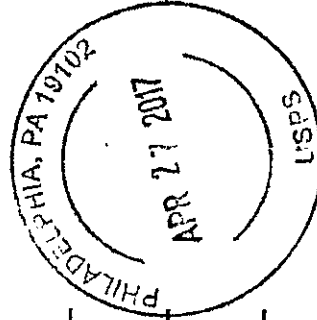


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To:

J. Vincent Komar
126 Nursery Road
Berwick, PA 18603



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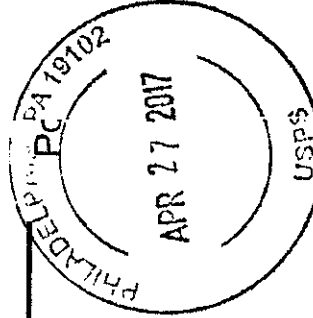
Two Liberty Place, 50 S. 16th Street, 22nd Floor

Philadelphia, PA 19102

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Mailed From 19102
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To:

J. Vincent Komar
170 Nursery Road
Berwick, PA 18603

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Two Liberty Place, 50 S. 16th Street, 22nd Floor

Philadelphia, PA 19102

To:

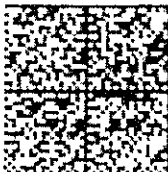
Geisinger Clinic
100 North Academy Avenue
Danville, PA 17822

PS Form **3817**, April 2007 PSN 7530-02-000-9065

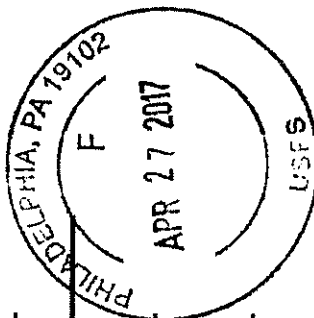
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From: Richard J. Nalbandian, Esquire

Eckert Seamans Cherin & Mellott, LLC

Two Liberty Place, 50 S. 16th Street, 22nd Floor

Philadelphia, PA 19102

To:

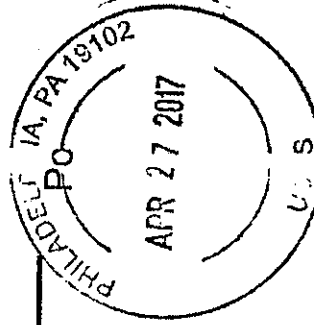
Geisinger Medical Center
100 North Academy Avenue
Danville, PA 17822

PS Form **3817**, April 2007 PSN 7530-02-000-9065

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Eckert Seamans Cherin & Mellott, LLC

Two Liberty Place, 50 S. 16th Street, 22nd Floor

Philadelphia, PA 19102

To:

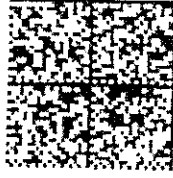
Capital One Bank (NA)
2323 Lake Club Drive, Suite 300
Columbus, OH 43232

PS Form **3817**, April 2007 PSN 7530-02-000-9065

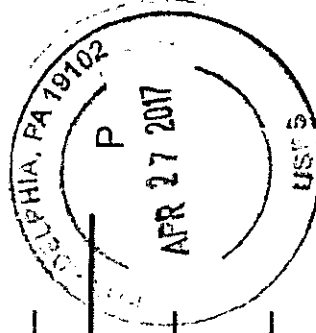
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Eckert Seamans Cherin & Mellott, LLC

Two Liberty Place, 50 S. 16th Street, 22nd Floor

Philadelphia, PA 19102

To: _____

US POSTAGE
\$01.35⁹



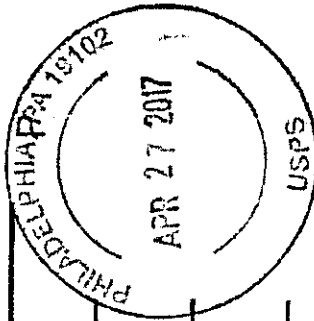
Mailed From 19102
04/27/2017
032A 0061843303



or

To:

Tenant/Occupant
1318 Fairview Avenue
Berwick, PA 18603-2711



PS Form 3817, April 2007 PSN 7530-02-000-9065



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Eckert Seamans Cherin & Mellott, LLC

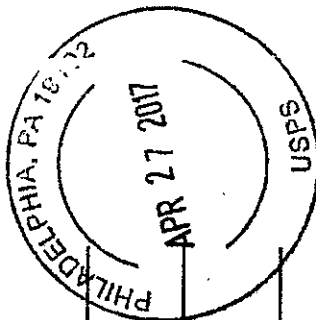
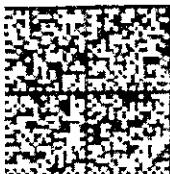
Two Liberty Place, 50 S. 16th Street, 22nd Floor

Philadelphia, PA 19102

US POSTAGE
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04/27/2017
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To: _____ Pk

David H. Treathen, Esquire

31 EAST main Street

Bloomsburg, PA 17815

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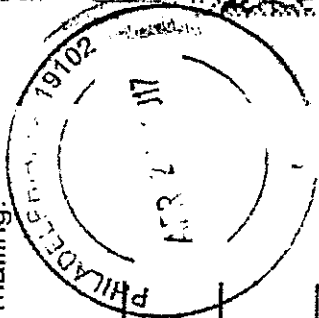
Eckert Seamans Cherin & Mellott, LLC

Two Liberty Place, 50 S. 16th Street, 22nd Floor

Philadelphia, PA 19102

US POSTAGE
\$01.35⁰⁰

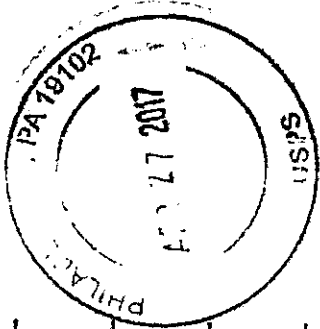
Mailed From 19102
04/27/2017
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To:

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Columbia County Child Support
Domestic Relations Section, Second Floor
11 West Main Street
Bloomsburg, PA 17815



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Two Liberty Place, 50 S. 16th Street, 22nd Floor

Philadelphia, PA 19102

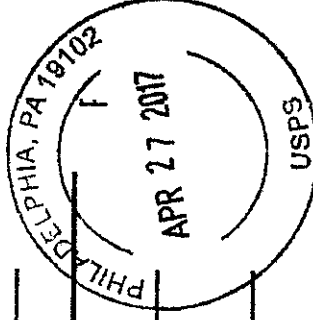
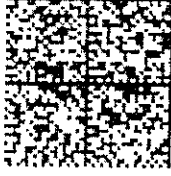
To:

Columbia County Prothonotary
35 West Main Street
Bloomsburg, PA 17815

PS Form **3817**, April 2007 PSN 7530-02-000-9065

5 of

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Two Liberty Place, 50 S. 16th Street, 22nd Floor

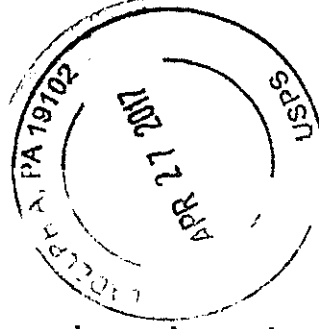
Philadelphia, PA 19102

To:

Columbia County Clerk of Courts
35 West Main Street
Bloomsburg, PA 17815

PS Form **3817**, April 2007 PSN 7530-02-000-9065

US POSTAGE
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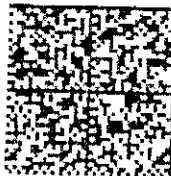
Two Liberty Place, 50 S. 16th Street, 22nd Floor

Philadelphia, PA 19102

US POSTAGE
\$01.35⁰⁰



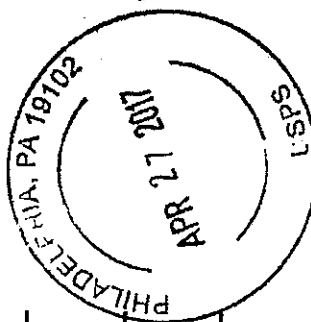
Mailed From 19102
04/27/2017
032A 0061643303



To:

F

Columbia County Clerk of Orphans Court
35 West Main Street
Bloomsburg, PA 17815



PS Form 3817, April 2007 PSN 7530-02-000-9065



**UNITED STATES
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From: Richard J. Nalbandian, Esquire

Eckert Seamans Cherin & Mellott, LLC

Two Liberty Place, 50 S. 16th Street, 22nd Floor

Philadelphia, PA 19102

To:

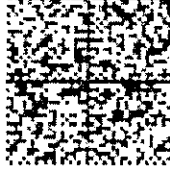
Vickie Lee Traugh, as Believed Heir
and/or Administrator of the Estate of Lois G. Babb
327 N. Vine Street
Berwick, PA 18603

PS Form **3817**, April 2007 PSN 7530-02-000-9065

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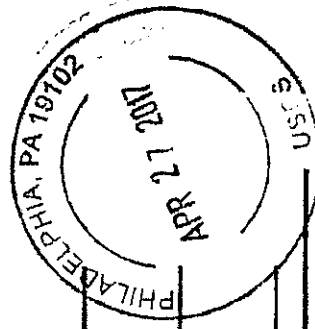
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Certificate Of Mailing

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From: Richard J. Nalbandian, Esquire

Eckert Seamans Cherin & Mellott, LLC

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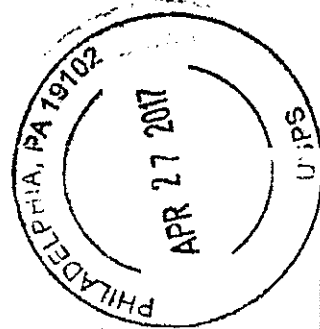
Philadelphia, PA 19102

To:

P

Wendy Babb, as Believed Heir
and/or Administrator of the Estate of Lois G. Babb
312 E. 8th Street

Berwick, PA 18603-2711



PS Form 3817, April 2007 PSN 7530-02-000-9065

US POSTAGE
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Philadelphia, PA 19102

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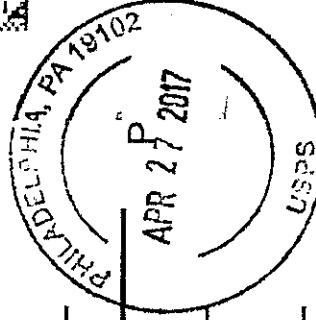
J. Vincent Komar
311 W. Franklin Street
Morrisville, PA 19067

PS Form **3817**, April 2007 PSN 7530-02-000-9065

US POSTAGE
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04/27/2017
032A 0061843303



or

EXHIBIT I



Eckert Seamans Cherin & Mellott, LLC
Two Liberty Place
50 South 16th Street, 22nd Floor
Philadelphia, PA 19102-1909

TEL (215) 851-8400
FAX (215) 851-8383

www.eckertseamans.com

FACSIMILE

TO: Sheriff Chamberlain

COMPANY: Sheriff of Columbia County

FAX NUMBER: (570) 389-5625

PHONE NUMBER: _____

TO: _____

COMPANY: _____

FAX NUMBER: _____

PHONE NUMBER: _____

CLIENT/MATTER: 291981.1733

Deutsche Bank, et al. v. Vickie Lee Traugh, et al.

Columbia County CCP, Docket No.: 2014-CV-1483

Property: 1318 Fairview Avenue, Berwick, PA 18603

CASE NAME: **New Sheriff Sale Date: October 4, 2017**

DATE: August 9, 2017 TIME: _____

FROM: Richard J. Nalbandian, Esquire DIRECT DIAL: (215) 851-8429

TOTAL PAGES (including cover): 6

MESSAGE:

REQUEST FOR CONTINUANCE OF SEPTEMBER 6, 2017 SHERIFF SALE

NOTICE OF CONFIDENTIALITY: The statements upon and any documents included with this facsimile transmittal sheet contain information from the firm of Eckert Seamans Cherin & Mellott, LLC, that is confidential, privileged and exempt from disclosure under applicable laws. This information is intended to be for the exclusive use of the named addressee. If you are not the addressee, note that any disclosure, copying, distribution or use of the contents of this transmittal is prohibited. If you have received this facsimile in error, please immediately notify us at (215) 851-8400 (collect) so that we can arrange for the retrieval of the original documents at no cost to you.



Eckert Seamans Cherin & Mellott, LLC
Two Liberty Place
50 South 16th Street, 22nd Floor
Philadelphia, PA 19102

Richard J. Nalbandian, Esquire
rnalbandian@eckertseamans.com
(215) 851-8429 (Telephone)
(215) 851-8383 (Telecopy)

August 9, 2017

VIA TELECOPY (570) 389-5625

Sheriff Chamberlain
Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Re: *Deutsche Bank, et al. v. Vickie Lee Traugh, et al.*
Columbia County CCP, Docket No.: 2014-CV-1483
Our File No.: 291981-1733

Property: 1318 Fairview Avenue, Berwick, PA 18603
NEW Sale Date: Wednesday, October 4, 2017

Dear Sheriff Chamberlain:

Enclosed is a copy of a Notice of the Date of Continued Sheriff's Sale in reference to the above-captioned action. Therefore, please cancel the September 6, 2017 sale. The new Sheriff Sale is scheduled for October 4, 2017.

Thank you for your cooperation in this regard.

Very truly yours,

A handwritten signature in dark ink, appearing to read "R. Nalbandian".

Richard J. Nalbandian, Esquire

RJN/tk

Enclosure

cc (w/encl.): Dorothy A. Davis, Esquire (*via Electronic mail*)

**ECKERT SEAMANS CHERIN
& MELLOTT, LLC**

By: Richard Nalbandian, Esquire
Attorney I.D. No. 312653

Two Liberty Place
50 South 16th Street – 22nd Floor
Philadelphia, PA 19102
rnalbandian@eckertseamans.com
(215) 851-8429 (Telephone)
(215) 851-8383 (Telecopy)

Attorney for Plaintiff,
Deutsche Bank National Trust Co.,
As Trustee for Long Beach Mortgage
Trust 2005-WL3

Deutsche Bank National Trust Co.,
As Trustee for Long Beach Mortgage
Trust 2005-WL3

Plaintiff,

v.

Vickie Lee Traugh, as Believed Heir and/or
Administrator of the Estate of Lois G. Babb;
Timothy H. Babb, as Believed Heir and/or
Administrator of the Estate of Lois G. Babb;
Wendy Johnson, as Believed Heir and/or
Administrator of the Estate of Lois G. Babb;
Lori Babb, as Believed Heir and/or
Administrator of the Estate of Lois G. Babb;
Bobbie Jo Babb, as Believed Heir and/or
Administrator of the Estate of Lois G. Babb;
Unknown Heirs and/or Administrators of the
Estate of Lois G. Babb

Defendants.

: In The Court of Common Pleas
: Of the 26th Judicial District
: Columbia County Branch, PA
:

: Civil Action -- Law
: Mortgage Foreclosure
: No. 2014-CV-1483
:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's sale scheduled for September 6, 2017 in the above captioned matter has
been continued to October 4, 2017.

Certificate of Filing

On this 9th day of August, 2017, a Notice of Continued Sheriff's Sale in the above-captioned matter was sent for filing.

ECKERT SEAMANS CHERIN
& MELLOTT, LLC

By: 

Richard J. Nalbandian (I.D. No. 312653)

Two Liberty Place

50 South 16th Street, 22nd Floor

Philadelphia, PA 19102

(215) 851-8429 (telephone)

(215) 851-8383 (facsimile)

rnalbandian@eckertseamans.com

Attorney for Plaintiff

Deutsche Bank National Trust Co.,
As Trustee for Long Beach Mortgage
Trust 2005-WL3

Plaintiff,

v.

Vickie Lee Traugh, as Believed Heir and/or
Administrator of the Estate of Lois G. Babb;
Timothy H. Babb, as Believed Heir and/or
Administrator of the Estate of Lois G. Babb;
Wendy Johnson, as Believed Heir and/or
Administrator of the Estate of Lois G. Babb;
Lori Babb, as Believed Heir and/or
Administrator of the Estate of Lois G. Babb;
Bobbie Jo Babb, as Believed Heir and/or
Administrator of the Estate of Lois G. Babb;
Unknown Heirs and/or Administrators of the
Estate of Lois G. Babb

Defendants.

: In The Court of Common Pleas
: Of the 26th Judicial District
: Columbia County Branch, PA
:

: Civil Action -- Law
: Mortgage Foreclosure
: No. 2014-CV-1483
:

CERTIFICATE OF SERVICE

I Richard J. Nalbandian, hereby certify that on this 9th day of August, I served a true and correct copy of the Notice of the Date of Continued Sheriff's Sale via First Class mail, postage prepaid upon the following:


David H. Trathen, Esquire
31 East Main Street
Bloomsburg, PA 17815
(Counsel for Lori Babb and Timothy Babb)

Vickie Lee Traugh,
As Believed Heir and/or Administrator of the
Estate of Lois G. Babb
327 North Vine Street
Berwick, PA 18603-3622

Wendy Johnson
As Believed Heir and/or Administrator of the
Estate of Lois G. Babb
312 E. 8th Street
Berwick, PA 18603-3206

Unknown Heirs and/or Administrators of the
Estate of Lois G. Babb
1318 Fairview Avenue
Berwick, PA 18603-2711

Bobbie Jo Babb
As Believed Heir and/or Administrator of the
Estate of Lois G. Babb
239 E. 13th Street
Berwick, PA 18603-2108


Richard J. Nalbandian, Esquire

M1673642.DOC



Eckert Seamans Cherin & Mellott, LLC
Two Liberty Place
50 South 16th Street, 22nd Floor
Philadelphia, PA 19102-1909

TEL (215) 851-8400
FAX (215) 851-8383

www.eckertseamans.com

FACSIMILE

TO: Sheriff Chamberlain

COMPANY: Sheriff of Columbia County

FAX NUMBER: (570) 389-5625

PHONE NUMBER: _____

TO: _____

COMPANY: _____

FAX NUMBER: _____

PHONE NUMBER: _____

CLIENT/MATTER: 291981.1733

Deutsche Bank, et al. v. Vickie Lee Traugh, et al.

Columbia County CCP, Docket No.: 2014-CV-1483

Property: 1318 Fairview Avenue, Berwick, PA 18603

CASE NAME: **New Sheriff Sale Date: October 4, 2017**

DATE: August 9, 2017 TIME: _____

FROM: Richard J. Nalbandian, Esquire DIRECT DIAL: (215) 851-8429

TOTAL PAGES (including cover): 6

MESSAGE:

REQUEST FOR CONTINUANCE OF SEPTEMBER 6, 2017 SHERIFF SALE

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Eckert Seamans Cherin & Mellott, LLC
Two Liberty Place
50 South 16th Street, 22nd Floor
Philadelphia, PA 19102

Richard J. Nalbandian, Esquire
rnalbandian@eckertseamans.com
(215) 851-8429 (Telephone)
(215) 851-8383 (Telecopy)

August 9, 2017

VIA TELECOPY (570) 389-5625

Sheriff Chamberlain
Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Re: *Deutsche Bank, et al. v. Vickie Lee Traugh, et al.*
Columbia County CCP, Docket No.: 2014-CV-1483
Our File No.: 291981-1733

Property: 1318 Fairview Avenue, Berwick, PA 18603
NEW Sale Date: Wednesday, October 4, 2017

Dear Sheriff Chamberlain:

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Thank you for your cooperation in this regard.

Very truly yours,

Richard J. Nalbandian, Esquire

RJN/tk

Enclosure

cc (w/encl.): Dorothy A. Davis, Esquire (*via Electronic mail*)

**ECKERT SEAMANS CHERIN
& MELLOTT, LLC**

By: Richard Nalbandian, Esquire
Attorney I.D. No. 312653

Two Liberty Place
50 South 16th Street – 22nd Floor
Philadelphia, PA 19102
rnalbandian@eckertseamans.com
(215) 851-8429 (Telephone)
(215) 851-8383 (Telecopy)

Attorney for Plaintiff,
Deutsche Bank National Trust Co.,
As Trustee for Long Beach Mortgage
Trust 2005-WL3

Deutsche Bank National Trust Co.,
As Trustee for Long Beach Mortgage
Trust 2005-WL3

Plaintiff,

v.

Vickie Lee Traugh, as Believed Heir and/or
Administrator of the Estate of Lois G. Babb;
Timothy H. Babb, as Believed Heir and/or
Administrator of the Estate of Lois G. Babb;
Wendy Johnson, as Believed Heir and/or
Administrator of the Estate of Lois G. Babb;
Lori Babb, as Believed Heir and/or
Administrator of the Estate of Lois G. Babb;
Bobbie Jo Babb, as Believed Heir and/or
Administrator of the Estate of Lois G. Babb;
Unknown Heirs and/or Administrators of the
Estate of Lois G. Babb

Defendants.

:
: In The Court of Common Pleas
: Of the 26th Judicial District
: Columbia County Branch, PA
:

:
: Civil Action -- Law
: Mortgage Foreclosure
: No. 2014-CV-1483
:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's sale scheduled for September 6, 2017 in the above captioned matter has
been continued to October 4, 2017.

Certificate of Filing

On this 9th day of August, 2017, a Notice of Continued Sheriff's Sale in the above-captioned matter was sent for filing.

ECKERT SEAMANS CHERIN
& MELLOTT, LLC

By: 

Richard J. Nalbandian (I.D. No. 312653)
Two Liberty Place
50 South 16th Street, 22nd Floor
Philadelphia, PA 19102
(215) 851-8429 (telephone)
(215) 851-8383 (facsimile)
rnalbandian@eckertseamans.com

Attorney for Plaintiff

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As Trustee for Long Beach Mortgage
Trust 2005-WL3

Plaintiff,

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: No. 2014-CV-1483
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I Richard J. Nalbandian, hereby certify that on this 9th day of August, I served a true and correct copy of the Notice of the Date of Continued Sheriff's Sale via First Class mail, postage prepaid upon the following:

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31 East Main Street
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(Counsel for Lori Babb and Timothy Babb)

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Berwick, PA 18603-2711

Bobbie Jo Babb
As Believed Heir and/or Administrator of the
Estate of Lois G. Babb
239 E. 13th Street
Berwick, PA 18603-2108

A handwritten signature in dark ink, appearing to read 'R. Nalbandian', is written over a horizontal line.

Richard J. Nalbandian, Esquire

M1673642.DOC

ECKERT

ATTORNEYS AT LAW

Eckert Seamans Cherin & Mellott, LLC
Two Liberty Place
50 South 16th Street, 22nd Floor
Philadelphia, PA 19102

Richard J. Nalbandian, Esquire
rnalbandian@eckertseamans.com
(215) 851-8429 (Telephone)
(215) 851-8383 (Telecopy)

August 2, 2017

VIA TELECOPY (570) 389-5625

Sheriff Chamberlain
Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Re: *Deutsche Bank, et al. v. Vickie Lee Traugh, et al.*
Columbia County CCP, Docket No.: 2014-CV-1483
Our File No.: 291981-1733

Property: 1318 Fairview Avenuc, Berwick, PA 18603
NEW Sale Date: Wednesday, September 6, 2017

Dear Sheriff Chamberlain:

Enclosed is a time-stamped copy of a Notice of the Date of Continued Sheriff's Sale in reference to the above-captioned action. Therefore, please cancel today's sale. The new Sheriff Sale is scheduled for September 6, 2017.

Thank you for your cooperation in this regard.

Very truly yours,



Richard J. Nalbandian, Esquire

RJN/tk

Enclosure

cc (w/encl.): Dorothy A. Davis, Esquire (*via Electronic mail*)

M1670838.DOCX

**ECKERT SEAMANS CHERIN
& MELLOTT, LLC**

By: Richard Nalbandian, Esquire

Attorney I.D. No. 312653

Two Liberty Place

50 South 16th Street – 22nd Floor

Philadelphia, PA 19102

rnalbandian@eckertseamans.com

(215) 851-8429 (Telephone)

(215) 851-8383 (Telecopy)

Attorney for Plaintiff,

Deutsche Bank National Trust Co.,

As Trustee for Long Beach Mortgage

Trust 2005-WL3

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As Trustee for Long Beach Mortgage
Trust 2005-WL3

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Unknown Heirs and/or Administrators of the
Estate of Lois G. Babb

Defendants.

: In The Court of Common Pleas
: Of the 26th Judicial District
: Columbia County Branch, PA
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: Civil Action -- Law
: Mortgage Foreclosure
: No. 2014-CV-1483
:

FILED
CLERK OF COURT
COLUMBIA COUNTY, PA
AUG 17 10 08

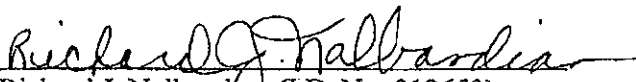
NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's sale scheduled for August 2, 2017 in the above captioned matter has been
continued to September 6, 2017.

Certificate of Filing

On this 14th day of July, 2017, a Notice of Continued Sheriff's Sale in the above-captioned matter was sent for filing.

ECKERT SEAMANS CHERIN
& MELLOTT, LLC

By: 
Richard J. Nalbandian (I.D. No. 312653)
Two Liberty Place
50 South 16th Street, 22nd Floor
Philadelphia, PA 19102
(215) 851-8429 (telephone)
(215) 851-8383 (facsimile)
rnalbandian@eckertseamans.com

Attorney for Plaintiff

Deutsche Bank National Trust Co.,
As Trustee for Long Beach Mortgage
Trust 2005-WL3

Plaintiff,

v.

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Defendants.

: In The Court of Common Pleas
: Of the 26th Judicial District
: Columbia County Branch, PA
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: Civil Action -- Law
: Mortgage Foreclosure
: No. 2014-CV-1483
:

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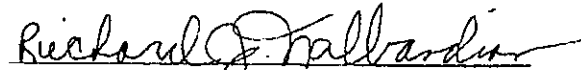
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Berwick, PA 18603-2711

Bobbie Jo Babb
As Believed Heir and/or Administrator of the
Estate of Lois G. Babb
239 E. 13th Street
Berwick, PA 18603-2108


Richard J. Natbandian, Esquire

M1664850.DOC



Eckert Seamans Cherin & Mellott, LLC
Two Liberty Place
50 South 16th Street, 22nd Floor
Philadelphia, PA 19102-1909

TEL (215) 851-8400
FAX (215) 851-8383

www.eckertseamans.com

FACSIMILE

TO: Sheriff Chamberlain

COMPANY: Sheriff of Columbia County

FAX NUMBER: (570) 389-5625

PHONE NUMBER: _____

TO: _____

COMPANY: _____

FAX NUMBER: _____

PHONE NUMBER: _____

CLIENT/MATTER: 291981.1733

Deutsche Bank, et al. v. Vickie Lee Traugh, et al.

Columbia County CCP, Docket No.: 2014-CV-1483

Property: 1318 Fairview Avenue, Berwick, PA 18603

CASE NAME: **New Sheriff Sale Date: September 6, 2017**

DATE: August 2, 2017 TIME: _____

FROM: Richard J. Nalbandian, Esquire DIRECT DIAL: (215) 851-8429

TOTAL PAGES (including cover): 6

MESSAGE:

REQUEST FOR CONTINUANCE OF TODAY'S SHERIFF SALE

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SHERIFF'S SALE COST SHEET

14-1483

VS.
NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>360.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>42.00</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>12.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>620.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>966.45</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1156.45</u>

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>564.66</u>	
TOTAL *****		\$ <u>564.66</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>250.00</u>	
MISC. _____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2658.61

**PRIORITY CLAIM
FOR
SHERIFFS SALE**

Please Print or Type

EXECUTION NUMBER	SECOND EXECUTION NUMBER
2014CV1483 (08/02/17)	
DATE OF SALE	
08/02/2017	
AMOUNT	
\$3,014.89	

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	
19 10-0267	\$3,014.89
OTHER TAX NUMBER	
-	\$0.00

DEFENDANT

VICKIE LEE TRAUGH TIMOTHY H BABB WENDY JOHNSON LORI BABB BOBBIE JO BABB AS BELIEVED HEIRS AND ADMINISTRATORS AND UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF LOIS G BABB

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		02-20-2010	\$3,014.89
TOTAL:			\$3,014.89

I certify that the above Statement of Account is a true and correct statement of all lien 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 18 day of, July 2017	DIRECTOR, BUREAU OF COMPLIANCE Sean Washington
	SECRETARY OF REVENUE C. Daniel Hassell

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

DATE:18-JUL-17

FEE:\$5.00

CERT. NO27753

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

DISTRICT: BERWICK BORO
DEED 20050-6836
LOCATION: 1318 FAIRVW LOT 185 & 1/2 186
PARCEL: 04D-08 -106-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2016	PRIM	552.38	7.28	0.00	559.66
TOTAL DUE :					\$559.66

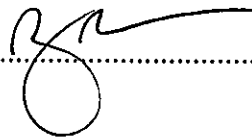
TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: September,2017

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

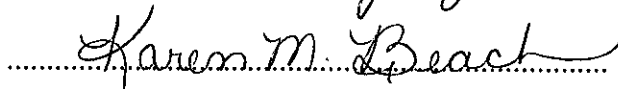
REQUESTED BY: COLUMBIA COUNTY SHERIFF

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

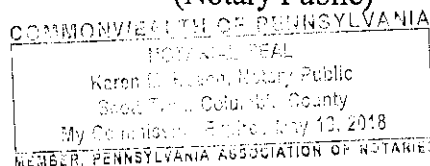
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice July 12, 19, 26, 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 26th day of July 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



DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH
MORTGA
vs.
BABB / ESTATE OF, LOIS G (et al.)

Case Number
2014CV1483

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 40

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/02/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 1318 FAIRVIEW AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Travis Longenberger

Relation: Son of owner

Date: 4-19-17 Time: 12:20

Deputy: 3 Mileage:

Attorney / Originator:

Name: ECKERT SEAMANS CHERIN & MELLOTT LL

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

2014CV1483

1318 FAIRVIEW AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH
MORTGA
vs.
BABB / ESTATE OF, LOIS G (et al.)

Case Number
2014CV1483

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 40

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/02/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: LORI BABB

Primary Address: 1318 FAIRVIEW AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Travis ~~Bob~~ Longenber

Relation: Son

Date: 4-19-17 Time: 12:20

Deputy: 3 Mileage:

Attorney / Originator:

Name: ECKERT SEAMANS CHERIN & MELLOTT LL

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BABB, LORI

2014CV1483

1318 FAIRVIEW AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH
MORTGA
vs.
BABB / ESTATE OF, LOIS G (et al.)

Case Number
2014CV1483

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 40

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/02/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

570-441-5852

Rec'd 7/25/17

Serve To:

Name: WENDY JOHNSON

Primary Address: 312 EAST 8TH STREET
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

CCSD

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: Def

Date: 4/25/17

Time: 11:14

Deputy: H 2

Mileage:

Attorney / Originator:

Name: ECKERT SEAMANS CHERIN & MELLOTT LL

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

4/18/17	4/23/17				
1602	1100				
6	7				

Service Attempt Notes:

1. NO ANSWER - L/C
2. CALLED ON CALL, WILL BE THERE UNTIL 4 PM ON MONDAY, CALL ABOVE #
3. WORKS 2ND SHIFT GOOD BEFORE NOON R
- 4.
- 5.
- 6.

JOHNSON, WENDY

2014CV1483

312 EAST 8TH STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH
MORTGA
vs.
BABB / ESTATE OF, LOIS G (et al.)

Case Number
2014CV1483

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 40

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/02/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

370-272-6271

Serve To:

Name: BOBBIE JO BABB

Primary Address: 239 E. 13TH ST
BERWICK, PA 18603

Phone: 570-764-8308 DOB: 02/12/1974

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Ryan Paust

Relation: Boy Husband

Date: 4-25-17 Time: 11:50

Deputy: 3 Mileage:

Attorney / Originator:

Name: ECKERT SEAMANS CHERIN & MELLOTT LL

Phone:

Service Attempts:

Date:	4/18/17	4-20-17				
Time:	16:14	13:45				
Mileage:						
Deputy:	647	3				

Service Attempt Notes:

1. No answer L/C
2. Called but could not let message.
- 3.
- 4.
- 5.
- 6.

BABB, BOBBIE JO

2014CV1483

239 E. 13TH ST, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH
MORTGA
vs.
BABB / ESTATE OF, LOIS G (et al.)

Case Number
2014CV1483

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 40

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/02/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

570-772-6271

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: Genette Traugh

Relation: Daughter

Date: 4-27-17

Time: 12:00

Deputy: 3

Mileage:

Attorney / Originator:

Name: ECKERT SEAMANS CHERIN & MELLOTT LL

Phone:

Service Attempts:

Date:	4/18/17					
Time:	1635					
Mileage:						
Deputy:	6+7					

Service Attempt Notes:

1. NO ANSWER - L/c
2. CAR IS LOCATED @ 542 W. Front St.
- 3.
- 4.
- 5.
- 6.

TRAUGH / HEIR TO LOIS B. 2014CV1483

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



DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH
MORTGA
vs.
BABB / ESTATE OF, LOIS G (et al.)

Case Number
2014CV1483

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 40

Warrant:

Notes: SALE DATE & TIME: 08/02/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Sheriff's Office

Serve To:

Name: J VINCENT KOMAR
Primary Address: 126 NURSERY ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 170 NURSERY ROAD
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 4-28-17

Time: 11:00

Deputy: 3

Mileage:

Attorney / Originator:

Name: ECKERT SEAMANS CHERIN & MELLOTT LL

Phone:

Service Attempts:

Date:	4-27-17					
Time:	14:25					
Mileage:						
Deputy:	3					

Service Attempt Notes:

1. LLC name on Mailbox Matches.

2.

3.

4.

5.

6.

KOMAR, J VINCENT

2014CV1483

126 NURSERY ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH
MORTGA
vs.
BABB / ESTATE OF, LOIS G (et al.)

Case Number
2014CV1483

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 40

Warrant:

Notes: SALE DATE & TIME: 08/02/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: J VINCENT KOMAR

Primary Address: 170 NURSERY ROAD
BERWICK, PA 18603

Phone:

DOB:

Alternate Address: 311 WEST FRANKLIN STREET
MORRISVILLE, PA 19067

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: ECKERT SEAMANS CHERIN & MELLOTT LL

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- Served @ 126 Nursery
-
-
-
-
-

KOMAR, J VINCENT

2014CV1483

170 NURSERY ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH
MORTGA
vs.
BABB / ESTATE OF, LOIS G (et al.)

Case Number
2014CV1483

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 40

Warrant:

Notes: SALE DATE & TIME: 08/02/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: TIMOTHY BABB

Primary Address: 222 EAST 10TH STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 5-1-17

Time: 19:35

Deputy: 3

Mileage:

Attorney / Originator:

Name: ECKERT SEAMANS CHERIN & MELLOTT LL

Phone:

Service Attempts:

Date:	4/18/17					
Time:	1608					
Mileage:						
Deputy:	U					

Service Attempt Notes:

1. NO ANSWER - U/c

2.

3.

4.

5.

6.

BABB, TIMOTHY

2014CV1483

222 EAST 10TH STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR LONG
BEACH MORTGA

vs.

Defendant

LOIS G BABB / ESTATE OF
VICKI TRAUGH / HEIR TO LOIS BABB
LORI BABB
TIMOTHY BABB
WENDY JOHNSON
BOBBIE JO BABB

Attorney for the Plaintiff:

ECKERT SEAMANS CHERIN & MELLOTT LLC
213 MARKET STREET
8TH FLOOR
HARRISBURG, PA 17101

Sheriff's Sale Date: Wednesday, August 2, 2017

Writ of Execution No. : 2014CV1483

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1318 FAIRVIEW AVENUE, 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	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$906.45
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$360.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$12.00
Notary Fee	\$10.00
Surcharge	\$250.00

Total Sheriff Costs \$2,036.95

Municipal Costs

Delinquent Taxes \$564.66

Total Municipal Costs \$564.66

Distribution Costs

Recording Fees \$67.00

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

Location of the real estate: 1318 FAIRVIEW AVENUE, BERWICK, PA 18603

Total Distribution Costs	\$67.00
<hr/>	
Grand Total:	\$2,668.61

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

**ECKERT
SEAMANS**
ATTORNEYS AT LAW

Eckert Seamans Cherin & Mellott, LLC
Two Liberty Place
50 South 16th Street, 22nd Floor
Philadelphia, PA 19102

Richard J. Nalbandian, Esquire
rnalbandian@eckertseamans.com
(215) 851-8429 (Telephone)
(215) 851-8383 (Telecopy)

July 13, 2017

VIA FEDEX

Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Re: *Deutsche Bank, et al. v. Vickie Lee Traugh, et al.*
Columbia County CCP, Docket No.: 2014-CV-1483
Our File No.: 291981-1733

Property: 1318 Fairview Avenue, Berwick, PA 18603
Sale Date: Wednesday, August 2, 2017

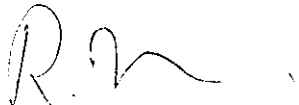
Dear Sir/Madam:

Please serve the Defendants, Unknown heirs and/or administrator of the Estate of Lois G. Babb by **posting** the property with a copy of the Notice of Sale at the following address pursuant to Court Order dated January 26, 2015 for service (copy of Order enclosed):

Unknown heirs and/or administrator of the Estate of Lois G. Babb
1318 Fairview Avenue
Berwick, PA 18603

Should you have any questions or require additional information, please contact me. Thank you for your attention to this matter.

Very truly yours,



Richard J. Nalbandian, Esquire

RJN/tk

Enclosures

cc (w/encls.): Dorothy A. Davis, Esquire (*via Electronic mail*)

Two Liberty Place
50 South 16th Street – 22nd Floor
Philadelphia, PA 19102
rnalbandian@eckertseamans.com
(215) 851-8429 (Telephone)
(215) 851-8383 (Telecopy)

Attorney for Plaintiff,
Deutsche Bank National Trust Co.,
As Trustee for Long Beach Mortgage
Trust 2005-WL3

Deutsche Bank National Trust Co.,
As Trustee for Long Beach Mortgage
Trust 2005-WL3

Plaintiff,

V.

Vickie Lee Traugh, as Believed Heir and/or
Administrator of the Estate of Lois G. Babb;
Timothy H. Babb, as Believed Heir and/or
Administrator of the Estate of Lois G. Babb;
Wendy Johnson, as Believed Heir and/or
Administrator of the Estate of Lois G. Babb;
Lori Babb, as Believed Heir and/or
Administrator of the Estate of Lois G. Babb;
Bobbie Jo Babb, as Believed Heir and/or
Administrator of the Estate of Lois G. Babb;
Unknown Heirs and/or Administrators of the
Estate of Lois G. Babb

Defendants.

:
: In The Court of Common Pleas
: Of the 26th Judicial District
: Columbia County Branch, PA
:
:
:
: Civil Action -- Law
: Mortgage Foreclosure
: No. 2014-CV-1483

Your house at 1318 Fairview Avenue, Berwick, PA 18603-2711 is scheduled to be sold at Sheriff's Sale on **August 2, 2017 at 9:00 a.m. in Columbia County Sheriff's Office at 35 West Main Street, Bloomsburg, PA 17815** to enforce the Court Judgment of \$46,626.08 plus costs obtained by Plaintiff, Deutsche Bank National Trust Co., As Trustee for Long Beach Mortgage Trust 2005-WL3, against you in the above-captioned action.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days after the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the proposed distribution is filed by the Sheriff.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

NORTH PENN LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
(570) 784-8760

ECKERT SEAMANS CHERIN
& MELLOTT, LLC

Dated: April 27, 2017

By: 

Richard J. Nalbandian (Pa. I.D. #312653)
Two Liberty Place
50 South 16th Street, 22nd Floor
Philadelphia, Pennsylvania 19102-1909
(215) 851-8429 (Telephone)
(215) 851-8383 (Telecopy)

*Attorneys for Plaintiff,
Deutsche Bank National Trust Co.,
As Trustee for Long Beach Mortgage
Trust 2005-WL3*

M1623222.DOCX

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Deutsche Bank National Trust Company, as Trustee for Long Beach
Mortgage Trust 2005-W13

Plaintiff,

vs.

Vickie Lee. Traugh, as Believed Heir and/or Administrator of the Estate
of Lois G. Babb; Timothy H. Babb, as Believed Heir and/or Administrator
of the Estate of Lois G. Babb; Wendy Johnson, as Believed Heir and/or
Administrator of the Estate of Lois G. Babb; Lori Babb, as Believed Heir
and/or Administrator of the Estate of Lois G. Babb; Bobbie Jo Babb, as
Believed Heir and/or Administrator of the Estate of Lois G. Babb;
Unknown Heirs and/or Administrators of the Estate of Lois G. Babb;

Defendants.

CIVIL DIVISION

NO.: 2014-CV-1483

FILED
PROTHONOTARY
2015 JAN 28 PM 8 08
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

ORDER GRANTING MOTION FOR ALTERNATE SERVICE

AND NOW, this 26th day of January, 2015 upon consideration of
Plaintiff's Motion for Alternate Service, it is hereby ORDERED, ADJUDGED AND DECREED that
Plaintiff shall serve its Complaint in Mortgage Foreclosure and Notice of Sale, if necessary, on
Defendant(s), the Unknown Heirs and/or Administrators of the Estate of Lois G. Babb by
instructing the Sheriff of Columbia County to POST a copy of same on the Mortgaged Premises,
and by mailing a copy to Mortgaged Premises, being 1318 Fairview Avenue, Berwick PA 18603,
via Certified Mail, no signature required and First Class U.S. Mail, no signature required, and by
publication in the Legal Intelligencer and in one newspaper of general circulation within Columbia
County, Pennsylvania according to Pa.R.c.P. 430(b)(1) with said service being valid and complete
upon such posting and mailing in accordance with Pa.R.C.P. 430.

BY THE COURT:

15 Mary E. Norton J.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

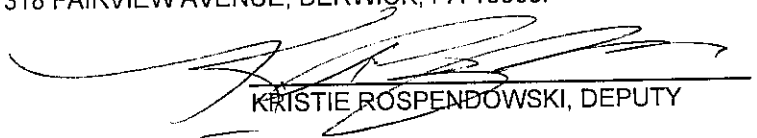


DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH
MORTGAGE
vs.
LOIS G BABB / ESTATE OF (et al.)

Case Number
2014CV1483

SHERIFF'S RETURN OF SERVICE

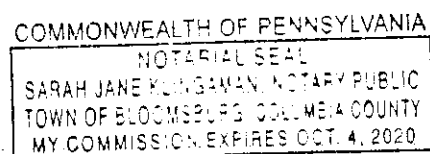
06/23/2017 06:39 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW,
STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL
UPON THE REAL ESTATE LOCATED AT 1318 FAIRVIEW AVENUE, BERWICK, PA 18603.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 26, 2017



NOTARY

Affirmed and subscribed to before me this

26TH day of JUNE, 2017



Attorney: ECKERT SEAMANS CHERIN & MELLOTT LLC, 213 MARKET STREET, 8TH FLOOR, HARRISBURG, PA 17101

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH
MORTGA
vs.
BABB / ESTATE OF, LOIS G (et al.)

Case Number
2014CV1483

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/02/2017 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 1318 FAIRVIEW AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

6-23-17

Time:

6:39

Deputy:

4

Mileage:

Attorney / Originator:

Name: ECKERT SEAMANS CHERIN & MELLOTT LL

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2014CV1483

1318 FAIRVIEW AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH
MORTGAGE
vs.
LOIS G BABB / ESTATE OF (et al.)

Case Number
2014CV1483

SHERIFF'S RETURN OF SERVICE

04/19/2017 12:20 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 TRAVIS LONGENBERGER HIS SON, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR LORI BABB AT 1318 FAIRVIEW AVENUE, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

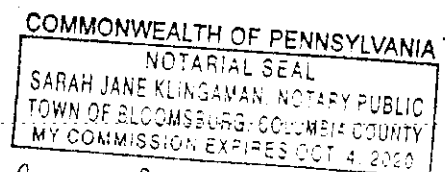
SO ANSWERS,

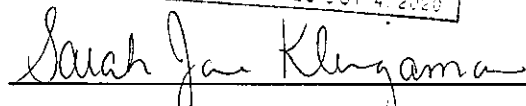

TIMOTHY T. CHAMBERLAIN, SHERIFF

April 20, 2017

Affirmed and subscribed to before me this
20TH day of APRIL, 2017

NOTARY





Intiff Attorney: ECKERT SEAMANS CHERIN & MELLOTT LLC, 213 MARKET STREET, 8TH FLOOR, HARRISBURG, PA 17101

2017-04-20 10:00 AM

Tax Notice 2017 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS
CLOSED HOLIDAYS

PHONE: 570-752-7442

DATE
FOR: COLUMBIA County
03/01/2017

BILL NO.
2518

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	17,691	11.285	195.65	199.64	219.60
SINKING		.35	6.07	6.19	6.81
FIRE		1.25	21.67	22.11	23.22
LIGHT		1.25	21.67	22.11	23.22
BORO RE		14.1	244.45	249.44	261.91
The discount & penalty have been calculated for your convenience			489.51 April 30 If paid on or before	499.49 June 30 If paid on or before	534.76 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

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

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL:	04D-08 -106-00,000	
1318 FAIRVIEW AVE		
.1763 Acres	Land	3,072
	Buildings	14,619
Total Assessment		17,691

This tax returned
to courthouse on:
January 1, 2018

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH
MORTGA
vs.
BABB / ESTATE OF, LOIS G (et al.)

Case Number
2014CV1483

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 40

Warrant:

Notes: SALE DATE & TIME: 08/02/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie C. Gingham

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 4/18/17

Time: 1651

Deputy: 7

Mileage:

Attorney / Originator:

Name: ECKERT SEAMANS CHERIN & MELLOTT LL

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

GINGHER, CONNIE C.

2014CV1483

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

Two Liberty Place
50 South 16th Street – 22nd Floor
Philadelphia, PA 19102
rnalbandian@eckertseamans.com
(215) 851-8429 (Telephone)
(215) 851-8383 (Telecopy)

Plaintiff, Deutsche Bank National Trust Co., as Trustee for Long Beach Mortgage Trust 2005-WL3, in the above action, comes by its attorney and sets forth, as of the date the Praecipe for Writ of Execution was filed, the following information concerning the real property located at 1318 Fairview Avenue, Berwick, PA 18603-2711.

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

Name

Address (if address cannot be reasonably
ascertained, please so indicate)

/ Vickie Lee Traugh, as Believed Heir
and/or Administrator of the Estate of Lois G. Babb
327 N. Vine Street
Berwick, PA 18603

/ Timothy H. Babb, as Believed Heir
and/or Administrator of the Estate of Lois G. Babb
222 E. 10th Street
Berwick, PA 18603-3622

/ Lori Babb, as Believed Heir
and/or Administrator of the Estate of Lois G. Babb
1318 Fairview Avenue
Berwick, PA 18603-2711

/ Wendy Babb, as Believed Heir
and/or Administrator of the Estate of Lois G. Babb
312 E. 8th Street
Berwick, PA 18603-2711

/ Bobbie Jo Babb, as Believed Heir
and/or Administrator of the Estate of Lois G. Babb
239 E. 13th Street
Berwick, PA 18603

Unknown Heirs and/or Administrators
of the Estate of Lois G. Babb
1318 Fairview Avenue
Berwick, PA 18603-2711

2. Name and address of Defendants in the judgment:

Name

Address (if address cannot be reasonably
ascertained, please so indicate)

Vickie Lee Traugh, as Believed Heir
and/or Administrator of the Estate of Lois G. Babb
327 N. Vine Street
Berwick, PA 18603

Timothy H. Babb, as Believed Heir
and/or Administrator of the Estate of Lois G. Babb

222 E. 10th Street
Berwick, PA 18603-3622

Lori Babb, as Believed Heir
and/or Administrator of the Estate of Lois G. Babb
1318 Fairview Avenue
Berwick, PA 18603-2711

Wendy Babb, as Believed Heir
and/or Administrator of the Estate of Lois G. Babb
312 E. 8th Street
Berwick, PA 18603-2711

Bobbie Jo Babb, as Believed Heir
and/or Administrator of the Estate of Lois G. Babb
239 E. 13th Street
Berwick, PA 18603

Unknown Heirs and/or Administrators
of the Estate of Lois G. Babb
1318 Fairview Avenue
Berwick, PA 18603-2711

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
------	--

Deutsche Bank National Trust Co., As Trustee for Long Beach Mortgage Trust 2005-WL3 c/o Richard J. Nalbandian, Esquire Eckert Seamans Cherin & Mellott, LLC 50 South 16 th Street, 22 nd Floor Philadelphia, PA 19102	
---	--

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
------	--

Deutsche Bank National Trust Co., As Trustee for Long Beach Mortgage Trust 2005-WL3 c/o Richard J. Nalbandian, Esquire Eckert Seamans Cherin & Mellott, LLC	
---	--

50 South 16th Street, 22nd Floor
Philadelphia, PA 19102

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
------	--

ONLY THOSE LISTED ABOVE.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
------	--

/ Capital One Bank (NA)
2323 Lake Club Drive
Suite 300
Columbus, OH 43232

/ Geisinger Medical Center
100 North Academy Avenue
Danville, PA 17822

/ Geisinger Clinic
100 North Academy Avenue
Danville, PA 17822

Commonwealth of Pennsylvania Department
of Revenue
Bureau of Compliance Department
P.O. Box 280946
Harrisburg, PA 17128

Columbia County (lien in the amount of
1,807.03)

/ J. Vincent Komar
170 Nursery Road
Berwick, PA 18603

/ J. Vincent Komar
126 Nursery Road
Berwick, PA 18603

J. Vincent Komar
311 W. Franklin Street
Morrisville, PA 19067

Columbia County Child Support
Domestic Relations Section, Second Floor
11 West Main Street
Bloomsburg, PA 17815

Columbia County Tax Assessment Office
11 W. Main Street
Bloomsburg, PA 17815

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

Columbia County Domestic Relations
11 W. Main Street
Bloomsburg, PA 17815

Commonwealth of Pennsylvania
Department of Welfare
333 Health and Welfare Building
Harrisburg, PA 17105

Columbia County Prothonotary
35 West Main Street
Bloomsburg, PA 17815

Columbia County Clerk of Courts
35 West Main Street
Bloomsburg, PA 17815

Columbia County Clerk of Orphans Court
35 West Main Street
Bloomsburg, PA 17815

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name

Address (if address cannot be reasonably
ascertained, please so indicate)

Tenant/Occupant

1318 Fairview Avenue
Berwick, PA 18603-2711


ONLY THOSE LISTED ABOVE.

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge, 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.

Respectfully submitted,

**ECKERT SEAMANS CHERIN
& MELLOTT, LLC**

Date: 4/7/17

By: 
Richard J. Nalbandian, Esquire (Pa I.D. #312653)
Two Liberty Place
50 South 16th Street, 22nd Floor
Philadelphia, PA 19102
rnalbandian@eckertseamans.com
(215) 851-8429 (Telephone)
(215) 851-8383 (Telecopy)

Attorney for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH
MORTGA
vs.
BABB / ESTATE OF, LOIS G (et al.)

Case Number
2014CV1483

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

40

Warrant:

Notes:

SALE DATE & TIME: 08/02/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK AREA JOINT SEWER AUTH.

Primary Address: 1108 FREAS AVENUE
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

KELLY MORRIS

Relation:

CLERK

Date:

4/18/17

Time:

1539

Deputy:

7

Mileage:

Attorney / Originator:

Name: ECKERT SEAMANS CHERIN & MELLOTT LL

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

BERWICK AREA JOINT SE

2014CV1483

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 04/18/17

Account:

Name:
Company: TIM CHAMBERLAIN - COLUM COUNTY SHER
Address: PO BOX 380
BLOOMSBURG, PA 17815
Telephone: (570) 389-5622

Ad ID:	1103649
Description:	BABB Sheriff Sale
2015CV1483	
Run Dates:	07/12/17 to 07/26/17
Class:	2
Agate Lines:	165
Blind Box:	

Total Ad Cost	\$906.45			
Amount Paid	\$0.00			
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	07/12/17	07/26/17	3	\$906.45

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV1483

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, AUGUST 02, 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. All that certain lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

Bounded in the east by line of land of Clyde E. Fox; on the south by Dewey Alley; on the west by Lot No. 185; and on the north by Fairview Avenue, being twenty-two and one-half (22 1/2) feet in width along Fairview Avenue and Dewey Alley, and one hundred sixty-five (165) feet in length along land of Clyde E. Fox and Lot No. 185, and being the westerly half of lot No. 186 of Michael's Addition to Berwick. Parcel #04D-08-106

BEING THE SAME PREMISES as 1318 Fairview Avenue Berwick, PA 18603-2711
PROPERTY ADDRESS: 1318 FAIRVIEW AVENUE, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04D-08-106-00-000

Seized and taken into execution to be sold as the property of LOIS G BABB / ESTATE OF, VICKI TRAUGH / HEIR TO LOIS BABB, LORI BABB, TIMOTHY BABB, WENDY JOHNSON, BOBBIE JO BABB in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGA.

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: TIMOTHY T. CHAMBERLAIN, Sheriff
ECKERT SEAMANS CHERIN & MELLOTT LLC COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV1483

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, AUGUST 02, 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.

All that certain lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:
Bounded in the east by line of land of Clyde E. Fox; on the south by Dewey Alley; on the west by Lot No. 185; and on the north by Fairview Avenue, being twenty-two and one-half (22 1/2) feet in width along Fairview Avenue and Dewey Alley, and one hundred sixty-five (165) feet in length along land of Clyde E. Fox and Lot No. 185, and being the westerly half of lot No. 186 of Michael's Addition to Berwick.
Parcel #04D-08-106
BEING THE SAME PREMISES as
1318 Fairview Avenue
Berwick, PA 18603-2711

PROPERTY ADDRESS: 1318 FAIRVIEW AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-08-106-00-000

Seized and taken into execution to be sold as the property of LOIS G BABB / ESTATE OF, VICKI TRAUGH / HEIR TO LOIS BABB, LORI BABB, TIMOTHY BABB, WENDY JOHNSON, BOBBIE JO BABB in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGA.

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:
ECKERT SEAMANS CHERIN & MELLOTT LLC
HARRISBURG, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION – MORTGAGE FORECLOSURE

Deutsche Bank National Trust Co.,
As Trustee for Long Beach Mortgage
Trust 2005-WL3

Plaintiff,

v.

Vickie Lee Traugh, as Believed Heir and/or
Administrator of the Estate of Lois G. Babb;
Timothy H. Babb, as Believed Heir and/or
Administrator of the Estate of Lois G. Babb;
Wendy Johnson, as Believed Heir and/or
Administrator of the Estate of Lois G. Babb;
Lori Babb, as Believed Heir and/or
Administrator of the Estate of Lois G. Babb;
Bobbie Jo Babb, as Believed Heir and/or
Administrator of the Estate of Lois G. Babb;
Unknown Heirs and/or Administrators of the
Estate of Lois G. Babb

Defendants.

In The Court of Common Pleas
Of the 26th Judicial District
Columbia County Branch, PA

Civil Action -- Law
Mortgage Foreclosure
No. 2014-CV-1483

2017 - ED - 40

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment interest and cost in the above matter you are directed to levy upon
and sell the following described property: See Legal Description attached hereto as Exhibit "A"

Amount due	\$46,626.08
Interest from 09/08/2015 (at the per diem rate of \$6.39)	\$3,623.13
Costs	\$ _____

(SEAL)

Barbara N. DiVito /SS
Prothonotary

Date: April 4, 2017

By Stephen A. Traugh
Deputy

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

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

All that certain lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

Bounded on the east by line of land of Clyde E. Fox; on the south by Dewey Alley; on the west by Lot No. 185; and on the north by Fairview Avenue, being twenty-two and one-half (22 ½) feet in width along Fairview Avenue and Dewey Alley, and one hundred sixty-five (165) feet in length along land of Clyde E. Fox and Lot No. 185, and being the westerly half of lot No. 186 of Michael's Addition to Berwick.

Parcel # 04D-08-106-00-000

BEING THE SAME PREMISES as
1318 Fairview Avenue
Berwick, PA 18603-2711