

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 248119	Invoice Date: 07/20/2021 3:33:22 PM	RECEIPT	Reg/Drw ID: 0102
Customer:	Last Change:	Receipt By: WALK-IN	By: CSD
COLUMBIA COUNTY SHERIFF OFFICE			

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	202107184	MAIN TOWNSHIP
	Grantor - BAKER, THOMAS		07/20/21 3:33:25 PM	
	Grantee - AMERICAN ADVISORS GROUP			
	Consideration - \$3,074.95			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 9011 - COLUMBIA COUNTY SHERIFF OFFICE	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

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

AMERICAN ADVISORS GROUP VS. THOMAS BAKER

NO. 16-2020 ED

NO. 1474-2019 JD

DATE/TIME OF SALE: NOVEMBER 4, 2020 AT 9:00 AM

BID PRICE (INCLUDES COST)

\$ 500,00 (2724.95)

POUNDAGE - 2% OF BID

\$ 100,00

TRANSFER TAX - 2% OF FAIR MKT

\$ _____

MISC. COSTS

\$ 250,00

TOTAL AMOUNT NEEDED TO PURCHASE

\$ 3074,95

PURCHASER(S):

Patricia Bowman

ADDRESS:

NAMES(S) ON DEED:

PURCHASER(S) SIGNATURE(S):

TOTAL DUE:

\$ 3074,95

LESS DEPOSIT:

\$ 1350,00

DOWN PAYMENT:

\$ _____

TOTAL DUE IN 8 DAYS

\$ 1724,95

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
AMERICAN ADVISORS GROUP

vs.

Defendant
WILLIAM F. BAKER EXECUTOR OF
ESTATE OF THOMAS BAKER
DANIEL NOVICK EXECUTOR OF ESTATE
OF THOMAS BAKER

Attorney for the Plaintiff:

MCCABE, WEISBERG & CONWAY PC
123 S. BROAD STREET
SUITE 2080
PHILADELPHIA, PA 19109

Sheriff's Sale Date: Wednesday, November 4, 2020

Writ of Execution No. : 2019CV1474

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 630 SCENIC AVENUE, BLOOMSBURG, PA 17815

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	\$72.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,665.20
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 Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$8.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$180.00
Service	\$255.00
Continued or Cancelled Sale	\$10.00
Postponed to: 11/4/2020	

Total Sheriff Costs **\$2,653.20**

Distribution Costs

Recording Fees	\$71.75
Total Distribution Costs	\$71.75

Grand Total: **\$2,724.95**

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

LAW OFFICES
McCABE, WEISBERG & CONWAY, LLC
SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

November 13, 2020

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

Re: American Advisors Group vs. William F. Baker Executor of the Estate of Thomas Baker and Daniel
Novick Executor of the Estate of Thomas Baker
Columbia County, Court of Common Pleas, No. 2019-CV-1474
Action in Mortgage Foreclosure
Premises: 630 Scenic Avenue, Bloomsburg, Pennsylvania 17815
Date of Sheriff's Sale: November 4, 2020

Dear Sheriff:

Enclosed please find two completed Realty Transfer Tax Statement of Value forms.

Please be advised that title to this property should be transferred to **American Advisors Group, 3800 W
Chapman Ave, 3rd Floor, Orange, CA 92868** in the deed poll.

If you are in need of any further information, please contact me. Thank you for your cooperation in this
matter.

Very truly yours,

Nicole Montana
Legal Assistant

/nm
Enclosures

REV-183

BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

SECTION I TRANSFER DATA

Date of Acceptance of Document							
Grantor(s)/Lessor(s) Sheriff of Columbia		Telephone Number: 570-389-5622		Grantee(s)/Lessee(s) American Advisors Group		Telephone Number:	
Mailing Address Columbia County Courthouse, 35 West Main Street				Mailing Address 3800 W Chapman Ave, 3rd Floor			
City Bloomsburg	State PA	ZIP Code 17815		City Orange	State CA	ZIP Code 92868	

SECTION II REAL ESTATE LOCATION

Street Address 630 Scenic Avenue		City, Township, Borough Main Township	
County Columbia	School District Bloomsburg Area School District	Tax Parcel Number 22-01C-004	

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? ☐ YES ☒ NO

1. Actual Cash Consideration \$5,000.00	2. Other Consideration + 0.00	3. Total Consideration = \$5,000.00
4. County Assessed Value \$37,589.00	5. Common Level Ratio Factor x 4.76	6. Computed Value = \$178,923.64

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$178,923.64 /100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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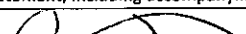
2. Fill in the Appropriate Oval Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach a copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger, or division. (Attach copy of articles.)
- ☐ Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.) Property was sold at Sheriff sale on November 4, 2020 to American Advisors Group as holder of a mortgage in default, and, thus, tax exempt.

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name McCabe Weisberg & Conway, LLC		Telephone Number 215-790-1010	
Mailing Address 123 S. Broad Street, Suite 1400	City Philadelphia	State PA	ZIP Code 19109

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

Signature of Correspondent or Responsible Party  Date 11/17/2020

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



1830019105

1830019105

LAW OFFICES
McCABE, WEISBERG & CONWAY, LLC
SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

October 22, 2020

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

Re: American Advisors Group vs. William F. Baker Executor of the Estate of Thomas Baker
and Daniel Novick Executor of the Estate of Thomas Baker
Columbia County, No. 2019-CV-1474
Premises: 630 Scenic Avenue, Bloomsburg, PA 17815

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service of Affidavit Pursuant to Rule 3129.1 regarding the above matter. Please file the original of record and return the time-stamped copies to me in the stamped self-addressed envelope provided. The property is currently scheduled for Sheriff Sale on July 29, 2020.

Please advise promptly if there are any problems in this regard. Thank you for your assistance in this matter.

Sincerely,



Christine Graham

McCabe, Weisberg and Conway, LLC

/

cc: Office of the Sheriff/Real Estate Division ✓

LAW OFFICES
McCABE, WEISBERG & CONWAY, LLC
SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

September 3, 2020

Timothy T. Chamberlain
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: American Advisors Group vs. William F. Baker Executor of the Estate of Thomas Baker and Daniel
Novick Executor of the Estate of Thomas Baker
Columbia County, C.C.P. No. 2019-CV-1474
Premises: 630 Scenic Avenue, Bloomsburg, PA 17815

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **September 9, 2020 Sheriff's Sale**. I am requesting at this time that you postpone this matter to the **November 4, 2020 Sheriff's Sale**.

Please be advised that this sale is being postponed by a motion. Your office will receive a copy of the order prior to sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,

jif, Legal Assistant

/jif

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625
SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

FAX COVER SHEET

To: **From:** Novlett Smith
Company: **Date:** 09/03/20 12:46:39 PM
Fax Number: 5703895625 **Pages (Including cover):** 2
Re: Baker 2019-CV-1474 - MWC #19-100738

Notes:

Novlett Smith
McCabe, Weisberg & Conway, LLC
Suite 1400
123 South Broad Street
Philadelphia, PA 19109
NSmith@mwc-law.com
Main: (215) 790-1010
Direct: (215) 790-1010 x5956
Fax: (855) 428-1081
Escalation: EscalatedPA@mwc-law.com

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SHERIFF'S SALE COST SHEET

1474-19
16-20

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>255.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>72.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</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>8.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>533.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>165.20</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1915.20</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</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>180.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2714.95

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 03/20/20

Account:

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

Ad ID: 1193769
Description: **BAKER SALE**
Run Dates: **04/06/20 to 04/20/20**
Class: **2**
Agate Lines: **256**
Blind Box:

Total Ad Cost \$1,665.20
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	04/06/20	04/20/20	3	\$1,665.20

SHERIFF'S SALE

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV1474

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, MAY 27, 2020 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto. ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SCENIC AVENUE, SAID POINT BEING THE NORTHEAST CORNER OF THE DESCRIBED LOT; THENCE ALONG THE WESTERLY SIDE OF LOT NO. 192 THE FOLLOWING TWO COURSES DISTANCES: (1) SOUTH 31 DEGREES 13 MINUTES 53 SECONDS EAST, A DISTANCE OF 152.43 FEET; (2) SOUTH 71 DEGREES 13 MINUTES 53 SECONDS WEST, A DISTANCE OF 150.00 FEET; THENCE ALONG A RECREATION AREA AND THE EASTERLY SEDE OF LOT 168, NORTH 14 DEGREES 08 MINUTES 55 SECONDS WEST, 156.98 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SCENIC AVENUE, THENCE ALONG SAME, BY THE FOLLOWING TWO COURSES AND DISTANCES: (1) ON A CURVE TO THE LEFT WITH RADIUS OF 370.00 FEET AND CHORD BEARING AND DISTANCE OF NORTH 76 DEGREES 55 MINUTES 37 SECONDS EAST, A DISTANCE OF 78.85 FEET; (2) NORTH 70 DEGREES 50 MINUTES 00 SECONDS EAST, A DISTANCE OF 26.30 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.448 ACRES IN ALL, MORE OR LESS, BEING SUBJECT TO THAT PORTION OF A 20 FOOT UTILITY AND DRAINAGE EASEMENT SITUATE NEAR THE EASTERLY, WESTERLY AND NORTHERLY LINES OF THE ABOVE DESCRIBED PARCEL OF LAND AND THAT PORTION OF 10 FOOT WIDE UTILITY AND DRAINAGE EASEMENT SITUATE ON THE SOUTHERLY OF THE ABOVE DESCRIBED PARCEL OF LAND, ALL OF THE ABOVE BEING MORE FULLY SHOWN AS LOT NO. 169 ON A DRAFT PREPARED BY BAFILE, JAMES AND ASSOCIATES DATED JUNE 30, 1990, LAST REVISED SEPTEMBER 12, 1994 (FILE NO. 8-20), BEING KNOWN AS: 630 SCENIC AVENUE, BLOOMSBURG, PENNSYLVANIA 17815 TAX ID. 22-01C-004. THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING BEING THE SAME PREMISES WHICH CLYDE E. YOHEY AND JOAN B. YOHEY, HUSBAND AND WIFE, BY DEED DATED MARCH 26, 1999 AND RECORDED MARCH 26, 1999 IN DEED BOOK 719, PAGE 486, GRANTED AND CONVEYED UNTO THE SAID THOMAS A. BAKER AKA THOMAS BAKER AKA THOMAS ANTHONY BAKER AND CHARLOTTE L. BAKER. CHARLOTTE L. BAKER DIED ON JANUARY 1, 2015, LEAVING TITLE VESTED SOLELY IN THOMAS A. BAKER BY OPERATION OF LAW. THOMAS A. BAKER DIED ON JANUARY 18, 2019. LETTERS OF ADMINISTRATION WERE GRANTED TO WILLIAM F. BAKER, EXECUTOR OF THE ESTATE OF THOMAS A. BAKER AND DANIEL NOVICK, EXECUTOR OF THE ESTATE OF THOMAS A. BAKER ON MARCH 5, 2019. REAL DEBT: \$133,769.49 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: WILLIAM F. BAKER EXECUTOR OF THE ESTATE OF THOMAS BAKER AND DANIEL NOVICK EXECUTOR OF THE ESTATE OF THOMAS BAKER MCCABE, WEISBERG & CONWAY, LLC 123 SOUTH BROAD STREET, SUITE 1400 PHILADELPHIA, PA 19109 PROPERTY ADDRESS: 630 SCENIC AVENUE, BLOOMSBURG, PA 17815 UPI / TAX PARCEL NUMBER: 22-01C-004 Seized and taken into execution to be sold as the property of WILLIAM F. BAKER EXECUTOR OF ESTATE OF THOMAS BAKER, DANIEL NOVICK EXECUTOR OF ESTATE OF THOMAS BAKER in suit of AMERICAN ADVISORS GROUP. (c) County Suite Sheriff, Teleosoft, Inc. COLUMBIA COUNTY SHERIFF'S SALE - Case No. 2019CV1474. 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:
MCCABE, WEISBERG & CONWAY PC
PHILADELPHIA, PA 215-790-1010

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

MARGARET GAJO, ESQUIRE - ID # 34419
 ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
 ANN E. SWARTZ, ESQUIRE - ID # 201926
 JOSEPH F. RIGA, ESQUIRE - ID # 57716
 JOSEPH J. FOLEY, ESQUIRE - ID # 314675
 LAUREN M. MOYER, ESQUIRE - ID # 320589
 CHELSEA A. NIXON, ESQUIRE - ID # 324130

123 South Broad Street, Suite 1400
 Philadelphia, PA 19109
 (215) 790-1010

American Advisors Group,

Plaintiff,

v.

William F. Baker Executor of the Estate of
 Thomas Baker,
 and
 Daniel Novick Executor of the Estate of
 Thomas Baker,

Defendants.

Columbia County
 Court of Common Pleas

Number: 2019-CV-1474

Notice of the Date of Continued Sheriff's Sale

The Sheriff's Sale scheduled for July 29, 2020 at 9:00AM in the above-captioned matter has been continued until September 9, 2020 at 9:00AM.

Certificate of Filing

On this date, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing with the Prothonotary of COLUMBIA County.

Certification of Service

On this date, a Notice of the Date of Continued Sheriff's Sale was served by first-class mail, postage prepaid upon the following:

William F. Baker Executor of the Estate of
 Thomas Baker
 818 Bear Gap Road
 Elysburg, PA 17824

Daniel Novick Executor of the Estate of Thomas
 Baker
 37B Franklin Street
 Bloomsburg, PA 17815

Date: 7/23/2020

McCABE, WEISBERG & CONWAY, LLC

BY: 

☐ Margaret Gajo, Esq. ☐ Andrew L. Markowitz, Esq.
☒ Christine L. Graham, Esq. ☐ Ann E. Swartz, Esq.
☐ Joseph F. Riga, Esq. ☐ Joseph J. Foley, Esq.
☐ Lauren M. Moyer, Esq. ☐ Chelsea A. Nixon, Esq.

Attorneys for Plaintiff

LAW OFFICES
McCABE, WEISBERG & CONWAY, LLC
SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

July 23, 2020

Timothy T. Chamberlain
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: American Advisors Group vs. William F. Baker Executor of the Estate of Thomas Baker and Daniel Novick Executor of the Estate of Thomas Baker
Columbia County, C.C.P; No. 2019-CV-1474
Premises: 630 Scenic Avenue, Bloomsburg, PA 17815

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **July 29, 2020** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **September 9, 2020** Sheriff's Sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,

Ashley Davis, Legal Assistant

/AD

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625
SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

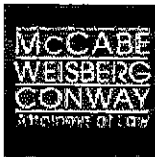
FAX COVER SHEET

To: **From:** Ashley Davis
Company: **Date:** 07/23/20 03:31:05 PM
Fax Number: 5703895625 **Pages (Including cover):** 4
Re: fax to sheriff postponement 19-100738

Notes:

American Advisors Group vs. William F. Baker Executor of the Estate of Thomas Baker and Daniel Novick Executor of the Estate of Thomas Baker

Columbia County, C.C.P, No. 2019-CV-1474
Premises: 630 Scenic Avenue, Bloomsburg, PA 17815



Ashley Davis
McCabe, Weisberg & Conway, LLC
Suite 1400
123 South Broad Street
Philadelphia, PA 19109
ADavis@mwc-law.com
Main: (215) 790-1010
Direct: (215) 790-1010 x5285
Fax: (215) 790-1274
Escalation: EscalatedPA@mwc-law.com

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BUSINESS OF THE COURTS

Sheriff Sale
Postponement
July 29, 2020 to
September 9, 2020


IN THE COURT OF COMMON
PLEAS FOR THE 26TH
JUDICIAL DISTRICT,
COLUMBIA/MONTGOMERY COUNTY
BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020
#1-MV-

SPECIAL ORDER OF COURT
ENTERED PURSUANT TO PA. R.C.P. 3129.3 (a)

And Now, this 14th day of July, 2020, upon consideration of the representations made by Timothy Chamberlain, Sheriff of Columbia County regarding the sheriff sales currently scheduled for July 29, 2020, as well as the Executive Order dated July 9, 2020 entered by Governor Wolf the undersigned enters this Special Order of Court Pursuant to Pa. R. C.P. 3129.3 (a):

1. All Sheriff sales scheduled for Wednesday July 29, 2020 are postponed to September 9, 2020 at 9:00 am in the Basement Hearing Room of the Columbia County Courthouse in order to allow for proper social distancing of all persons attending the sales;
2. The Sheriff shall immediately notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by facsimile and by regular United States mail.
3. Within three business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
4. The Sheriff of Columbia County shall publish this Order on his official website.
5. At the time of the scheduled sale on July 29, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
6. No additional public advertising of the sales scheduled for July 29, 2020 and postponed to September 9, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

By the Court


Thomas A. James, Jr. P.J.

CLERK OF COURT
COLUMBIA COUNTY

2020 JUL 14 P 12:38

FILED
PROthonary

McCABE, WEISBERG & CONWAY, LLC

JOSEPH I. FOLEY, ESQUIRE - ID # 314675

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

Attorneys for Plaintiff

American Advisors Group,

Plaintiff,

v.

William F. Baker Executor of the Estate of
Thomas Baker,

and

Daniel Novick Executor of the Estate of
Thomas Baker,

Defendants.

Columbia County
Court of Common Pleas

Number: 2019-CV-1474

CLERK OF COURT
COUNTY OF COC

2020 MAY 20 AM 10:50

PROTHONOTARY

Notice of the Date of Continued Sheriff's Sale

The Sheriff's Sale scheduled for May 27, 2020 at 9:00AM in the above-captioned matter has been continued until July 29, 2020 at 9:00AM.

Certificate of Filing

On this date, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing with the Prothonotary of COLUMBIA County.

Certification of Service

On this date, a Notice of the Date of Continued Sheriff's Sale was served by first-class mail, postage prepaid upon the following:

William F. Baker Executor of the Estate of
Thomas Baker
818 Bear Gap Road
Elysburg, PA 17824

Daniel Novick Executor of the Estate of Thomas
Baker
37B Franklin Street
Bloomsburg, PA 17815

Date: 5/22/2020

McCABE, WEISBERG & CONWAY, LLC

BY: [Signature]
[] Joseph I. Foley, Esq.
Attorneys for Plaintiff

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS


James T Micklow 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, published on dates listed below, and 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 the time, place, and character of publication are true.

Ad Text: BAKER SALE

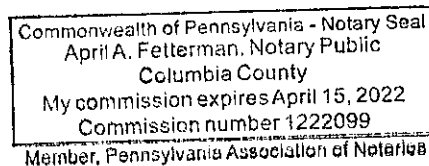
Date(s) Published: 5/6/2020, 5/13/2020, 5/20/2020



Sworn and subscribed to before me
this 29 day of May 2020.



(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.

McCABE, WEISBERG & CONWAY, LLC

JOSEPH I. FOLEY, ESQUIRE - ID # 314675
123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

Attorneys for Plaintiff

American Advisors Group,

Plaintiff,

v.

William F. Baker Executor of the Estate of
Thomas Baker,
and
Daniel Novick Executor of the Estate of
Thomas Baker,
Defendants.

Columbia County
Court of Common Pleas

Number: 2019-CV-1474

Notice of the Date of Continued Sheriff's Sale

The Sheriff's Sale scheduled for **May 27, 2020** at 9:00AM in the above-captioned matter has been continued until **July 29, 2020** at 9:00AM.

Certificate of Filing

On this date, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing with the Prothonotary of COLUMBIA County.

Certification of Service

On this date, a Notice of the Date of Continued Sheriff's Sale was served by first-class mail, postage prepaid upon the following:

William F. Baker Executor of the Estate of
Thomas Baker
818 Bear Gap Road
Elysburg, PA 17824

Daniel Novick Executor of the Estate of Thomas
Baker
37B Franklin Street
Bloomsburg, PA 17815

Date: 7/22/2020

McCABE, WEISBERG & CONWAY, LLC

BY: _____

[] Joseph I. Foley, Esq.
Attorneys for Plaintiff

LAW OFFICES
McCABE, WEISBERG & CONWAY, LLC
SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

May 19, 2020

Timothy T. Chamberlain
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: American Advisors Group vs. William F. Baker Executor of the Estate of Thomas Baker and Daniel Novick Executor of the Estate of Thomas Baker
Columbia County; C.C.P. No. 2019-CV-1474
Premises: 630 Scenic Avenue, Bloomsburg, PA 17815

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **May 27, 2020** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **July 29, 2020** Sheriff's Sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,

Novlett Smith, Legal Assistant

/nsn

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625
SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

FAX COVER SHEET

To: "	From: Novlett Smith
Company:	Date: 05/19/20 12:25:32 PM
Fax Number: 5703895625	Pages (Including cover): 2
Re: Baker, Thomas 2019-CV-1474 - MWC #19-100738	

Notes:

Novlett Smith
McCabe, Weisberg & Conway, LLC
Suite 1400
123 South Broad Street
Philadelphia, PA 19109
NSmith@mwc-law.com
Main: (215) 790-1010
Direct: (215) 790-1010 x5956
Fax: (855) 428-1081
Escalation: EscalatedPA@mwc-law.com

Serving DC, DE, FL, MD, NJ, NY, PA and VA

To our valued clients and vendors, we like to recognize our team members for exceptional service.

If you had exceptional service, please click here:  and let us know.

CONFIDENTIALITY NOTICE: This communication including attachments or links contained herein, if any, is intended only for the person or entity to which it is addressed and may contain confidential and/or attorney-client privileged material. Any unauthorized review, use, disclosure or distribution is **STRICTLY PROHIBITED**. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message. This is a communication from a debt collector. This email may be an attempt to collect a debt and any information obtained will be used for that purpose.

TX Result Report

P 1

05/21/2020 11:50

Serial No. A6VF011029028

TC:00083326

Addressee	Start Time	Time	Prints	Result	Note
912157901274	05-21 11:48	00:01:48	002/002	OK	ORG

Result OK: Communication OK S-OK: Stop Communication Busy: Busy No Ans: No Answer TEL: RX from TEL Refuse: Receipt Refused
Cont: Continue LOVR: Receiving Length Over SOVR: Exceed Broadcast No. M-Full: Memory Full
NG: Other Error IL-PJL: PJL Error MDN-ER: MDN Resp. Error DSN-ER: DSN Resp. Error LGN-ER: Login Error

Note TMR: Timer TX PC: PC-Fax POL: Polling Call: Manual TX
FWD: Forward Fcode: F-Code BUL: Bulletin I-FAX: Internet Fax ORG: Original Size

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 300
BLOOMSBURG, PA 17815
FAX: (570) 389-5622

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: McCabe FROM: Columbia Co Sheriff
COMPANY: DATE: 5.21.2020
FAX NUMBER: 215-790-1274 TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER: SENDER'S REFERENCE NUMBER:
RE: Order - Sheriff Sale YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

Postponement Order on Sheriff Sale
Baker 2020 ED 14

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: McCabe	FROM: Columbia Co Sheriff
COMPANY:	DATE: 5.21.2020
FAX NUMBER: 215-790-1274	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: Order - Sheriff Sale	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

Postponement Order on Sheriff Sale
Baker 2020 ED 14

344

COPY

BUSINESS OF THE COURTS

Sheriff Sale Postponement
May 27, 2020 to
July 29, 2020

IN THE COURT OF COMMON
PLEAS FOR THE 26TH JUDICIAL
DISTRICT, COLUMBIA/MONTGOMERY
COUNTY BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020

#1-MV-

SPECIAL ORDER OF COURT
ENTERED PURSUANT TO PA. R.C.P. 3129.3(a)

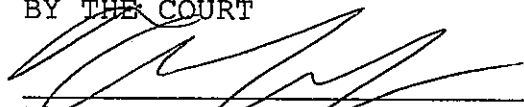
And Now, this 19th day of May, 2020, upon consideration of the representations made by Timothy Chamberlain, Sheriff of Columbia County regarding the sheriff sales currently scheduled for May 27, 2020, as well as the Executive Order dated May 7, 2020 entered by Governor Wolf and in further consideration of the fact that Columbia County is currently in the "Red Phase" and will be placed in the "Yellow Phase" on May 22, 2020, which, according to the Governor's emergency orders prohibits gatherings of more than 25 people, the undersigned enters this Special Order of Court Pursuant to Pa.R.C.P. 3129.3 (a):

1. All Sheriff sales scheduled for Wednesday May 27, 2020 are postponed to July 29, 2020 at 9:00 am in the First Floor Hearing Room of the Columbia County Courthouse in order to allow for proper social distancing of all persons attending the sales;
2. The Sheriff shall immediately notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by facsimile and by regular United States mail.
3. Within three business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
4. The Sheriff of Columbia County shall publish this Order on his official website.
5. At the time of the scheduled sale on May 27, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
6. No additional public advertising of the sales scheduled for May 27, 2020 and postponed to July 29, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

CLERK OF COURT
COLUMBIA COUNTY
2020 MAY 20 P 1:48

RECEIVED
MAY 20 2020

BY THE COURT


Thomas A. James, Jr.

P.J.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



AMERICAN ADVISORS GROUP
vs.
WILLIAM F. BAKER EXECUTOR OF ESTATE OF THOMAS BAKER (et al.)

Case Number
2019CV1474

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 05/27/2020 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	630 SCENIC AVENUE BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:	4/21/20	Time:	3:00
Deputy:	8	Mileage:	

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC	Phone: 215-790-1010
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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



(POSTING)

2019CV1474

630 SCENIC AVENUE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



AMERICAN ADVISORS GROUP

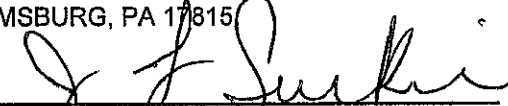
vs.

WILLIAM F. BAKER EXECUTOR OF ESTATE OF THOMAS BAKER (et al.)

Case Number
2019CV1474

SHERIFF'S RETURN OF SERVICE

04/21/2020 01:00 PM - DEPUTY JESSICA SURKIN, 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 630 SCENIC AVENUE, BLOOMSBURG, PA 17815


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

April 22, 2020

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

NOTARY

Affirmed and subscribed to before me this

22ND day of APRIL, 2020



Plaintiff Attorney: MCGABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080 PHILADELPHIA, PA 19106

SERVICE EVENT REPORT
(Mailed (Certified))**Service Details:****Category:** Real Estate Sale - Sale Notice**Expires:****Manner:** < Not Specified >**Warrant:****Notes:** SALE DATE & TIME: 11/04/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS**Serve To:****Name:** WILLIAM F. BAKER EXECUTOR OF ESTATE
Primary Address: 818 BEAR GAP ROAD
ELYSBURG, PA 17824**Mobile:****Notes:****Phone:****Service Event Details:****Date:** 03/11/2020**Category:** Mailed (Certified)**Notes:** SHERIFF TIMOTHY T. CHAMBERLAIN, BEING DULY SWORN ACCORDING TO LAW, STATES HE SENT BY CERTIFIED MAIL A TRUE COPY OF THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS TO THE WITHIN NAMED DEFENDANT, TO WIT: WILLIAM F. BAKER EXECUTOR OF ESTATE OF THOMAS BAKER AT 818 BEAR GAP ROAD, ELYSBURG, PA 17824.**Delivery Details:****Time In:****Time Out:** 12:46 PM**Deputy 1:** Sarah Klingaman**Mileage:** 0**Deputy 2:****Accepted:****Notes:**

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

AMERICAN ADVISORS GROUP

vs.

WILLIAM F. BAKER EXECUTOR OF ESTATE OF THOMAS BAKER (et al.)

Case Number
2019CV1474

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 16

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/27/2020 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: Shelley Feitner

Relation: Clerk

Date: 3/12/20

Time: 14:45

Deputy: 8

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2019CV1474 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

AMERICAN ADVISORS GROUP

vs.

WILLIAM F. BAKER EXECUTOR OF ESTATE OF THOMAS BAKER (et al.)

Case Number
2019CV1474

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 16

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 05/27/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Deb Miller

Relation: Clerk

Date: 3/12/26

Time: 14:41

Deputy: 8

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2019CV1474

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

AMERICAN ADVISORS GROUP
vs.
WILLIAM F. BAKER EXECUTOR OF ESTATE OF THOMAS BAKER (et al.)

Case Number
2019CV1474

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 16

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 05/27/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 630 SCENIC AVE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted Other

Adult In Charge:

Relation:

Date:

03-12-2020

Time:

1:22pm

Deputy:

19

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

OCCUPANT

2019CV1474

630 SCENIC AVE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

AMERICAN ADVISORS GROUP
vs.
WILLIAM F. BAKER EXECUTOR OF ESTATE OF THOMAS BAKER (et al.)

Case Number
2019CV1474

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	16
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 05/27/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	DANIEL NOVICK EXECUTOR OF ESTATE C
Primary Address:	37 B FRANKLIN STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	630 SCENIC AVE BLOOMSBURG, PA 17815
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Kiersten Novick
Relation:	Spouse / wife
Date:	3/13/20
Time:	09:15
Deputy:	8
Mileage:	

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC	Phone: 215-790-1010
---	----------------------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DANIEL NOVICK EXECUTO

2019CV1474

37 B FRANKLIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



AMERICAN ADVISORS GROUP

vs.

WILLIAM F. BAKER EXECUTOR OF ESTATE OF THOMAS BAKER (et al.)

Case Number

2019CV1474

SHERIFF'S RETURN OF SERVICE

03/13/2020 09:15 AM - DEPUTY JESSICA SURKIN, 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 KIERSTEN NOVICK HIS WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR DANIEL NOVICK EXECUTOR OF ESTATE OF THOMAS BAKER AT 37 B FRANKLIN STREET, BLOOMSBURG, PA 17815.


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

March 17, 2020

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

NOTARY

Affirmed and subscribed to before me this

17TH day of MARCH, 2020

Plaintiff Attorney: MCCABE WEISBERG & CONWAY PC 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

(c) CountySlate Sheriff, Telemosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

AMERICAN ADVISORS GROUP
vs.
WILLIAM F. BAKER EXECUTOR OF ESTATE OF THOMAS BAKER (et al.)

Case Number
2019CV1474

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	16
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 05/27/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Michele Greenly
Primary Address:	330 Scenic Ave. Bloomsburg, PA 17815
Phone:	570-784-1853
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	<input checked="" type="checkbox"/> Personally · <input type="checkbox"/> Adult In Charge · <input type="checkbox"/> Posted · <input type="checkbox"/> Other
Adult In Charge:	
Relation:	
Date:	03-12-2020
Time:	1:15pm
Deputy:	19
Mileage:	

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC	Phone: 215-790-1010
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

GREENLY, MICHELE

2019CV1474


330 SCENIC AVE., BLOOMSBURG, PA 17815

NO EXPIRATION

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Submitted by: Plaintiff

Signature: 

Name: Christine L. Graham

Attorney No. (If applicable) 309480

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
LAUREN M. MOYER, ESQUIRE - ID # 320589
CHELSEA A. NIXON, ESQUIRE - ID # 324130

123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

American Advisors Group,

Plaintiff,

v.

William F. Baker Executor of the Estate of
Thomas Baker,
and
Daniel Novick Executor of the Estate of
Thomas Baker,

Defendants.

Columbia County
Court of Common Pleas

Number: 2019-CV-1474

AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 630 Scenic Avenue, Bloomsburg, Pennsylvania 17815, as of the date the Praeipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name**Address**

Heirs or Devisees of Thomas
A. Baker AKA Thomas Baker
AKA Thomas Anthony Baker

c/o William F. Baker Executor of the
Estate of Thomas Baker
818 Bear Gap Road
Elysburg, Pennsylvania 17824

Heirs or Devisees of Thomas
A. Baker AKA Thomas Baker
AKA Thomas Anthony Baker

c/o Daniel Novick Executor of the
Estate of Thomas Baker
37B Franklin Street
Bloomsburg, Pennsylvania 17815

2. Name and address of Defendants in the judgment:

Name**Address**

William F. Baker Executor of the Estate of Thomas Baker	818 Bear Gap Road Elysburg, Pennsylvania 17824
---	---

Daniel Novick Executor of the Estate of Thomas Baker	37B Franklin Street Bloomsburg, Pennsylvania 17815
--	---

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
Plaintiff herein	
Secretary of Housing and Urban Development	C/O Department of Housing and Urban Development 451 Seventh Street SW Washington, DC 20410

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

Name	Address
Plaintiff herein	
Secretary of Housing and Urban Development	451 Seventh Street, S.W. Washington, DC 20410

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

Name	Address
NONE	

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
NONE	

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

Name	Address
Tenants/Occupants	630 Scenic Avenue Bloomsburg, Pennsylvania 17815

United States of America c/o United States Attorney for the Middle District of PA	Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg , PA 17108-1754
Domestic Relations of Columbia County	11 West Main Street Bloomsburg , PA 17815
Tax Claim Bureau Columbia County Courthouse	35 West Main Street Basement Level Bloomsburg , PA 17815
United States of America c/o United States Attorney for the Middle District of PA	William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton , PA 18503
United States of America Internal Revenue Service Technical Support Group	William Green Federal Building 600 Arch Street, Room 3259 Philadelphia , PA 19106
Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue Bureau of Compliance Lien Section	P.O. Box 280948 Harrisburg PA 17128-0948
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales

Commonwealth of PA
Department of Revenue

Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946
Attn: Sheriff's Sales

Commonwealth Of
Pennsylvania

Department Of Welfare
P.O. Box 2675
Harrisburg, PA 17105

United States of America c/o
Atty General of the United
States

U.S. Dept of Justice, Room 5111
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

United States of America
c/o Atty General of the United
States

U.S. Dept of Justice, Room 4400
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

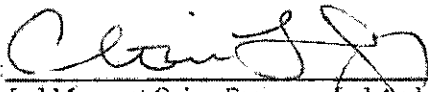
Address

NONE

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. Section 4904 relating to unsworn falsification to authorities.

Date: 10/22/2020

McCABE, WEISBERG & CONWAY, LLC

BY: 
☒ Margaret Gairo, Esq. ☐ Andrew L. Markowitz, Esq.
☒ Christine L. Graham, Esq. ☐ Ann E. Swartz, Esq.
☐ Joseph F. Riga, Esq. ☐ Joseph I. Foley, Esq.
☐ Lauren M. Moyer, Esq. ☐ Chelsea A. Nixon, Esq.
Attorneys for Plaintiff

American Advisors Group v. William F. Baker Executor of the Estate of Thomas Baker and Daniel Novick Executor of the Estate of Thomas Baker
Columbia County; Number: 2019-CV-1474

McCABE, WEISBERG & CONWAY, LLC

MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
LAUREN M. MOYER, ESQUIRE - ID # 320589
CHELSEA A. NIXON, ESQUIRE - ID # 324130

Attorneys for Plaintiff

123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

American Advisors Group,

Plaintiff,

v.

William F. Baker Executor of the Estate of
Thomas Baker,
and
Daniel Novick Executor of the Estate of
Thomas Baker,

Defendants.

Columbia County
Court of Common Pleas

Number: 2019-CV-1474

AFFIDAVIT OF SERVICE

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 20th day of August, 2020, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Affidavit Pursuant to 3129.1 which is attached hereto.

A copy of the Notice of Sheriff's Sale and certificate of mailing is also attached hereto and made a part hereof.

SWORN AND SUBSCRIBED

BEFORE ME THIS 22 DAYOF October, 2020


NOTARY PUBLIC

NICOLE MONTANA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 4/16/2023

DATE: 10/22/2020

McCABE, WEISBERG & CONWAY, LLC

BY: ☐ Margaret Gairo, Esq.☒ Christine L. Graham, Esq.☐ Joseph F. Riga, Esq.☐ Lauren M. Moyer, Esq.☐ Andrew L. Markowitz, Esq.☐ Ann E. Swartz, Esq.☐ Joseph I. Foley, Esq.☐ Chelsea A. Nixon, Esq.

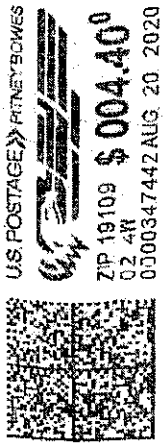
Attorneys for Plaintiff

Name and Address of Sender
 McCabe, Weisberg & Conway, LLC
 123 S. Broad St., Suite 1400
 Philadelphia, PA 19109
 Attn: 19-100738

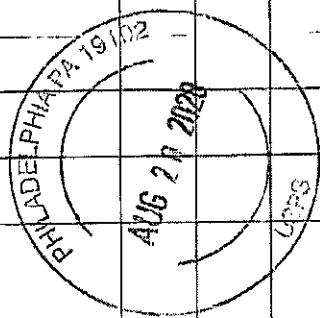
- Check type of mail or service:
- ☐ Adult Signature Required
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery (COD)
 - ☐ Insured Mail
 - ☐ Priority Mail

- ☐ Priority Mail Express
- ☐ Registered Mail
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

Affix Stamp Here
 (if issued as an international
 certificate of mailing or for
 additional copies of this receipt)
 Postmark with Date of Receipt



USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code TM)	Postage	(Extra Service Fee)	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	SC Fee	SH Fee
American Advisors Group v. William F. Baker Executor of the Estate of Thomas Baker and Daniel Novick Executor of the Estate of Thomas Baker	Heirs or Devises of Thomas A. Baker AKA Thomas Baker AKA Thomas Anthony Baker c/o William F. Baker Executor of the Estate of Thomas Baker 818 Bear Gap Road Elysburg, Pennsylvania 17824											
	Heirs or Devises of Thomas A. Baker AKA Thomas Baker AKA Thomas Anthony Baker c/o Daniel Novick Executor of the Estate of Thomas Baker 37B Franklin Street Bloomsburg, Pennsylvania 17815											
	William F. Baker Executor of the Estate of Thomas Baker 818 Bear Gap Road Elysburg, Pennsylvania 17824											
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	Secretary of Housing and Urban Development C/O Department of Housing and Urban Development 451 Seventh Street SW Washington, DC 20410											
	SECRETARY OF HOUSING AND URBAN DEVELOPMENT 451 SEVENTH STREET, S.W. WASHINGTON, DC 20410											
	Tenants 630 Scenic Avenue Bloomsburg, PA 17815											
	United States of America c/o United States Attorney for the Middle District of PA Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754											
	Domestic Relations of Columbia County 11 West Main Street Bloomsburg, PA 17815											



CIVIL ACTION LAW

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
LAUREN M. MOYER, ESQUIRE - ID # 320589
CHELSEA A. NIXON, ESQUIRE - ID # 324130

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

American Advisors Group,

Plaintiff,

v.

William F. Baker Executor of the Estate of
Thomas Baker,
and

Daniel Novick Executor of the Estate of
Thomas Baker,

Defendants.

Columbia County
Court of Common Pleas

Number: 2019-CV-1474

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

William F. Baker Executor of the Estate of
Thomas Baker
818 Bear Gap Road
Elysburg, PA 17824

630 Scenic Avenue
Bloomsburg, PA 17815

Daniel Novick Executor of the Estate of
Thomas Baker
37B Franklin Street
Bloomsburg, PA 17815

630 Scenic Avenue
Bloomsburg, PA 17815

Your house (real estate) at **630 Scenic Avenue, Bloomsburg, Pennsylvania 17815** is scheduled to be sold at Sheriff's Sale on _____ at _____ in **Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815** to enforce the court judgment of \$133,769.49 obtained by American Advisors Group against the above premises.

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

P.R.C.P. 3180 TO 3183 and Rule 3257

American Advisors Group

Plaintiff

v.

William F. Baker Executor of the Estate of Thomas Baker and
Daniel Novick Executor of the Estate of Thomas Baker

Defendants

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

No. 2020 Term 16 E.D.

No. _____ Term _____ A.D.

No. 2019-CV-1474 Term _____ J.D.

WRIT OF EXECUTION

MORTGAGE FORECLOSURE

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Being Known As: 630 Scenic Avenue, Bloomsburg, PA 17815

Amount Due	\$	133,769.49
Interest from 01/24/20 to DATE OF SALE	\$	
<hr/>		
plus \$21.98 per diem thereafter		
(Costs to be added)		
Total	\$	

Dated:

2-27-2020
(SEAL)

Prothonotary, Common Pleas Court of Columbia
County Penna.

By: _____ Deputy

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2019-CV-1474 Term _____ J.D.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY PENNSYLVANIA

American Advisors Group

v.

William F. Baker Executor of the Estate of Thomas Baker and Daniel
Novick Executor of the Estate of Thomas Baker

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCABE, WEISBERG & CONWAY, LLC

BY: 

☐ Margaret Gair, Esq.

☐ Christine L. Graham, Esq.

☐ Joseph F. Riga, Esq.

☐ Lauren M. Moyer, Esq.

Attorneys for Plaintiff

☐ Andrew L. Markowitz, Esq.

☐ Ann E. Swartz, Esq.

☐ Joseph I. Foley, Esq.

☒ Chelsea A. Nixon, Esq.

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: 3-11-2020

Re: Sheriff's Sale Advertising Dates

American Advisors Group vs. William F. Baker Executor of Thomas Baker Estate of

No. 116 of 2020 E.D. and No. 1474 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week May 6

2nd Week May 13

3rd Week May 20

SALE DATE: May 27 2020 @ 9:00

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV1474

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, MAY 27, 2020
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SCENIC AVENUE, SAID POINT BEING THE NORTHEAST CORNER OF THE DESCRIBED LOT; THENCE ALONG THE WESTERLY SIDE OF LOT NO. 192 THE FOLLOWING TWO COURSES DISTANCES: (1) SOUTH 31 DEGREES 13 MINUTES 53 SECONDS EAST, A DISTANCE OF 152.43 FEET; (2) SOUTH 71 DEGREES 13 MINUTES 53 SECONDS WEST, A DISTANCE OF 150.00 FEET; THENCE ALONG A RECREATION AREA AND THE EASTERLY SEDE OF LOT 168, NORTH 14 DEGREES 08 MINUTES 55 SECONDS WEST, 156.98 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SCENIC AVENUE, THENCE ALONG SAME, BY THE FOLLOWING TWO COURSES AND DISTANCES: (1) ON A CURVE TO THE LEFT WITH RADIUS OF 370.00 FEET AND CHORD BEARING AND DISTANCE OF NORTH 76 DEGREES 55 MINUTES 37 SECONDS EAST, A DISTANCE OF 78.55 FEET; (2) NORTH 70 DEGREES 50 MINUTES 00 SECONDS EAST, A DISTANCE OF 26.30 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.448 ACRES IN ALL, MORE OR LESS.

BEING SUBJECT TO THAT PORTION OF A 20 FOOT UTILITY AND DRAINAGE EASEMENT SITUATE NEAR THE EASTERLY, WESTERLY AND NORTHERLY LINES OF THE ABOVE DESCRIBED PARCEL OF LAND AND THAT PORTION OF 10 FOOT WIDE UTILITY AND DRAINAGE EASEMENT SITUATE ON THE SOUTHERLY OF THE ABOVE DESCRIBED PARCEL OF LAND. ALL OF THE ABOVE BEING MORE FULLY SHOWN AS LOT NO. 169 ON A DRAFT PREPARED BY BAFIRE, JAMES AND ASSOCIATES DATED JUNE 30, 1990, LAST REVISED SEPTEMBER 12, 1994 (FILE NO. 8-20).

BEING KNOWN AS: 630 SCENIC AVENUE, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. 22-01C-004

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH CLYDE E. YOHEY AND JOAN B. YOHEY, HUSBAND AND WIFE, BY DEED DATED MARCH 26, 1999 AND RECORDED MARCH 26, 1999 IN DEED BOOK 719, PAGE 486, GRANTED AND CONVEYED UNTO THE SAID THOMAS A. BAKER AKA THOMAS BAKER AKA THOMAS ANTHONY BAKER AND CHARLOTTE L. BAKER. CHARLOTTE L. BAKER DIED ON JANUARY 1, 2015, LEAVING TITLE VESTED SOLELY IN THOMAS A. BAKER BY OPERATION OF LAW. THOMAS A. BAKER DIED ON JANUARY 18, 2019. LETTERS OF ADMINISTRATION WERE GRANTED TO WILLIAM F. BAKER, EXECUTOR OF THE ESTATE OF THOMAS A. BAKER AND DANIEL NOVICK, EXECUTOR OF THE ESTATE OF THOMAS A. BAKER ON MARCH 5, 2019.

REAL DEBT: \$133,769.49

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

WILLIAM F. BAKER EXECUTOR OF THE ESTATE OF THOMAS BAKER AND DANIEL NOVICK EXECUTOR OF THE ESTATE OF THOMAS BAKER

MCCABE, WEISBERG & CONWAY, LLC
123 SOUTH BROAD STREET, SUITE 1400
PHILADELPHIA, PA 19109

PROPERTY ADDRESS: 630 SCENIC AVENUE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 22-01C-004

Seized and taken into execution to be sold as the property of WILLIAM F. BAKER EXECUTOR OF ESTATE OF THOMAS BAKER, DANIEL NOVICK EXECUTOR OF ESTATE OF THOMAS BAKER in suit of AMERICAN ADVISORS GROUP.

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:
MCCABE, WEISBERG & CONWAY PC
PHILADELPHIA, PA 215-790-1010

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

CIVIL ACTION LAW

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

MARGARET GAIR, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
LAUREN M. MOYER, ESQUIRE - ID # 320589
CHELSEA A. NIXON, ESQUIRE - ID # 324130

123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

American Advisors Group,

Plaintiff,

v.

William F. Baker Executor of the Estate of
Thomas Baker,
and
Daniel Novick Executor of the Estate of
Thomas Baker,

Defendants.

Columbia County
Court of Common Pleas

Number: 2019-CV-1474

2020 - ED - 16

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

William F. Baker Executor of the Estate of
Thomas Baker
818 Bear Gap Road
Elysburg, PA 17824

630 Scenic Avenue
Bloomsburg, PA 17815

Daniel Novick Executor of the Estate of
Thomas Baker
37B Franklin Street
Bloomsburg, PA 17815

630 Scenic Avenue
Bloomsburg, PA 17815

Your house (real estate) at **630 Scenic Avenue, Bloomsburg, Pennsylvania 17815** is scheduled to be sold at Sheriff's Sale on May 27, 2020 at 9:00 am in **Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815** to enforce the court judgment of \$133,769.49 obtained by American Advisors Group against the above premises.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to American Advisors Group the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg & Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY
AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg & Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg & Conway, LLC at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the 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 schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE

**North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760**

ASSOCIATION DE LICENCIADOS

**North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760**

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV1474

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, MAY 27, 2020
AT 9:00 O'CLOCK A.M.

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ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SCENIC AVENUE, SAID POINT BEING THE NORTHEAST CORNER OF THE DESCRIBED LOT: THENCE ALONG THE WESTERLY SIDE OF LOT NO. 192 THE FOLLOWING TWO COURSES DISTANCES: (1) SOUTH 31 DEGREES 13 MINUTES 53 SECONDS EAST, A DISTANCE OF 152.43 FEET; (2) SOUTH 71 DEGREES 13 MINUTES 53 SECONDS WEST, A DISTANCE OF 150.00 FEET: THENCE ALONG A RECREATION AREA AND THE EASTERLY SEDE OF LOT 168, NORTH 14 DEGREES 08 MINUTES 55 SECONDS WEST, 156.98 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SCENIC AVENUE, THENCE ALONG SAME, BY THE FOLLOWING TWO COURSES AND DISTANCES: (1) ON A CURVE TO THE LEFT WITH RADIUS OF 370.00 FEET AND CHORD BEARING AND DISTANCE OF NORTH 76 DEGREES 55 MINUTES 37 SECONDS EAST, A DISTANCE OF 78.55 FEET; (2) NORTH 70 DEGREES 50 MINUTES 00 SECONDS EAST, A DISTANCE OF 26.30 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.448 ACRES IN ALL, MORE OR LESS.

BEING SUBJECT TO THAT PORTION OF A 20 FOOT UTILITY AND DRAINAGE EASEMENT SITUATE NEAR THE EASTERLY, WESTERLY AND NORTHERLY LINES OF THE ABOVE DESCRIBED PARCEL OF LAND AND THAT PORTION OF 10 FOOT WIDE UTILITY AND DRAINAGE EASEMENT SITUATE ON THE SOUTHERLY OF THE ABOVE DESCRIBED PARCEL OF LAND. ALL OF THE ABOVE BEING MORE FULLY SHOWN AS LOT NO. 169 ON A DRAFT PREPARED BY BAFILE, JAMES AND ASSOCIATES DATED JUNE 30, 1990, LAST REVISED SEPTEMBER 12, 1994 (FILE NO. 8- 20).

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TAX I.D. 22-01C-004

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING
BEING THE SAME PREMISES WHICH CLYDE E. YOHEY AND JOAN B. YOHEY, HUSBAND AND WIFE, BY DEED DATED MARCH 26, 1999 AND RECORDED MARCH 26, 1999 IN DEED BOOK 719, PAGE 486, GRANTED AND CONVEYED UNTO THE SAID THOMAS A. BAKER AKA THOMAS BAKER AKA THOMAS ANTHONY BAKER AND CHARLOTTE L. BAKER. CHARLOTTE L. BAKER DIED ON JANUARY 1, 2015, LEAVING TITLE VESTED SOLELY IN THOMAS A. BAKER BY OPERATION OF LAW. THOMAS A. BAKER DIED ON JANUARY 18, 2019. LETTERS OF ADMINISTRATION WERE GRANTED TO WILLIAM F. BAKER, EXECUTOR OF THE ESTATE OF THOMAS A. BAKER AND DANIEL NOVICK, EXECUTOR OF THE ESTATE OF THOMAS A. BAKER ON MARCH 5, 2019.

REAL DEBT: \$133,769.49

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

WILLIAM F. BAKER EXECUTOR OF THE ESTATE OF THOMAS BAKER AND DANIEL NOVICK EXECUTOR OF THE ESTATE OF THOMAS BAKER

MCCABE, WEISBERG & CONWAY, LLC
123 SOUTH BROAD STREET, SUITE 1400
PHILADELPHIA, PA 19109

PROPERTY ADDRESS: 630 SCENIC AVENUE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 22-01C-004

Seized and taken into execution to be sold as the property of WILLIAM F. BAKER EXECUTOR OF ESTATE OF THOMAS BAKER, DANIEL NOVICK EXECUTOR OF ESTATE OF THOMAS BAKER in suit of AMERICAN ADVISORS GROUP.

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:
MCCABE, WEISBERG & CONWAY PC
PHILADELPHIA, PA 215-790-1010

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

McCABE, WEISBERG & CONWAY, LLC

CHELSEA A. NIXON, ESQUIRE - ID # 324130

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

Attorneys for Plaintiff

American Advisors Group,
Plaintiff,

v.

William F. Baker Executor of the Estate of
Thomas Baker,
and
Daniel Novick Executor of the Estate of Thomas
Baker,
Defendants.

Columbia County
Court of Common Pleas

Number: 2019-CV-1474

2020-ED-16

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF PHILADELPHIA:

The undersigned, being duly sworn according to law, deposes and says that the Defendants, William F. Baker Executor of the Estate of Thomas Baker and Daniel Novick Executor of the Estate of Thomas Baker, are not in the Military or Naval Service of the United States, or otherwise within the provisions of the Servicemembers Civil Relief Act, 50 U.S.C. §3931; and that the Defendants, William F. Baker Executor of the Estate of Thomas Baker and Daniel Novick Executor of the Estate of Thomas Baker, are over eighteen (18) years of age, and reside as follows:

William F. Baker Executor of the Estate of Thomas Baker
818 Bear Gap Road
Elysburg, PA 17824

Daniel Novick Executor of the Estate of Thomas Baker
37B Franklin Street
Bloomsburg, PA 17815

SWORN AND SUBSCRIBED

BEFORE ME THIS 24th DAY

OF February, 2020
Kellie Keller
NOTARY PUBLIC

DATE: 2/24/2020

McCABE, WEISBERG & CONWAY, LLC

BY: [Signature]

<input type="checkbox"/> Margaret Gairo, Esq.	<input type="checkbox"/> Andrew L. Markowitz, Esq.
<input type="checkbox"/> Christine L. Graham, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Lauren M. Moyer, Esq.	<input checked="" type="checkbox"/> Chelsea A. Nixon, Esq.

Attorneys for Plaintiff

Commonwealth of Pennsylvania - Notary Seal
KELLIE KELLER, Notary Public
Philadelphia County
My Commission Expires February 7, 2022
Commission Number 1281609

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate in Main Township, Columbia County, Pennsylvania, and being known as 630 Scenic Avenue, Bloomsburg, Pennsylvania 17815.

TAX MAP AND PARCEL NUMBER: 22-01C-004

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$133,769.49

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: William F. Baker Executor of the Estate of Thomas Baker and Daniel Novick Executor of the Estate of Thomas Baker

McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SCENIC AVENUE, SAID POINT BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED LOT; THENCE ALONG THE WESTERLY SIDE OF LOT NO. 192, THE FOLLOWING TWO COURSES AND DISTANCES: (1) SOUTH 31 DEGREES 13 MINUTES 53 SECONDS EAST, A DISTANCE OF 152.43 FEET; (2) SOUTH 71 DEGREES 13 MINUTES 53 SECONDS WEST, A DISTANCE OF 150.00 FEET; THENCE ALONG A RECREATION AREA AND THE EASTERLY SIDE OF LOT 168, NORTH 14 DEGREES 08 MINUTES 55 SECONDS WEST, 156.98 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SCENIC AVENUE; THENCE ALONG SAME, BY THE FOLLOWING TWO COURSES AND DISTANCES: (1) ON A CURVE TO THE LEFT WITH RADIUS OF 370.00 FEET AND CHORD BEARING AND DISTANCE OF NORTH 76 DEGREES 55 MINUTES 37 SECONDS EAST, A DISTANCE OF 78.55 FEET; (2) NORTH 70 DEGREES 50 MINUTES 00 SECONDS EAST, A DISTANCE OF 26.30 FEET TO THE PLACE OF BEGINNING. CONTAINING 0.448 ACRES IN ALL, MORE OR LESS.

BEING SUBJECT TO THAT PORTION OF A 20 FOOT UTILITY AND DRAINAGE EASEMENT SITUATE NEAR THE EASTERLY, WESTERLY AND NORTHERLY LINES OF THE ABOVE DESCRIBED PARCEL OF LAND AND THAT PORTION OF A 10 FOOT WIDE UTILITY AND DRAINAGE EASEMENT SITUATE ON THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PARCEL OF LAND.

ALL OF THE ABOVE BEING MORE FULLY SHOWN AS LOT NO. 169 ON A DRAFT PREPARED BY BAFLE, JAMES AND ASSOCIATES DATED JUNE 30, 1990, LAST REVISED SEPTEMBER 12, 1994 (FILE NO. 8- 20).

BEING KNOWN AS: 630 SCENIC AVENUE, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 22-01C-004

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH CLYDE E. YOHEY AND JOAN B. YOHEY, HUSBAND AND WIFE, BY DEED DATED MARCH 26, 1999 AND RECORDED MARCH 26, 1999 IN DEED BOOK 719, PAGE 486, GRANTED AND CONVEYED UNTO THE SAID THOMAS A. BAKER AKA THOMAS BAKER AKA THOMAS ANTHONY BAKER AND CHARLOTTE L. BAKER. CHARLOTTE L. BAKER DIED ON JANUARY 1, 2015, LEAVING TITLE VESTED SOLELY IN THOMAS A. BAKER BY OPERATION OF LAW. THOMAS A. BAKER DIED ON JANUARY 18, 2019. LETTERS OF ADMINISTRATION WERE GRANTED TO WILLIAM F. BAKER, EXECUTOR OF THE ESTATE OF THOMAS A. BAKER AND DANIEL NOVICK, EXECUTOR OF THE ESTATE OF THOMAS A. BAKER ON MARCH 5, 2019.

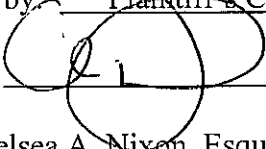
REAL DEBT: \$133,769.49

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
WILLIAM F. BAKER EXECUTOR OF THE ESTATE OF THOMAS BAKER AND DANIEL NOVICK EXECUTOR OF THE ESTATE OF THOMAS BAKER

MCCABE, WEISBERG & CONWAY, LLC
123 SOUTH BROAD STREET, SUITE 1400
PHILADELPHIA, PA 19109

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Submitted by: Plaintiff's CounselSignature: Name: Chelsea A. Nixon, EsquireAttorney No. (If applicable) 324130

FILED
PROthonotary
2020 FEB 27 A 10:53
CLERK OF COURT
COUNTY OF COLUMBIA

LAW OFFICES
McCABE, WEISBERG & CONWAY, LLC
SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

February 21, 2020

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

Re: American Advisors Group vs. William F. Baker Executor of the Estate of Thomas Baker and
Daniel Novick Executor of the Estate of Thomas Baker
Columbia County, Number 2019-CV-1474
Premises: 630 Scenic Avenue, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

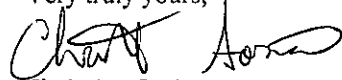
Enclosed please find 3 copy/ies of Notice of Sheriff's Sale of Real Estate Pursuant to PA.R.C.P.
3129 relative to the above matter. Kindly serve the defendants in the manner listed below:

Please serve the Notice of Sale upon Defendant(s) as follows:

- William F. Baker Executor of the Estate of Thomas Baker, 818 Bear Gap Road, Elysburg,
PA 17824 (**Deputized Service**)
- Daniel Novick Executor of the Estate of Thomas Baker, 37B Franklin Street, Bloomsburg,
PA 17815

****Kindly post the handbill to the property address: 630 Scenic Avenue, Bloomsburg, Pennsylvania
17815.**

Very truly yours,



Christine Soriano,
McCabe, Weisberg & Conway, LLC

/cs
Enclosures

Document Receipt

Trans #	17673	Carrier / service:	USPS Server	First-Class Mail®	3/11/2020 12:00:00 AM
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Ship to:

Mr. William Baker

818 Bear Gap Road

Tracking #: 71901140006000172131

Doc Ref #: 2020ED16

Postage 5.6000

Elysburg PA 17824

Document Receipt

Trans #	17674	Carrier / service:	USPS Server	First-Class Mail®	3/11/2020 12:00:00 AM
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Ship to:

USA MIDDLE DISTRICT OF PA

WILLIAM NEALON FED BUILDING 235 N
WASHINGTON AVE STE. 311

Tracking #: 71901140006000172148

Doc Ref #: 2020ED16

Postage 5.6000

SCRANTON PA 18503

Document Receipt

Trans #	17672	Carrier / service:	USPS Server	First-Class Mail®	3/11/2020 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000172124

Doc Ref #: 2020ED16

Postage 5.6000

KING OF PA 19406
PRUSSIA

Document Receipt

Trans #	17671	Carrier / service:	USPS Server	First-Class Mail®	3/11/2020 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000172117

Doc Ref #: 2020ED16

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

Trans #	17670	Carrier / service:	USPS Server	First-Class Mail®	3/11/2020 12:00:00 AM
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Ship to:

INHERITANCE TAX OFFICE

COMMON OF PENNSYLVANIA

110 NORTH 8TH STREET

Tracking #: 71901140006000172100

SUITE # 204

Doc Ref #: 2020ED16

Postage 5.6000

PHILADELPHIA PA 19107

Document Receipt

Trans #	17669	Carrier / service:	USPS Server	First-Class Mail®	3/11/2020 12:00:00 AM
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Ship to:

COMMONWEALTH OF PENNSYLVANIA	DEPARTMENT OF PUBLIC WELFARE
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BUREAU OF CHILD SUPPORT
ENFORCEMENT
P.O. BOX 2675
ATTN: DAN RICHARD
HARRISBURG PA 17105

Tracking #: 71901140006000172094

Doc Ref #: 2020ED16

Postage 5.6000

Document Receipt

Trans #	17668	Carrier / service:	USPS Server	First-Class Mail®	3/11/2020 12:00:00 AM
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Ship to:

WUNITED STATES OF AMERICA

UNITED STATES ATTORNEY
FOR MIDDLE DISTRICT OF PAWILLIAM J. NEALON FEDERAL BLDG
235 N WASHINGTON AVE SUITE 311

Tracking #: 71901140006000172087

Doc Ref #: 2020ED16

Postage 5.6000

SCRANTON PA 18503

Document Receipt

Trans #	17649	Carrier / service:	USPS Server	First-Class Mail®	3/6/2020 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000171899

Doc Ref #: 2020ED16

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

Trans #	17650	Carrier / service:	USPS Server	First-Class Mail®	3/6/2020 12:00:00 AM
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Ship to:

COMMONWEALTH OF PENNSYLVANIA	DEPARTMENT OF PUBLIC WELFARE
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BUREAU OF CHILD SUPPORT
ENFORCEMENT

P.O. BOX 2675

ATTN: DAN RICHARD

HARRISBURG PA 17105

Tracking #: 71901140006000171905

Doc Ref #: 2020ED16

Postage 5.6000

Document Receipt

Trans #	17651	Carrier / service:	USPS Server	First-Class Mail®	3/6/2020 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000171912

Doc Ref #: 2020ED16

Postage 5.6000

HARRISBURG PA 17128

PAPER CONTAINS TONER ADHESION PROPERTIES.

McCABE, WEISBERG & GONWAY, LLC

PA ESCROW TRUST ACCOUNT
123 S. BROAD STREET, SUITE 1400
PHILADELPHIA, PA 19109
(215) 790-1010

PAY: One thousand three hundred fifty and NO/100.

TO THE
ORDER
OF
PA
Sheriff of Columbia County

Listing Prop for Sheriff Sale (19-106738) - Baker, Thomas

⑈ 150239 ⑈ ⑈ 043000096⑈ ⑈ 1077693612⑈

8/9/30

PNC BANK

DATE

02/25/2020

AMOUNT

\$1,350.00

2 SIGNATURES REQUIRED OVER \$25,000.00
VOID AFTER 180 DAYS

Thomas A. Hutton

150239

NO. 150239

Security Features Included.

Details on back.

HEAT SENSITIVE IMAGE DISAPPEARS WITH HEAT