



**COLUMBIA COUNTY REGISTER AND RECORDER  
RECEIPT**

Inv Number: 275946	Invoice Date: 04/23/2025 3:40:32 PM	RECEIPT	Reg/Drw ID: 0101
Customer: SHERIFFS OFFICE	Last Change:	Receipt By: WALK-IN	By: LA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$5,238.99	202502985 04/23/25 3:40:42 PM	BLOOMSBURG TOWN OF
	Grantor - BABB, MASON			
	Grantee - MALATESTA DEVELOPMENT LLC			
	Consideration - \$258,362.45			
	Tax Basis - \$258,362.45			
	Return Via - MAIL			
	Fees Summary:			
	STATE TRANSFER TAX	\$2,583.62		
	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		
	BLOOMSBURG AREA SCHOOL REALTY TAX	\$1,291.81		
	TOWN OF BLOOMSBURG	\$1,291.81		

Inst Info: SHERIFFS DEED

<b>TOTAL CHARGES</b>	<u>\$5,238.99</u>
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<b>PAYMENTS</b>	
CHECK: 9604 - SHERIFFS OFFICE	\$71.75
CHECK: 9599 - SHERIFFS OFFICE	\$2,583.62
CHECK: 9597 - SHERIFFS OFFICE	<u>\$2,583.62</u>
<b>TOTAL PAYMENTS</b>	<u>\$5,238.99</u>

<b>AMOUNT DUE</b>	\$5,238.99
PAYMENT ON INVOICE	(\$5,238.99)
<b>BALANCE DUE ON INVOICE</b>	\$0.00

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



<b><u>Plaintiff</u></b>	vs.	<b><u>Defendant</u></b>
LAKEVIEW LOAN SERVICING LLC		MASON BABB

**Attorney for the Plaintiff:**  
BROCK & SCOTT PLLC  
2011 RENAISSANCE BOULEVARD  
SUITE 100  
KING OF PRUSSIA, PA 19406

**Sheriff's Sale Date:** Wednesday, March 19, 2025  
**Sale Number:** 2024ED85  
**Writ of Execution No. :** 2023CV506  
**Advance Sheriff Costs:** \$2,000.00

**Location of the real estate:** 308 W 3RD STREET, BLOOMSBURG, PA 17815,  
BLOOMSBURG TOWN

## 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	\$48.00
Posting Handbill	\$15.00
Poundage	<del>\$3,422.00</del>
Press Enterprise Inc.	<del>\$1,367.60</del>
Prothonotary, Acknowledge Deed	<del>\$10.00</del>
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	<del>\$150.00</del>
Transfer Tax Form	\$25.00
Web Posting	<del>\$100.00</del>
Service	\$195.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$10.00
Tax Claim Search	<del>\$15.00</del>
Surcharge	<del>\$40.00</del>
Continued or Cancelled Sale	\$10.00

498

Malatesta Development LLC  
374 Matzunk Rd Berk

Postponed to: 3/19/2025

**Total Sheriff Costs** \$5,602.60

## Municipal Costs

Sewer	<del>\$1,309.23</del>
<b>Total Municipal Costs</b>	<b>\$1,309.23</b>

## Distribution Costs

Recording Fees	<del>\$86.75</del>
Recorder, Lien Search	<del>\$250.00</del>
Transfer Taxes (Local)	<del>\$2,589.62</del>

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

## Distribution Costs

Transfer Taxes (State)

~~\$2,583.02~~

**Total Distribution Costs**

**\$5,503.99**

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**Grand Total:**

**\$12,415.82**

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



<b><u>Plaintiff</u></b>	vs.	<b><u>Defendant</u></b>
LAKEVIEW LOAN SERVICING LLC		MASON BABB

**Attorney for the Plaintiff:**  
BROCK & SCOTT PLLC  
2011 RENAISSANCE BOULEVARD  
SUITE 100  
KING OF PRUSSIA, PA 19406

**Sheriff's Sale Date:** Wednesday, March 19, 2025  
**Sale Number:** 2024ED85  
**Writ of Execution No. :** 2023CV506  
**Advance Sheriff Costs:** \$2,000.00

**Location of the real estate:** 308 W 3RD STREET, BLOOMSBURG, PA 17815,  
BLOOMSBURG TOWN

## 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	\$48.00
Posting Handbill	\$15.00
Poundage	\$3,422.00
Press Enterprise Inc.	\$1,367.60
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$150.00
Transfer Tax Form	\$25.00
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Service	\$195.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$10.00
Tax Claim Search	\$15.00
Surcharge	\$40.00
Continued or Cancelled Sale	\$10.00

Postponed to: 3/19/2025

**Total Sheriff Costs** **\$5,602.60**

## Municipal Costs

Sewer	\$1,309.23
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**Total Municipal Costs** **\$1,309.23**

## Distribution Costs

Recording Fees	\$86.75
Recorder, Lien Search	\$250.00
Transfer Taxes (Local)	\$2,583.62

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

## Distribution Costs

Transfer Taxes (State)

\$2,583.62

**Total Distribution Costs**

**\$5,503.99**

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**Grand Total:**

**\$12,415.82**

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



**Plaintiff**  
LAKEVIEW LOAN SERVICING LLC

vs.

**Defendant**  
MASON BABB

**Attorney for the Plaintiff:**

BROCK & SCOTT PLLC  
2011 RENAISSANCE BOULEVARD  
SUITE 100  
KING OF PRUSSIA, PA 19406

**Sheriff's Sale Date:** Wednesday, March 19, 2025

**Sale Number:** 2024ED85

**Writ of Execution No. :** 2023CV506

**Advance Sheriff Costs:** \$2,000.00

**Location of the real estate:** 308 W 3RD STREET, BLOOMSBURG, PA 17815,  
BLOOMSBURG TOWN

## 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	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,367.60
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$150.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$195.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$10.00
Tax Claim Search	\$15.00
Surcharge	\$40.00
Continued or Cancelled Sale	\$10.00
Postponed to: 3/19/2025	

**Total Sheriff Costs** \$2,180.60

## Municipal Costs

Sewer \$1,309.23

**Total Municipal Costs** \$1,309.23

## Distribution Costs

Recording Fees \$86.75

**Total Distribution Costs** \$86.75

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

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**Grand Total:**

**\$3,576.58**

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

# Municipal Authority of the Town of Bloomsburg

1000 Market Street, Suite 9  
Bloomsburg, PA 17815  
Phone: 570.784.5422  
Fax: 570.204.3647

March 13, 2025

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

RE: DOCKET NO. 2023-CV-506  
MASON BABB  
308 W. Third Street, Bloomsburg, PA 17815

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property is scheduled for a Sheriff's Sale on March 19, 2025. The Authority holds a claim against this property for unpaid sewer in the amount of **\$1,309.23**.

If you have any questions, please contact me at 570-784-5422, 2 or [aseamans@bloomsburgma.org](mailto:aseamans@bloomsburgma.org).

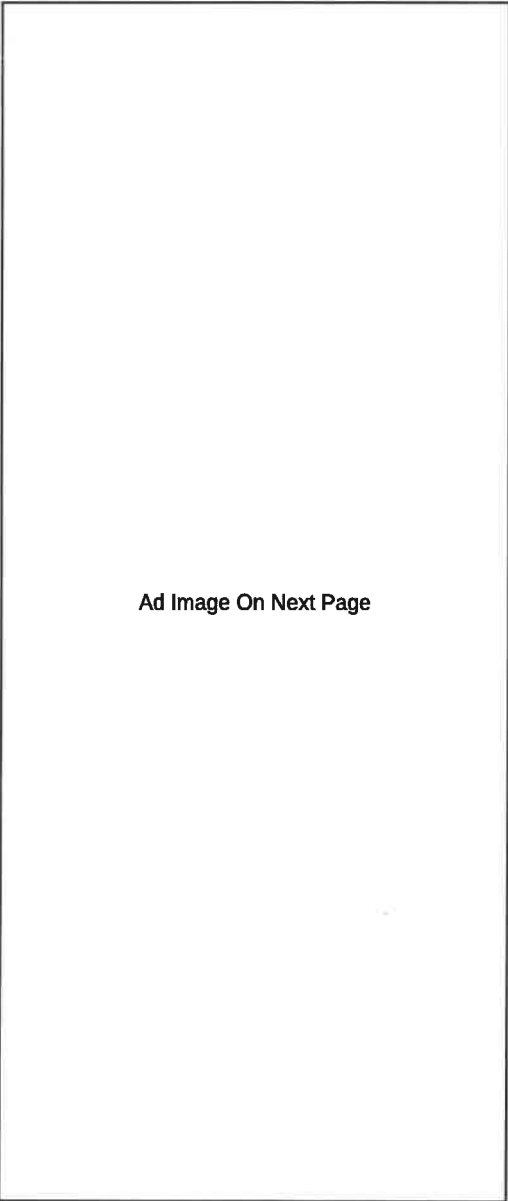
Sincerely,



Amy B. Seamans  
Billing and Collections Director

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Brad Bailey 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 time, place, and character of publication are true.



Ad Image On Next Page

Ad Text: Babb Sale  
Date(s) Published: 01/08/2025, 01/15/2025, 01/22/2025

*[Handwritten signature]*

Sworn and subscribed to before me  
this 20 day of January 20 25.

*[Handwritten signature: Shawn H. Stair]*

(Notary Public)

Commonwealth of Pennsylvania - Notary Seal  
Shawn H. Stair, Notary Public  
Columbia County  
My commission expires August 12, 2025  
Commission number 1404114  
Member, Pennsylvania Association of Notaries

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.

TIM CHAMBERLAIN - COLUM COUNTY SHER  
PO BOX 380  
BLOOMSBURG, PA 17815

PRESS ENTERPRISE Classifieds reach over 21,000 print readers, by our plus 60,500 unique visitors to our website monthly.

**MISSED PAPER?**

Call our Customer Service Team at 570-784-2121, option 1 by 10am

**PLACING CLASSIFIED ADS**

email: classifieds@presenterprisonline.com  
online: presenterprisonline.com  
Call Mon-Fri. 8:30am-4:00pm 570-784-6151

**MONDAY MARKETPLACE ADS**

It's FREE to advertise your merchandise UNDER \$100!  
Must Submit Online: presenterprisonline.com  
Daily 12:00 PM - 12:00 AM for following days:  
1. click CLASSIFIEDS + 2. click PLACE AN AD + 3. fill in your info

**DRIVE-THRU HOURS:**

8:00am - 3:00pm  
Our Drop-Off Box at the Drive-Thru is available 24/7  
For the safety of the public and our employees our lobby will be closed until further notice. Thank you for your understanding in this matter.

**SHERIFF'S SALE**  
By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023CV547

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 www.bid4assets.com/ ColumbiaPASheriffsales on:

WEDNESDAY, JANUARY 29, 2025  
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.

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF COLUMBIA, BLOOMSBURG, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF EIGHTH STREET ON THE SOUTH SIDE OF EIGHTH STREET IN THE TOWNSHIP OF BLOOMSBURG, COMMONWEALTH OF PENNSYLVANIA, BOUND AND DESCRIBED AS FOLLOWS: ON THE EAST BY LOT NOW OR LATE OF JOHN ADAMS; ON THE SOUTH BY THE PENNSYLVANIA CANAL; ON THE WEST BY LAND NOW OR LATE OF JOHN ADAMS; ON THE NORTH BY THE SAID EIGHTH STREET, BEING 40 FEET ON EIGHTH STREET AND EXTENDING OF EQUAL WIDTH TO THE CANAL; THE SECOND THEREOF, BEGINNING AT A POINT ON THE NORTHERN SIDE OF A 20 FOOT STREET RUNNING PARALLEL WITH EIGHTH STREET, TO BE DESIGNATED AS CANAL STREET, SAID POINT BEING ON THE WESTERN LINE OF LAND OF H.M. RHODES, THENCE BY THE NORTHERN SIDE OF CANAL STREET NORTH 81 DEGREES, FIFTEEN MINUTES WEST, 40 FEET TO THE EASTERN LINE OF LAND OF DANIEL M. FENSTERMAKER, EXTENDED, BEING LAND OWNED BY SAID H.M. RHODES, THENCE BY THE SAME IN A NORTHERLY DIRECTION 58 FEET 10 INCHES TO THE SOUTHERN SIDE OF LAND OF H.M. GROTZ, THENCE IN A NORTHEASTLY DIRECTION 40 FEET TO INTERSECTION OF LINE OF LAND OF JOHN ADAMS AND CANAL STREET, SAID POINT BEING THE SAME IN A SOUTHEASTLY DIRECTION 90 FEET 6 INCHES TO A POINT ON THE NORTHERN SIDE OF CANAL STREET, THE PLACE OF BEGINNING. ALSO KNOWN AS 262 E 8th St, Bloomsburg, PA 17815. PARCEL ID 05020 16700000 BEING THE SAME PREMISES WHICH DOROTHY M. FENSTERMAKER, WIDOW AND JAY C. FENSTERMAKER, AND DOROTHY FETTER FENSTERMAKER, HUSBAND AND WIFE BY Deed dated 01/13/1978 and recorded in the Office of Recorder of Deeds of Columbia County on 01/13/1978 at Book 285, Page 312, granted and conveyed unto DOROTHY M. FENSTERMAKER, WIDOW AS TO A LIFE ESTATE AND JAY C. FENSTERMAKER AND DOROTHY FETTER FENSTERMAKER, HUSBAND AND WIFE AS TO THE REMAINDER.

PROPERTY ADDRESS: 262 E. 8TH STREET, BLOOMSBURG, PA 17815  
UPI / TAX PARCEL NUMBER: 05 02 167 000 00

Seized and taken into execution to be sold as the property of JAY C. FENSTERMAKER, DOROTHY FETTER FENSTERMAKER in suit of MORTGAGE ASSETS MANAGEMENT, LLC.

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 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 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 CHAMBERLAIN, Sheriff STERN & EISENBERG, PC Columbia County, Pennsylvania WARRINGTON, PA \*215-572-9131

**SHERIFF'S SALE**  
By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023CV506

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 www.bid4assets.com/ ColumbiaPASheriffsales on:

WEDNESDAY, JANUARY 29, 2025  
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 of ground situate on the south side of West Third Street in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows: BEGINNING at a point on the south side of Third Street, corner of lot now or late of Bloom School District; THENCE by eastern line of said School District, South 23 degrees 28 minutes East 87 feet to line of lot now or late of Jacob H. Maust; THENCE by the same, North 66 degrees 58 minutes East 45 feet to other land of former Greater in the chain of title; THENCE by the same, North 23 degrees 28 minutes West 27 feet to Third Street; THENCE by the south side of said Street, South 66 degrees 58 minutes West 45 feet to the Bloomsburg School Lot, the place of BEGINNING. Being the same premises which Daniel A. Gensinger and Penny A. Gensinger, husband and wife, by Deed dated 03/11/2022 and recorded 03/16/2022, in the Office of Recorder of Deeds in and for the County of Columbia, in Deed Instrument No. 202202965, granted and conveyed unto Mason A. Babb, in fee. Tax Parcel: 05W04 26200000. Premises Being: 308 W 3rd St, Bloomsburg, PA 17815

PROPERTY ADDRESS: 308 W 3RD STREET, BLOOMSBURG, PA 17815  
UPI / TAX PARCEL NUMBER: 05W04 26200000

Seized and taken into execution to be sold as the property of MASON BABB in suit of LAKEVIEW LOAN SERVICING LL.

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 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 CHAMBERLAIN, Sheriff BROCK & SCOTT, PLLC Kings of Prussia, Pennsylvania

**SHERIFF'S SALE**  
By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2018CV1041

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 www.bid4assets.com/ ColumbiaPASheriffsales on:

WEDNESDAY, JANUARY 29, 2025  
At 9:50 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 and lot of land situate in the Township of Superior, Columbia County, Pennsylvania, bounded and described as follows: BEGINNING AT A stone corner located at the intersection of lands now or formerly of Marry M. Campbell and Stephen Hopkins in the northeast corner of the land herein conveyed; and THENCE running along the Western line of land now or formerly of the said Stephen Hopkins in a southerly direction 450 feet to a stake corner set in the easterly line of land now or formerly of Howard and Deloris J. Myers; THENCE running along the northerly line of land now or formerly of the said Myers, in a westerly direction 484 feet to a stake corner set in the easterly line of land now or formerly of said Myers; THENCE running along the easterly line of land now or formerly of said Myers, in a northerly direction 450 feet to a stake corner set in the southerly line of land now or formerly of the aforesaid Harry M. Campbell; THENCE running along the southerly line of land now or formerly of said Campbell in an easterly direction 491 feet to a stone corner, the place of beginning, CONTAINING approximately 5.03 acres of land.

Parcel: 32-10-014-02-000  
Property Address: 1332 Upper Raven Creek, Benton, PA 17814  
BEING KNOWN AS: 1332 UPPER RAVEN CREEK ROAD A/K/A 1332 UPPER RAVEN CREEK RD, BENTON, PA 17814 PROPERTY ID NUMBER: 32-10-014-02-000  
BEING THE SAME PREMISES WHICH CLARA L. GETZ, NOW CLARA L. BOWMAN, ADMINISTRATRIX OF THE ESTATE OF TIMOTHY A. GETZ BY DEED DATED 6/17/1993 AND RECORDED 7/13/1993 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 840 AT PAGE 488, GRANTED AND CONVEYED UNTO CLARA L. BOWMAN AND HOWARD W. BOWMAN, WIFE AN HUSBAND.

PROPERTY ADDRESS: 1332 UPPER RAVEN CREEK ROAD, BENTON, PA 17814  
UPI / TAX PARCEL NUMBER: 32-10-014-02-00

Seized and taken into execution to be sold as the property of CLARA BOWMAN, HOWARD BOWMAN in suit of BAYVIEW LOAN SERVICING LLC.

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 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 CHAMBERLAIN, Sheriff PHILADELPHIA, PA \*610-462-4788 Columbia County, Pennsylvania

**SHERIFF'S SALE**  
By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2021CV490

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 www.bid4assets.com/ ColumbiaPASheriffsales on:

WEDNESDAY, JANUARY 29, 2025  
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 property situated in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, being more fully described in a deed dated October 22, 1988 and recorded November 6, 1988, among the Land Records of the County and State set forth above, in Deed Volume 641 and Page 165.

BEING THE SAME PREMISES WHICH Tax Claim Bureau of the County of Columbia, Pennsylvania, Trustee, by Deed dated April 18, 2022 and recorded on April 18, 2022, in the Columbia County Recorder of Deeds Office as Instrument No. 202203683, granted and conveyed unto William Watkins.

Being Known as 31 East Street, Bloomsburg, PA 17815  
Parcel ID: Nos. 31 1810600000 / 31 1810600000  
PROPERTY ADDRESS: 31 EAST STREET, BLOOMSBURG, PA 17815  
UPI / TAX PARCEL NUMBER: 31 1810600000 & 31 1810600000

Seized and taken into execution to be sold as the property of MELISSA BERGAN, RUSSELL HILL, DOROTHY REIC, VICKI CLARK, REBECCA HILL, UNKNOWN SURVIVING HEIR, DECEASED, ROBERT RICE, DECEASED, UNKNOWN SURVIVING HEIR OF PENNY K. BACON, DECEASED, WILLIAM WATKINS in suit of US BANK TRUST NATIONAL ASSOC.

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 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 CHAMBERLAIN, Sheriff FLADIK ONORATO AND FEDERMAN Columbia County, Pennsylvania NORTH WALKO, PA

Check Out Our Online Classifieds at [www.presenterprisonline.com](http://www.presenterprisonline.com)

**SHERIFF'S SALE**  
By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024CV784

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 www.bid4assets.com/ ColumbiaPASheriffsales on:

WEDNESDAY, JANUARY 29, 2025  
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 of ground situate in the Village of Millville, Township of Mifflin, County of Columbia, and State of Pennsylvania, marked on General plan of said Village by No. 124, bounded and described as follows:  
CONTAINING in front on 2nd and 3rd Streets four perches; in depth by Lots Nos. 123 and 125, fourteen perches.

BEING the same premises, Joshua R. Matyas, granted and conveyed unto Jeremy W. Hort and Lydia Hort, in the deed dated September 20, 2021 and recorded in the Columbia County Recorder of Deeds on September 23, 2021 in Instrument No. 202109603.

BEING known as 325 E. 3rd Street, Millville, PA 18631  
PARCEL: 2305B02800000

PROPERTY ADDRESS: 325 E. 3RD STREET, MILLVILLE, PA 18631  
UPI / TAX PARCEL NUMBER: 2305B02800000

Seized and taken into execution to be sold as the property of JERRY HORT, LYDIA HORT in suit of SERVIS ONE, INC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE 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 CHAMBERLAIN, Sheriff HILL WALLACK LLP Columbia County, Pennsylvania YARDELY, PA

**WANTED**  
MP Metals  
Clean Copper \$3.40 to \$2.65  
Clean Brass \$2.25 to \$1.90  
Cans .60  
Clean Alum. .50  
Stainless .32  
Tin, Steel \$1.00  
Iron & Cers \$1.00  
Industrial Roll of Service  
Monday-Friday 8am-4pm  
Sat. 8-10am  
570-789-2579  
Rt. 11 Berwick

**Public Notices**  
HEARING NOTICE  
The North Centre Township Supervisor will hold a public hearing on February 10th, 2025 at the Town Meeting Room, 1059 State Route 93, Berwick, PA at 7:00 pm. The hearing will be for Ordinance 2025-01, an ordinance to increase the Supervisors Compensation to a total of \$3,145 annually. A copy of the full ordinance is available for review at the Township Office Wednesday and Thursday 8 am - 4 pm.

**Jobs**  
Full Time or Seasonal CDL TRUCK DRIVER  
Class A. Home most nights of the week/ flexible schedule. Can pay 25% of the haul or hourly if interested. Call us at 570-380-4407  
**NEW TODAY**  
Healthcare  
NORTHEASTERN HOME CARE  
Now Hiring Caregivers  
ALL AREAS  
570-355-2436  
General  
Center for Schools and COMMUNITIES  
PROJECT SPECIALIST  
Camp Hill PA  
Full Time-Benefits  
Apply online at [edu.technology.com](http://edu.technology.com)  
by 1/22/25 EOE  
**Work Wanted**  
TOP DOLLAR PAID FOR JUNK VEHICLES - HEAVY TRAIL TRUCKS - Heavy Trail Truck Sales - Call 570-793-2035  
AA-1 ALL CARPENTRY  
Neel junk, odd jobs, etc.  
Big Area, 570-758-5373  
**BUYING JUNK CARS**  
Sewert Towing  
570-441-8287  
**BUYING JUNK VEHICLES**  
Berwick Bloomsburg Area  
Wish 769-9137  
TIM TODD HAULING  
Brush, appls, TVs, tires, etc.  
brn, earth, debris, auto trailer, tax dows, gutting of houses, Full service, Ask for Tim, or get prices, please. Veterans owned  
570-401-8888 or 570-354-1295

**Public Notices**  
INVITATION TO BID  
The Columbia County Redevelopment Authority is requesting proposals for a qualified environmental professional or firm to assist the Authority with conducting needs assessments on 2030 projects with Columbia County. Complete proposal details including the required proposal format, may be obtained upon request from ATTN: Betty Rubio, 180 W. 8th Street, Suite 101, Bloomsburg, PA 17815. The Authority reserves the right to accept or reject any and all proposals.

**Meeting Notice**  
The Columbia County Farmland Preservation Board will hold a meeting on January 22, 2025 beginning at 7:00 pm, in the office of the Columbia County Conservator District, 702 Seaman Rd, Suite 102S, Bloomsburg, PA. For more information please call 570-371-8458.

**Attorney Services**  
BANKRUPTCY  
Chapter 7 - 13  
Local Attorney & Service  
TAMMIE B. LAW, P.C.  
570-752-0200  
tammielaw@verizon.net  
**Free For Free**  
FREE: Punched Blue Truck  
Coordinators, Male, UTD  
shots, 4 mos old,  
1 year/last 570-383-4534  
**Selling a Car?**  
Call 570-784-6151

**Want a Photo in Your Ad?**  
Call 570-784-6151

**Home Improvement**  
From set up to clean up  
Remodel, Repair, Restore  
Additions & Construction  
Free estimates/insured  
570-847-1884



ROSEMARIE DIAMOND  
ADMITTED IN PENNSYLVANIA,  
NEW JERSEY

JAY JONES  
ADMITTED IN PENNSYLVANIA,  
NEW JERSEY

THOMAS E. BROCK  
ADMITTED IN NORTH  
CAROLINA

GREGORY A. SCOTT  
ADMITTED IN NORTH  
CAROLINA

2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406  
ConsumerContact@brockandscott.com  
(844) 856-6646 Consumer Hotline  
www.brockandscott.com

January 28, 2025

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

**Re: Lakeview Loan Servicing, LLC**  
**v.**  
**Mason A. Babb, et al.**  
**No.: 2023-CV-506**

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

Respectfully,

**Brock & Scott, PLLC**

**BROCK & SCOTT, PLLC**  
Rosemarie Diamond, Esquire,  
Identification No. 65639  
2011 Renaissance Boulevard, Suite 100  
King of Prussia, PA 19406  
Telephone: 856-889-4222  
Email:  
Rosemarie.Diamond@brockandscott.com  
B&S File No.: 23-07909 FC01

**Attorney for Plaintiff**

**LAKEVIEW LOAN SERVICING, LLC**  
Plaintiff

**Court of Common Pleas**

v.

**Civil Division**

**MASON A. BABB**  
Defendant(s)

**Columbia County**

**No.: 2023-CV-506**

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for 01/29/2025 at 09:00 AM in the above-captioned matter has been continued until 03/19/2025 at 09:00 AM.

Date:

01/30/25

By:

**BROCK & SCOTT, PLLC**

Rosemarie Diamond  
Rosemarie Diamond, Esquire, Id. No. 65639  
Attorney for Plaintiff

**BROCK & SCOTT, PLLC**  
Rosemarie Diamond, Esquire,  
Identification No. 65639  
2011 Renaissance Boulevard, Suite 100  
King of Prussia, PA 19406  
Telephone: 856-889-4222  
Email:  
Rosemarie.Diamond@brockandscott.com  
B&S File No.: 23-07909 FC01

**Attorney for Plaintiff**

**LAKEVIEW LOAN SERVICING, LLC**  
Plaintiff

**Court of Common Pleas**

v.

**Civil Division**

**MASON A. BABB**  
Defendant(s)

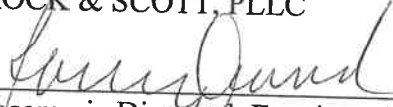
**Columbia County**

**No.: 2023-CV-506**

**CERTIFICATE OF FILING**

On this date, I filed with the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 01/30/25

**BROCK & SCOTT, PLLC**  
By:   
Rosemarie Diamond, Esquire, Id. No. 65639  
Attorney for Plaintiff

**BROCK & SCOTT, PLLC**  
**Rosemarie Diamond, Esquire,**  
**Identification No. 65639**  
**2011 Renaissance Boulevard, Suite 100**  
**King of Prussia, PA 19406**  
**Telephone: 856-889-4222**  
**Email:**  
**Rosemarie.Diamond@brockandscott.com**  
**B&S File No.: 23-07909 FC01**

**Attorney for Plaintiff**

**LAKEVIEW LOAN SERVICING, LLC**  
**Plaintiff**

**v.**

**MASON A. BABB**  
**Defendant(s)**

**Court of Common Pleas**

**Civil Division**

**Columbia County**

**No.: 2023-CV-506**

**CERTIFICATE OF FILING**


On this date, I filed with the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date:

01/30/25

By:

**BROCK & SCOTT, PLLC**

  
Rosemarie Diamond, Esquire, Id. No. 65639  
Attorney for Plaintiff

ROSEMARIE DIAMOND  
ADMITTED IN PENNSYLVANIA,  
NEW JERSEY

JAY JONES  
ADMITTED IN PENNSYLVANIA,  
NEW JERSEY



THOMAS E. BROCK  
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ConsumerContact@brockandscott.com  
(844) 856-6646 Consumer Hotline  
www.brockandscott.com

January 28, 2025

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

Attn: Real Estate Department

Fax Number: 570-389-5625

**Re: Lakeview Loan Servicing, LLC**  
**v.**  
**Mason A. Babb, et al.**  
**No.: 2023-CV-506**

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for January 29, 2025 due to the following: PER CLIENT.

The Property is to be relisted for the March 19, 2025 Sheriff Sale.

Thank you for your cooperation in this matter.

Respectfully,  
Brock & Scott, PLLC

506.23  
85-24

### SHERIFF'S SALE COST SHEET

VS.  
NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>48.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>6.00</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>6.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL *****	\$ <u>438.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <del>1250.03</del> <u>1667.60</u>
SOLICITOR'S SERVICES	\$150.00
TOTAL *****	\$ <del>1927.40</del> <u>1667.60</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	\$ _____
TOTAL *****		\$ <u>15.60</u>

MUNICIPAL FEES DUE:

SEWER	20	\$ <u>1250.03</u>
WATER	20	\$ _____
TOTAL *****		\$ <u>1250.03</u>

SURCHARGE FEE (DSTE)		\$ <u>40.00</u>
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 3492.38

2000.00

# Municipal Authority of the Town of Bloomsburg

1000 Market Street, Suite 9  
Bloomsburg, PA 17815  
Phone: 570.784.5422  
Fax: 570.204.3647

January 13, 2025

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

RE: DOCKET NO. 2023-CV-506  
MASON BABB  
308 W. Third Street, Bloomsburg, PA 17815

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property is scheduled for a Sheriff's Sale on January 29, 2025. The Authority holds a claim against this property for unpaid sewer in the amount of \$1,250.03.

If you have any questions, please contact me at 570-784-5422, 2 or [aseamans@bloomsburgma.org](mailto:aseamans@bloomsburgma.org).

Sincerely,



Amy B. Seamans  
Billing and Collections Director

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



LAKEVIEW LOAN SERVICING LLC  
vs.  
MASON BABB

Case Number  
2023CV506

## SHERIFF'S RETURN OF SERVICE

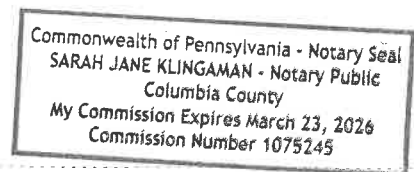
12/16/2024 03:10 PM - DEPUTY JONATHAN BROADT, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 308 W 3RD STREET, BLOOMSBURG, PA 17815.

  
JONATHAN BROADT, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 16, 2024



NOTARY

Affirmed and subscribed to before me this

16TH day of DECEMBER, 2024



Plaintiff Attorney: BROCK & SCOTT PLLC, 2011 RENAISSANCE BOULEVARD, SUITE 100, KING OF PRUSSIA, PA 19406

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



LAKEVIEW LOAN SERVICING LLC  
vs.  
BABB, MASON

Case Number  
2023CV506

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Posting - Sale Bill	<b>Zone:</b>	85
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/29/2025 AT 9:00 AM SHERIFF'S SALE BILL		
<b>Warrant:</b>			

**Serve To:**

<b>Name:</b>	(POSTING)
<b>Primary Address:</b>	308 W 3RD STREET BLOOMSBURG, PA 17815
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

**Final Service:**

<b>Served:</b>	Personally · Adult In Charge · <u>Posted</u> · Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>	12/16/24	<b>Time:</b>	15:10
<b>Deputy:</b>	q	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b>	BROCK & SCOTT PLLC	<b>Phone:</b>	
--------------	--------------------	---------------	--

**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

(POSTING)

2023CV506

308 W 3RD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy

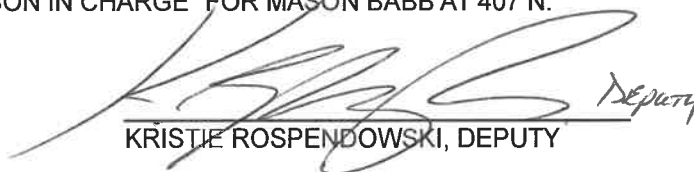


LAKEVIEW LOAN SERVICING LLC  
vs.  
MASON BABB

Case Number  
2023CV506

## SHERIFF'S RETURN OF SERVICE

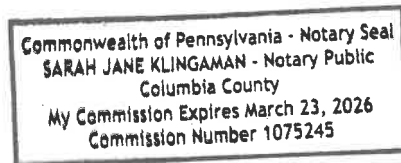
10/15/2024 01:41 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE LAUR COLE (FIANCE'), WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR MASON BABB AT 407 N. MERCER ST., BERWICK, PA 18603.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 16, 2024



### NOTARY

Affirmed and subscribed to before me this

16TH day of OCTOBER, 2024



Plaintiff Attorney: BROCK & SCOTT PLLC, 2011 RENAISSANCE BOULEVARD, SUITE 100, KING OF PRUSSIA, PA 19406

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



LAKEVIEW LOAN SERVICING LLC  
vs.  
BABB, MASON

Case Number  
2023CV506

## SERVICE COVER SHEET

**Service Details:**

Category: Real Estate Sale - Sale Notice      Zone: 85  
 Manner: Adult in Charge      Expires:      Warrant:   
 Notes: SALE DATE & TIME: 01/29/2025 AT 9:00 AM  
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

Name: MASON BABB  
 Primary Address: 308 WEST 3RD STREET  
 BLOOMSBURG, PA 17815  
 Phone:      DOB:   
 Alternate Address: 407 W. MERCER ST.  
 BERNICK, PA 17803  
 Phone:

**Final Service:**

Served: Personally  Adult In Charge  Posted  Other   
 Adult In Charge: Laura Cole  
 Relation: FRANCE'  
 Date: 10/15/24      Time: 1341  
 Deputy: f      Mileage:

**Attorney / Originator:**

Name: BROCK & SCOTT PLLC      Phone:

**Service Attempts:**

Date:	<u>10/3/24</u>	<u>10/11/24</u>	<u>10/11/24</u>			
Time:	<u>9:19</u>	<u>1004</u>	<u>1108</u>			
Mileage:	<u>—</u>					
Deputy:	<u>51</u>	<u>42</u>	<u>43</u>	<u>4</u>	<u>5</u>	<u>6</u>

**Service Attempt Notes:**

1. Checked J-NET, no new info.
2. VACANT
3. POST-OFFICE NOTING
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

BABB, MASON

2023CV506

308 WEST 3RD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



LAKEVIEW LOAN SERVICING LLC  
vs.  
BABB, MASON

Case Number  
2023CV506

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice **Zone:** 85

**Manner:** Adult in Charge **Expires:**  **Warrant:**

**Notes:** SALE DATE & TIME: 01/29/2025 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:** **Final Service:**

<p><b>Name:</b> OCCUPANT</p> <p><b>Primary Address:</b> 308 W 3RD STREET BLOOMSBURG, PA 17815</p> <p><b>Phone:</b> <input type="text"/> <b>DOB:</b> <input type="text"/></p> <p><b>Alternate Address:</b> <input type="text"/></p> <p><b>Phone:</b> <input type="text"/></p>	<p><b>Served:</b> Personally · Adult In Charge · <u>Posted</u> · Other</p> <p><b>Adult In Charge:</b> PROPERTY VACANT</p> <p><b>Relation:</b> <input type="text"/></p> <p><b>Date:</b> 10/11/24 <b>Time:</b> 1011</p> <p><b>Deputy:</b> 4 <b>Mileage:</b> <input type="text"/></p>
--	--

**Attorney / Originator:**

**Name:** BROCK & SCOTT PLLC **Phone:**

**Service Attempts:**

<b>Date:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Time:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Mileage:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

OCCUPANT  
2023CV506  
308 W 3RD STREET, BLOOMSBURG, PA 17815  
NO EXPIRATION

**BROCK & SCOTT, PLLC**  
Jeff Calcagno, Esquire,  
Identification No. 327900  
2011 Renaissance Boulevard, Suite 100  
King of Prussia, PA 19406  
Telephone: 844-856-6646  
Email:  
Jeff.Calcagno@brockandscott.com  
B&S File No.: 23-07909 FC01

**Attorney for Plaintiff**

**LAKEVIEW LOAN SERVICING, LLC** : **Court of Common Pleas**  
**Plaintiff** :  
 : **Civil Division**  
v. :  
 : **Columbia County**  
**MASON A. BABB** :  
**Defendant(s)** : **No.: 2023-CV-506**

2024 - ED - 85

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**LAKEVIEW LOAN SERVICING, LLC**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **308 W 3RD ST, BLOOMSBURG, PA 17815**.

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
<b>MASON A. BABB</b>	<b>308 W. 3RD STREET, BLOOMSBURG, PA 17815</b>

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
<b>MASON A BABB</b>	<b>308 W 3RD ST. BLOOMSBURG, PA 17815</b>

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

Name

*10/9  
Cent*

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

**AQUA FINANCE, INC.**

**ONE CORPORATE DRIVE  
SUITE 300, WAUSAU, WI 54401**

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

Name

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

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 indicate)

**NONE**

**N/A**

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

Name

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

**COLUMBIA COUNTY DOMESTIC  
RELATIONS**

**11 W. 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 indicate)

**TENANT / OCCUPANT**

**308 W 3RD ST  
BLOOMSBURG, PA 17815**

✓

**COMMONWEALTH OF  
PENNSYLVANIA DEPARTMENT  
OF HUMAN SERVICES**

**2330 VARTAN WAY  
SECOND FLOOR, HARRISBURG, PA  
17110**

*Cent  
10/9*

**INTERNAL REVENUE SERVICE  
ADVISORY**

**1001 LIBERTY AVENUE  
ROOM 704, PITTSBURGH, PA 15222**

CM  
10/19

U.S. DEPARTMENT OF JUSTICE,  
U.S. ATTORNEY FOR THE  
MIDDLE DISTRICT OF PA

SYLVIA H. RAMBO U.S. COURTHOUSE  
1501 N. 6TH STREET, BOX 202,  
HARRISBURG, PA 17102

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.A. § 4904 relating to unsworn falsification to authorities.

Date:

9/17/2024

BROCK & SCOTT, PLLC

Jeff Calcagno, Esq., Id. No. 327900

Attorney for Plaintiff

2011 Renaissance Boulevard, Suite 100

King of Prussia, PA 19406

Phone: 844-856-6646

# 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 10/10/2024

Account: **3994**  
Name: **tchamberlain@columbiapa.org**  
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**  
Address: **PO BOX 380**  
**BLOOMSBURG, PA 17815**  
Telephone:

Ad ID: **195390**  
Description: **Babb Sale**  
Run Dates: **01/08/2025 - 01/22/2025**  
Class: **0002**  
Orig User: **sshotwel**  
Words: **637**  
Lines: **72**  
Agate Lines: **192**  
Depth: **8.00**  
Blind Box:

<b>Total Ad Cost</b>	<b>\$1,367.60</b>			
<b>Amount Paid</b>	<b>\$0.00</b>			
<b>Publication</b>	<b>Start</b>	<b>Stop</b>	<b>Inserts</b>	<b>Cost</b>
Press Enterprise - Class	01/08/2025	01/22/2025	3	1,367.60

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE  
(570) 389-5622

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

24 HOUR PHONE  
(570) 784-6300

PRESS ENTERPRISE  
Lackawanna Avenue  
Bloomsburg, PA 17815

Date: October 9, 2024

Re: Sheriffs Sale Advertising Dates

LAKEVIEW LOAN SERVICING, LLC  
VS.  
Mason A. Babb

No. 506 of 2023 J.D. and No. 85 of 2024 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1 <sup>st</sup> Week	January 8 <sup>th</sup> 2025
2 <sup>nd</sup> Week	January 15 <sup>th</sup> 2025
3 <sup>rd</sup> Week	January 22 <sup>nd</sup> 2025

SALE DATE: **January 29<sup>th</sup> 2025 @ 9:00 a.m**

**I will expose the following described property at public sale at [www.bid4assets.com/ColumbiaPASheriffSales](http://www.bid4assets.com/ColumbiaPASheriffSales)**

Feel free to contact me if you have any questions. Sarah 570-389-5622.

Respectfully,

Timothy Chamberlain  
Sheriff of Columbia County

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

**LAKEVIEW LOAN SERVICING, LLC** : **Court of Common Pleas**  
**Plaintiff** :  
 : **Civil Division**  
**v.** :  
 : **Columbia County**  
**MASON A. BABB** :  
**Defendant(s)** : **No.: 2023-CV-506**

COPY

2024 - ED - 85

**Commonwealth of Pennsylvania**

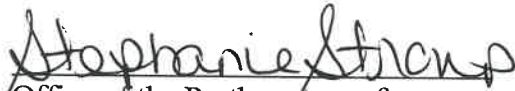
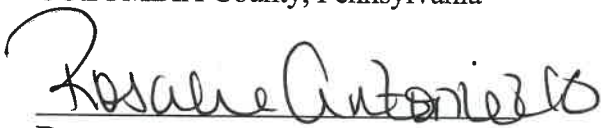
**County of COLUMBIA**

**To the Sheriff of COLUMBIA County:**

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

Premises: **308 W 3RD ST, BLOOMSBURG, PA 17815**  
(see legal description attached)

Amount Due	<u>\$252,509.58</u>
Interest from <u>09/18/2024</u> at <u>\$41.51</u> per diem	<u>\$</u>
Costs to be added	<u>\$</u>

  
Office of the Prothonotary of  
COLUMBIA County, Pennsylvania  
  
Deputy

Seal of the Court

Date: 9/24/2024

Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday of 2028

COURT OF COMMON PLEAS  
CIVIL DIVISION  
No.: 2023-CV-506

COLUMBIA COUNTY

LAKEVIEW LOAN SERVICING, LLC  
Plaintiff

v.

MASON A. BABB  
Defendant(s)

WRIT OF EXECUTION  
(Mortgage Foreclosure)

Costs	\$
Prothy Paid	\$
Writ, Ret. & Sat.	\$
Total Cost	\$



Breck & Scott, PLLC  
Jeff Calcagno, Esq. ID No.: 327900  
Attorney for Plaintiff

Address where papers may be served:

Mason A Babb  
308 W 3rd St.  
Bloomsburg, PA 17815

**BROCK & SCOTT, PLLC**  
Jeff Calcagno, Esquire,  
Identification No. 327900  
2011 Renaissance Boulevard, Suite 100  
King of Prussia, PA 19406  
Telephone: 844-856-6646  
Email:  
Jeff.Calcagno@brockandscott.com  
B&S File No.: 23-07909 FC01

Attorney for Plaintiff

LAKEVIEW LOAN SERVICING, LLC : Court of Common Pleas  
Plaintiff :  
v. : Civil Division  
MASON A. BABB :  
Defendant(s) : Columbia County  
No.: 2023-CV-506

2024 - E0 - 85

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO:

MASON A BABB  
308 W 3RD ST.  
BLOOMSBURG, PA 17815

**THIS COMMUNICATION IS FROM A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU: ARE A DEBTOR IN AN ACTIVE BANKRUPTCY CASE; ARE UNDER THE PROTECTION OF A BANKRUPTCY STAY; OR, HAVE RECEIVED A DISCHARGE IN BANKRUPTCY AND YOU HAVE NOT REAFFIRMED THE DEBT, THIS NOTICE IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE CONSTRUED AS AN ATTEMPT TO COLLECT A DEBT FROM YOU PERSONALLY.**

Your house (real estate) at 308 W 3RD ST, BLOOMSBURG, PA 17815 is scheduled to be sold at the Sheriff's Sale on January 29, 2025 at 09:00 AM.  
at www.bid4assets.com/ColumbiaPASheriffSales to enforce the court judgment of \$252,509.58 obtained by Lakeview Loan Servicing, LLC (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

(reasons why the proposed distribution is wrong) are filed within ten (10) days after the filing of the proposed schedule.

7. You may also have other rights and defenses, or ways of getting your home 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 East Fifth Street  
Bloomsburg, PA 17815**

**Telephone: (570) 784-8760**

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



LAKEVIEW LOAN SERVICING LLC  
vs.  
BABB, MASON

Case Number  
2023CV506

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	85
<b>Manner:</b>	Adult in Charge	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/29/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

**Serve To:**

<b>Name:</b>	Columbia County Tax Office		
<b>Primary Address:</b>	PO Box 380 Bloomsburg, PA 17815		
<b>Phone:</b>	570-389-5649	<b>DOB:</b>	
<b>Alternate Address:</b>			
<b>Phone:</b>			

**Final Service:**

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Lynn Dixon		
<b>Relation:</b>	Clerk		
<b>Date:</b>	9-30-24	<b>Time:</b>	1238
<b>Deputy:</b>	6	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> BROCK & SCOTT PLLC	<b>Phone:</b>
---------------------------------	---------------

**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX C

2023CV506

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



LAKEVIEW LOAN SERVICING LLC  
vs.  
BABB, MASON

Case Number  
2023CV506

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	85
<b>Manner:</b>	Adult in Charge	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/29/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
<b>Warrant:</b>			

### Serve To:

<b>Name:</b>	Columbia County Tax Office		
<b>Primary Address:</b>	PO Box 380 Bloomsburg, PA 17815		
<b>Phone:</b>	570-389-5649	<b>DOB:</b>	
<b>Alternate Address:</b>			
<b>Phone:</b>			

### Final Service:

<b>Served:</b>	Personally <u>Adult In Charge</u> Posted Other		
<b>Adult In Charge:</b>	Lynda Dixon		
<b>Relation:</b>	Clerk		
<b>Date:</b>	9-30-24	<b>Time:</b>	1238
<b>Deputy:</b>	6	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> BROCK & SCOTT PLLC	<b>Phone:</b>
---------------------------------	---------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX C

2023CV506

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



LAKEVIEW LOAN SERVICING LLC  
vs.  
BABB, MASON

Case Number  
2023CV506

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice **Zone:** 85

**Manner:** Adult in Charge **Expires:**  **Warrant:**

**Notes:** SALE DATE & TIME: 01/29/2025 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

**Name:** Domestic Relations Office of Columbia Cot

**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:** Julie Klinger

**Relation:** Clerk

**Date:** 9-30-24 **Time:** 1241

**Deputy:** 6 **Mileage:**

### Attorney / Originator:

**Name:** BROCK & SCOTT PLLC **Phone:**

### Service Attempts:

<b>Date:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Time:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Mileage:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Deputy:</b>	1	2	3	4	5	6

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

DOMESTIC RELATIONS OF 2023CV506 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



LAKEVIEW LOAN SERVICING LLC  
vs.  
BABB, MASON

Case Number  
2023CV506

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	85
<b>Manner:</b>	Adult in Charge	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/29/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	BEVERLY DEITRICH		
<b>Primary Address:</b>	301 E Second Street, Town Hall Bloomsburg, PA 17816		
<b>Phone:</b>	570-784-1581	<b>DOB:</b>	
<b>Alternate Address:</b>			
<b>Phone:</b>			

### Final Service:

<b>Served:</b>	Personally Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>	Tax Collector		
<b>Date:</b>	9-30-24	<b>Time:</b>	1307
<b>Deputy:</b>	6	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b>	BROCK & SCOTT PLLC	<b>Phone:</b>	
--------------	--------------------	---------------	--

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

DEITRICH, BEVERLY  
2023CV506  
01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

*Origins*

**BROCK & SCOTT, PLLC**  
**Jeff Calcagno, Esquire,**  
**Identification No. 327900**  
**2011 Renaissance Boulevard, Suite 100**  
**King of Prussia, PA 19406**  
**Telephone: 844-856-6646**  
**Email:**  
**Jeff.Calcagno@brockandscott.com**  
**B&S File No.: 23-07909 FC01**

**Attorney for Plaintiff**

<b>LAKEVIEW LOAN SERVICING, LLC</b>	:	<b>Court of Common Pleas</b>
<b>Plaintiff</b>	:	
	:	<b>Civil Division</b>
<b>v.</b>	:	
	:	<b>Columbia County</b>
<b>MASON A. BABB</b>	:	
<b>Defendant(s)</b>	:	<b>No.: <u>2023-CV-506</u></b>

*2024 - ED - 85*

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO:**

MASON A BABB  
308 W 3RD ST.  
BLOOMSBURG, PA 17815

**THIS COMMUNICATION IS FROM A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU: ARE A DEBTOR IN AN ACTIVE BANKRUPTCY CASE; ARE UNDER THE PROTECTION OF A BANKRUPTCY STAY; OR, HAVE RECEIVED A DISCHARGE IN BANKRUPTCY AND YOU HAVE NOT REAFFIRMED THE DEBT, THIS NOTICE IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE CONSTRUED AS AN ATTEMPT TO COLLECT A DEBT FROM YOU PERSONALLY.**

Your house (real estate) at 308 W 3RD ST, BLOOMSBURG, PA 17815 is scheduled to be sold at the Sheriff's Sale on January 29, 2025 at 09:00 AM, at www.bid4assets.com/ColumbiaPASheriffSales to enforce the court judgment of \$252,509.58 obtained by Lakeview Loan Servicing, LLC (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

REAL ESTATE OUTLINE

ED # 2024 ED 85

DATE RECEIVED 9-24-2024  
DOCKET AND INDEX 2023 CV 506

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$ <del>1,350.00</del> OR <u>2,000</u>	<u>X</u>	CK# <u>20538</u>

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

SALE DATE Jan. 29<sup>th</sup> 2025 TIME 9:00  
 POSTING DATE \_\_\_\_\_  
 ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	<u>1-8</u>
2 <sup>ND</sup> WEEK	<u>1-15</u>
3 <sup>RD</sup> WEEK	<u>1-22</u>



ROSEMARIE DIAMOND  
ADMITTED IN PENNSYLVANIA,  
NEW JERSEY

JAY JONES  
ADMITTED IN PENNSYLVANIA,  
NEW JERSEY

THOMAS E. BROCK  
ADMITTED IN NORTH  
CAROLINA

GREGORY A. SCOTT  
ADMITTED IN NORTH  
CAROLINA

2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406  
[ConsumerContact@brockandscott.com](mailto:ConsumerContact@brockandscott.com)  
(844) 856-6646 Consumer Hotline  
[www.brockandscott.com](http://www.brockandscott.com)

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

Attn: Real Estate Department

*Re: 308 W 3rd St, Bloomsburg, PA 17815  
Our File: 23-07909 FC01*

Dear Sir/Madam:

Kindly list this property for the Jan. 29 2025 Sheriff's Sale. All the necessary documents to list this property for sale are enclosed, together with our check for the fees and costs to list for sale.

Thank you for your assistance. If there are any questions concerning the above matter, please contact our office immediately.

Respectfully,

Judgment/Writ Team  
Brock & Scott, PLLC

Enclosures

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

**LAKEVIEW LOAN SERVICING, LLC** : **Court of Common Pleas**  
**Plaintiff** :  
 : **Civil Division**  
**v.** :  
 : **Columbia County**  
**MASON A. BABB** :  
**Defendant(s)** : **No.: 2023-CV-506**

2024-ED-86

**Commonwealth of Pennsylvania**

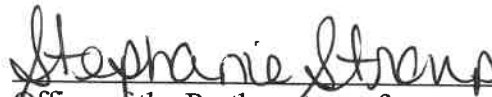
**County of COLUMBIA**

**To the Sheriff of COLUMBIA County:**

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

Premises: **308 W 3RD ST, BLOOMSBURG, PA 17815**  
(see legal description attached)

Amount Due	\$252,509.58
Interest from <u>09/18/2024</u> at <u>\$41.51</u> per diem	\$
Costs to be added	\$

  
Office of the Prothonotary of  
COLUMBIA County, Pennsylvania

Seal of the Court

  
Deputy

Date: 9/24/2024

Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday of 2028

COURT OF COMMON PLEAS  
CIVIL DIVISION  
No.: 2023-CV-506

COLUMBIA COUNTY

LAKEVIEW LOAN SERVICING, LLC  
Plaintiff

v.

MASON A. BABB  
Defendant(s)

---

**WRIT OF EXECUTION**  
(Mortgage Foreclosure)

---

Costs	\$	_____
Prothy Paid	\$	_____
Writ, Ret. & Sat.	\$	_____
Total Cost	\$	_____



Breck & Scott, PLLC  
Jeff Calcagno, Esq. ID No.: 327900  
Attorney for Plaintiff

Address where papers may be served:

Mason A Babb  
308 W 3rd St.  
Bloomsburg, PA 17815

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot of ground situate on the south side of West Third Street in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the south side of Third Street, corner of lot now or late of Bloom School District; THENCE by eastern line of said School District, South 23 degrees 28 minutes East 87 feet to line of lot now or late of Jacob H. Maust; THENCE by the same, North 66 degrees 58 minutes East 45 feet to other land of former Grantor in the chain of title; THENCE by the same, North 23 degrees 28 minutes West 87 feet to Third Street; THENCE by the south side of said Street, South 66 degrees 58 minutes West 45 feet to the Bloomsburg School Lot, the place of BEGINNING.

Being the same premises which David A. Gensemer and Penny A, Gensemer, husband and wife, by Deed dated 03/11/2022 and recorded 03/16/2022, in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Instrument No. 202202665, granted and conveyed unto Mason A. Babb, in fee.

Tax Parcel: 05W04 26200000

Premises Being: 308 W 3rd St, Bloomsburg, PA 17815

**BROCK & SCOTT, PLLC**  
**Jeff Calcagno, Esquire,**  
**Identification No. 327900**  
**2011 Renaissance Boulevard, Suite 100**  
**King of Prussia, PA 19406**  
**Telephone: 844-856-6646**  
**Email:**  
**Jeff.Calcagno@brockandscott.com**  
**B&S File No.: 23-07909 FC01**

**Attorney for Plaintiff**


**LAKEVIEW LOAN SERVICING, LLC** : **Court of Common Pleas**  
**Plaintiff** :  
 : **Civil Division**  
**v.** :  
 : **Columbia County**  
**MASON A. BABB** :  
**Defendant(s)** : **No.: 2023-CV-506**

**CERTIFICATION OF SERVICE**

I, Attorney for the Plaintiff, hereby certify that I have served by first class mail, postage prepaid, true and correct copies of the attached papers upon the following person(s) or their attorney of record:

Mason A. Babb  
308 W 3rd St.  
Bloomsburg, PA 17815

9/17/2024  
Date

By:   
Jeff Calcagno, Esquire, Id. No. 327900  
Attorney for Plaintiff

**BROCK & SCOTT, PLLC**  
Jeff Calcagno, Esquire,  
Identification No. 327900  
2011 Renaissance Boulevard, Suite 100  
King of Prussia, PA 19406  
Telephone: 844-856-6646  
Email:  
Jeff.Calcagno@brockandscott.com  
B&S File No.: 23-07909 FC01

**Attorney for Plaintiff**

**LAKEVIEW LOAN SERVICING, LLC** : **Court of Common Pleas**  
**Plaintiff** :  
: **Civil Division**  
v. :  
: **Columbia County**  
**MASON A. BABB** :  
**Defendant(s)** : **No.: 2023-CV-506**

2024 - ED - 85

**AFFIDAVIT OF NON-MILITARY SERVICE**

The undersigned attorney hereby verifies that he/she is the attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he/she has knowledge of the following facts, to wit:

- (a) that the defendant Mason A. Babb is not in the Military or Naval Service of the United States.
- (b) that defendant Mason A. Babb is over 18 years of age and resides at 308 W 3rd St., Bloomsburg, PA 17815.

This statement is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Date: \_\_\_\_\_

9/17/2024



Jeff Calcagno, Esq., Id. No. 327900  
Attorney for Plaintiff  
2011 Renaissance Boulevard, Suite 100  
King of Prussia, PA 19406  
Phone: 844-856-6646

WAIVER OF WATCHMAN/WAIVER OF INSURANCE – Any Deputy Sheriff levying upon or attaching a property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff’s Sale thereof: and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance which insurance is hereby waived.

BROCK & SCOTT, PLLC

Date:

9/17/2024

By:

  
Jeff Calcagno, Esquire, Id. No. 327900  
Attorney for Plaintiff

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2023-CV-506**

**LAKEVIEW LOAN SERVICING, LLC**

v.

**MASON A. BABB**

owner(s) of property situate in the **TOWN OF BLOOMSBURG, COLUMBIA** County,  
Pennsylvania, being

**308 W 3RD ST, BLOOMSBURG, PA 17815**

**Tax ID No. 05W04 26200000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$252,509.58**

**Attorneys for Plaintiff**

**Brock & Scott, PLLC**

**BROCK & SCOTT, PLLC**  
**Jeff Calcagno, Esquire,**  
**Identification No. 327900**  
**2011 Renaissance Boulevard, Suite 100**  
**King of Prussia, PA 19406**  
**Telephone: 844-856-6646**  
**Email:**  
**Jeff.Calcagno@brockandscott.com**  
**B&S File No.: 23-07909 FC01**

**Attorney for Plaintiff**

**LAKEVIEW LOAN SERVICING, LLC** : **Court of Common Pleas**  
**Plaintiff** :  
: **Civil Division**  
**v.** :  
: **Columbia County**  
**MASON A. BABB** :  
**Defendant(s)** : **No.: 2023-CV-506**

FILED  
PROTHONOTARY  
2024 SEP 24 PM 12: 06  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

**CERTIFICATION OF SERVICE**

I, Attorney for the Plaintiff, hereby certify that I have served by first class mail, postage prepaid, true and correct copies of the attached papers upon the following person(s) or their attorney of record:

Mason A. Babb  
308 W 3rd St.  
Bloomsburg, PA 17815

Date

9/17/2024

By:

Jeff Calcagno, Esquire, Id. No. 327900  
Attorney for Plaintiff

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023CV506

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 [www.bid4assets.com/ColumbiaPASheriffSales](http://www.bid4assets.com/ColumbiaPASheriffSales) on:

**WEDNESDAY, JANUARY 29, 2025**  
**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.

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ALL THAT CERTAIN lot of ground situate on the south side of West Third Street in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the south side of Third Street, corner of lot now or late of Bloom School District; THENCE by eastern line of said School District, South 23 degrees 28 minutes East 87 feet to line of lot now or late of Jacob H. Maust; THENCE by the same, North 66 degrees 58 minutes East 45 feet to other land of former Grantor in the chain of title; THENCE by the same, North 23 degrees 28 minutes West 87 feet to Third Street; THENCE by the south side of said Street, South 66 degrees 58 minutes West 45 feet to the Bloomsburg School Lot, the place of BEGINNING.

Being the same premises which David A. Gensemer and Penny A. Gensemer, husband and wife, by Deed dated 03/11/2022 and recorded 03/16/2022, in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Instrument No. 202202665, granted and conveyed unto Mason A. Babb, in fee.

Tax Parcel: 05W04 26200000

Premises Being: 308 W 3rd st, Bloomsburg, PA 17815

PROPERTY ADDRESS: 308 W 3RD STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W04 26200000 **Seized and taken into execution to be sold as the property of MASON BABB in suit of LAKEVIEW LOAN SERVICING LLC.**

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**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: BROCK & SCOTT PLLC  
TIMOTHY T. CHAMBERLAIN, SHERIFF OF COLUMBIA COUNTY, Pennsylvania

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot of ground situate on the south side of West Third Street in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the south side of Third Street, corner of lot now or late of Bloom School District; THENCE by eastern line of said School District, South 23 degrees 28 minutes East 87 feet to line of lot now or late of Jacob H. Maust; THENCE by the same, North 66 degrees 58 minutes East 45 feet to other land of former Grantor in the chain of title; THENCE by the same, North 23 degrees 28 minutes West 87 feet to Third Street; THENCE by the south side of said Street, South 66 degrees 58 minutes West 45 feet to the Bloomsburg School Lot, the place of BEGINNING.

Being the same premises which David A. Gensemer and Penny A, Gensemer, husband and wife, by Deed dated 03/11/2022 and recorded 03/16/2022, in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Instrument No. 202202665, granted and conveyed unto Mason A. Babb, in fee.

Tax Parcel: 05W04 26200000

Premises Being: 308 W 3rd St, Bloomsburg, PA 17815

Article Number (Transfer from service label)  
9589 0720 5270 0284 4260 05

9590 9402 8758 3310 2621 62



U.S. Treasury Department  
600 Arch Street  
Room 3259  
Philadelphia, PA 19106

Article Addressed to:  
Attach this card to the back of the mailpiece, or on the front if space permits.

Complete items 1, 2, and 3.  
Print your name and address on the reverse so that we can return the card to you.

ENDER: COMPLETE THIS SECTION

3. Service Type  
 Adult Signature Restricted Delivery  
 Adult Signature Restricted Mail<sup>TM</sup>  
 Priority Mail Express<sup>®</sup>  
 Registered Mail<sup>TM</sup>  
 Registered Mail Restricted Delivery  
 Signature Confirmation<sup>TM</sup>  
 Signature Confirmation Delivery  
 Collect on Delivery Restricted Delivery  
 Collect on Delivery Restricted Mail<sup>TM</sup>  
 Restricted Delivery

A. Signature  X  
 B. Received by (Printed Name) *Bob*  
 C. Date of Delivery *10/17/21*  
 D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Article Number (Transfer from service label)  
9589 0720 5270 0284 4259 92

9590 9402 8758 3310 2619 67



Office of Fair  
P.O. Box 8010  
Harrisburg, PA 17103

Article Addressed to:  
Attach this card to the back of the mailpiece, or on the front if space permits.

Complete items 1, 2, and 3.  
Print your name and address on the reverse so that we can return the card to you.

ENDER: COMPLETE THIS SECTION

3. Service Type  
 Adult Signature Restricted Delivery  
 Adult Signature Restricted Mail<sup>TM</sup>  
 Priority Mail Express<sup>®</sup>  
 Registered Mail<sup>TM</sup>  
 Registered Mail Restricted Delivery  
 Signature Confirmation<sup>TM</sup>  
 Signature Confirmation Delivery  
 Collect on Delivery Restricted Delivery  
 Collect on Delivery Restricted Mail<sup>TM</sup>  
 Restricted Delivery


A. Signature  X  
 B. Received by (Printed Name) *Bob*  
 C. Date of Delivery *10/17/21*  
 D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Article Number (Transfer from service label)  
9589 0720 5270 0284 4259 51

9590 9402 8758 3310 2623 53



Internal Revenue Service  
001 Liberty Ave Rm 704  
Harrisburg, PA 15330

Article Addressed to:  
Attach this card to the back of the mailpiece, or on the front if space permits.

Complete items 1, 2, and 3.  
Print your name and address on the reverse so that we can return the card to you.

ENDER: COMPLETE THIS SECTION

3. Service Type  
 Adult Signature Restricted Delivery  
 Adult Signature Restricted Mail<sup>TM</sup>  
 Priority Mail Express<sup>®</sup>  
 Registered Mail<sup>TM</sup>  
 Registered Mail Restricted Delivery  
 Signature Confirmation<sup>TM</sup>  
 Signature Confirmation Delivery  
 Collect on Delivery Restricted Delivery  
 Collect on Delivery Restricted Mail<sup>TM</sup>  
 Insured Mail<sup>TM</sup>  
 Restricted Delivery

A. Signature  X  
 B. Received by (Printed Name) *Bob*  
 C. Date of Delivery *10/17/21*  
 D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

RECEIVED  
OCT 21 2024  
Internal Revenue Service

COMPLETE THIS SECTION ON DELIVERY

9589 0710 5270 0284 4259 54

9590 9402 8758 3310 2623 39

US Dept of Justice 1 Middle St  
Sylvia H. Rambo U.S. Courthouse  
1501 N. 6th St Box 202  
Harrisburg, PA 17102

1. Article Addressed to:  
or on the front if space permits.  
■ Attach this card to the back of the mailpiece,  
so that we can return the card to you.  
■ Print your name and address on the reverse  
■ Complete items 1, 2, and 3.

SENDER: COMPLETE THIS SECTION

3. Service Type
- Adult Signature Restricted Delivery
  - Adult Signature Registered Mail Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

B. Received by (Printed Name) *Frank Davis-Betts*  
C. Date of Delivery *10/21/24*

A. Signature *[Signature]*  
 Agent  
 Addressee

COMPLETE THIS SECTION ON DELIVERY

9589 0710 5270 0284 4258 17

9590 9402 8758 3310 2621 55

PA Dept. of Revenue  
(Bureau of Compliance)  
Dept. 281230  
Harrisburg, PA 17128-1230

1. Article Addressed to:  
or on the front if space permits.  
■ Attach this card to the back of the mailpiece,  
so that we can return the card to you.  
■ Print your name and address on the reverse  
■ Complete items 1, 2, and 3.

SENDER: COMPLETE THIS SECTION

3. Service Type
- Adult Signature Restricted Delivery
  - Adult Signature Registered Mail Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

B. Received by (Printed Name) *Niki Vorake*  
C. Date of Delivery *OCT 18 2024*

A. Signature *[Signature]*  
 Agent  
 Addressee

COMPLETE THIS SECTION ON DELIVERY

9589 0710 5270 0284 4257 65

9590 9402 8758 3310 2622 16

Agua Finance Inc.  
One Corporate Drive  
Suite 300  
Wausau, WI 54401

1. Article Addressed to:  
or on the front if space permits.  
■ Attach this card to the back of the mailpiece,  
so that we can return the card to you.  
■ Print your name and address on the reverse  
■ Complete items 1, 2, and 3.

SENDER: COMPLETE THIS SECTION

3. Service Type
- Adult Signature Restricted Delivery
  - Adult Signature Registered Mail Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

B. Received by (Printed Name) *Beth Wausau*  
C. Date of Delivery *10/24/23*

A. Signature *[Signature]*  
 Agent  
 Addressee

COMPLETE THIS SECTION ON DELIVERY

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

Common of Penna Human Services  
 2330 Vartan Way 3rd Floor  
 Harrisburg PA 17110



Article Number (Transfer from service label)  
 9590 9402 8758 3310 2623 46

**2. Article Number (Transfer from service label)**

9590 9402 8758 3310 2623 46

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

**A. Signature**

Signature  Agent  
 Addressee

**B. Received by (Printed Name)**

LAVRICK THOMAS

**C. Date of Delivery**

10-15-24

D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

- 3. Service Type**
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Collect on Delivery Restricted Delivery (Force Entry)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

Sinclair Business Administration  
 601 American Avenue  
 Suite 301  
 King of Prussia, PA 19406



Article Number (Transfer from service label)  
 9589 0710 5270 0284 4258 24

**2. Article Number (Transfer from service label)**

9589 0710 5270 0284 4258 24

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

**A. Signature**

Signature  Agent  
 Addressee

**B. Received by (Printed Name)**

**C. Date of Delivery**

D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

- 3. Service Type**
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Collect on Delivery Restricted Delivery (Force Entry)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLLOWING LINE

WZ719248-09-23

PAY TO THE ORDER OF Two Thousand Dollars and 00/100

Columbia County Sheriff

re: Babb, Mason

B&S file 23-07909-FC01

Sheriff's Office - Deposit

**BROCK & SCOTT PLLC**  
PENNSYLVANIA RECORDING  
1315 WESTBROOK PLAZA DR STE 100  
WINSTON SALEM, NC 27103

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

TRUIST 

20538

66-46/531

09/23/2024

\$ 2,000.00

DOLLARS



*[Handwritten Signature]*

AUTHORIZED SIGNATURE

MP

Security Features Included  Details on back

MEMO

⑈020538⑈ ⑆053100465⑆1000271576364⑈

2023CV500

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