

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SECOND OPPORTUNITY OF AMERICA LLC
vs.
WENDY POLLOCK

Case Number
2014CV976

REAL ESTATE SALE REQUEST LEDGER

| <i>DATE</i> | <i>CATEGORY</i> | <i>MEMO</i> | <i>CHK #</i> | <i>DEBIT</i> | <i>CREDIT</i> |
|-------------|---------------------------------|-------------|--------------|----------------------------------|-------------------|
| 10/29/2014 | Advance Fee | Advance Fee | 33439 | \$0.00 | \$1,350.00 |
| 10/29/2014 | Advertising Sale (Newspaper) | | | \$15.00 | \$0.00 |
| 10/29/2014 | Advertising Sale Bills & Copies | | | \$17.50 | \$0.00 |
| 10/29/2014 | Crying Sale | | | \$10.00 | \$0.00 |
| 10/29/2014 | Docketing | | | \$15.00 | \$0.00 |
| 10/29/2014 | Levy | | | \$15.00 | \$0.00 |
| 10/29/2014 | Mailing Costs | | | \$78.00 | \$0.00 |
| 10/29/2014 | Posting Handbill | | | \$15.00 | \$0.00 |
| 10/29/2014 | Press Enterprise Inc. | | | \$1,167.09 | \$0.00 |
| 10/29/2014 | Sheriff Automation Fund | | | \$50.00 | \$0.00 |
| 10/29/2014 | Web Posting | | | \$100.00 | \$0.00 |
| 02/05/2015 | Service | | | \$225.00 | \$0.00 |
| 02/05/2015 | Service Mileage | | | \$24.00 | \$0.00 |
| 02/05/2015 | Copies | | | \$7.50 | \$0.00 |
| 02/05/2015 | Notary Fee | | | \$10.00 | \$0.00 |
| 02/05/2015 | Surcharge | | | \$160.00 | \$0.00 |
| | | | | \$1,909.09 | \$1,350.00 |
| | | | | TOTAL BALANCE: \$(559.09) | |

40073

RICHARD M. SQUIRE & ASSOCIATES, LLC
ESCROW ACCOUNT
ONE JENKINTOWN STATION SUITE 104
115 WEST AVENUE 215-886-8790
JENKINTOWN, PA 19046

BB&T
BRANCH BANKING AND TRUST COMPANY
1-800-BANK BBT BBT.com
60-912/313

40073

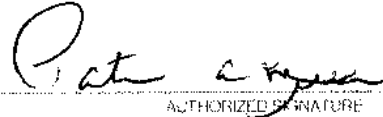
Five hundred Fifty Nine dollars and Nine cents

DATE
08/25/2016

AMOUNT
\$559.09

PAY
TO THE
ORDER
OF

Sheriff of Columbia County
P.O. Box 380
Bloomsburg PA 17815


AUTHORIZED SIGNATURE

For BSI-278 - Pollick - Outstanding costs to Sheriff

⑈040073⑈ ⑈031309123⑈ ⑈1390000798122⑈

PO Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**
TIMOTHY T. CHAMBERLAIN, SHERIFF

Fax

To: Krystal Clark

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: June 9, 2015

Re: Pollick, Wendy

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

• **Comments:**

I received your stay, attached is a cost sheet showing a balance due of \$559.09

3-16-16 emailed
8-1-16 Scott will send costs
8-25-16 Scott will UPS ck

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire *
Walter W. Gouldsburg,
III^

Morris A. Scott

* Also Admitted in MD

^ Also Admitted in NJ

Montgomery County Office

One Jenkintown Station

115 West Avenue, Suite 104

Jenkintown, PA 19046

Tel.: (215) 886-8790 Fax: (215) 886-8791

www.squirelaw.com

June 9, 2015

VIA FACSIMILE: 5703895625

Office of the Sheriff, Columbia County

P.O. Box 380

Bloomsburg, PA 17815

RE: **Second Opportunity of America, LLC v. Wendy Pollick**

Docket No. 2014-CV-976

Premises: 1613 2nd Avenue, Berwick, PA 18603

Sheriff's Sale scheduled for June 10, 2015

Dear Sir or Madam:

Please be advised that this office represents the Plaintiff, Second Opportunity of America, LLC, in connection with the above-referenced mortgage foreclosure proceeding. ***Kindly stay the sheriff's sale in this matter scheduled for June 10, 2015 at our client's request.***

Thank you for your courtesies.

Very truly yours,

Krystal Clark, Paralegal

cc: Pat Miller

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

SECOND OPPORTUNITY OF AMERICA LLC vs.

Defendant

WENDY POLLICK

Attorney for the Plaintiff:

RICHARD SQUIRE & ASSOCIATES LLC
ONE JENKINTOWN STATION
115 WEST AVENUE
JENKINTOWN, PA 19046

Sheriff's Sale Date: Wednesday, June 10, 2015

Writ of Execution No. : 2014CV976

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1613 2ND AVENUE, BERWICK, PA 18603

Sheriff Costs

| | |
|---------------------------------|------------|
| Advertising Sale (Newspaper) | \$15.00 |
| Advertising Sale Bills & Copies | \$17.50 |
| Crying Sale | \$10.00 |
| Docketing | \$15.00 |
| Levy | \$15.00 |
| Mailing Costs | \$78.00 |
| Posting Handbill | \$15.00 |
| Press Enterprise Inc. | \$1,167.09 |
| Prothonotary, Acknowledge Deed | \$10.00 |
| Sheriff Automation Fund | \$50.00 |
| Sheriff's Deed | \$35.00 |
| Solicitor Services | \$75.00 |
| Transfer Tax Form | \$25.00 |
| Web Posting | \$100.00 |
| Service | \$225.00 |
| Service Mileage | \$24.00 |
| Distribution Form | \$25.00 |
| Copies | \$7.50 |
| Notary Fee | \$10.00 |
| Surcharge | \$160.00 |

Total Sheriff Costs \$2,079.09

Municipal Costs

| | |
|------------------|------------|
| Delinquent Taxes | \$1,480.22 |
| Sewer | \$310.15 |

Total Municipal Costs \$1,790.37

Distribution Costs

| | |
|----------------|---------|
| Recording Fees | \$67.00 |
|----------------|---------|

Total Distribution Costs \$67.00

Grand Total: \$3,936.46

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

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

Copyright 2004 by Sheriff's Office of Columbia County, PA

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Second Opportunity of Appeals Wendy Pollick

NO. 169-2014 ED NO. 976-2014 JD

DATE/TIME OF SALE June 10, 2015 9:00 AM

BID PRICE (INCLUDES COST) \$

POUNDAGE - 2% OF BID \$

TRANSFER TAX - 2% OF FAIR MKT \$

MISC. COSTS \$

TOTAL AMOUNT NEEDED TO PURCHASE \$

PURCHASER(S):

ADDRESS:

NAMES(S) ON DEED:

PURCHASER(S) SIGNATURE(S):

TOTAL DUE: \$

LESS DEPOSIT: \$

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$

County 024

PARCEL ID: 040-06-047-00-000

TAX YEAR: 2015

ALTERNATE ID:

EFFECTIVE DATE:

Year Authority Fund

| | | | | | | |
|------|------|----------|-------|--------|-------|----------|
| 2013 | PRIM | 769.39 | 82.55 | 76.94 | 75.00 | 1,003.88 |
| 2014 | PRIM | 422.79 | 3.40 | 30.15 | 15.00 | 471.34 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | 1,192.18 | 85.95 | 107.09 | 90.00 | 1,475.22 |

10/15/15

Tax Cert.

10/15/15

10/15/15

In Bankruptcy

1/28/15 Filed Chapter 13

Total amount
due \$1,480.22

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire *
Walter W. Gouldsburg,
III ^
Morris A. Scott
* Also Admitted in MD
^ Also Admitted in NJ

Montgomery County Office
One Jenkintown Station
115 West Avenue, Suite 104
Jenkintown, PA 19046
Tel.: (215) 886-8790 Fax: (215) 886-8791
www.squirelaw.com

May 12, 2015

VIA FACSIMILE: 5703895625

Office of the Sheriff, Columbia County
P.O. Box 380
Bloomsburg, PA 17815

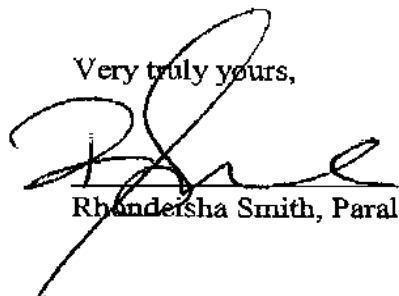
RE: Second Opportunity of America, LLC v. Wendy Pollick
Docket No. 2014-CV-976
Premises: 1613 2nd Avenue, Berwick, PA 18603
Sheriff's Sale scheduled for June 10, 2015

Dear Sir or Madam:

Please be advised that this office represents the Plaintiff, Second Opportunity of America, LLC, in connection with the above-referenced mortgage foreclosure proceeding. ***Kindly postpone the sheriff's sale in this matter to June 10, 2015 at our client's request.***

Thank you for your courtesies.

Very truly yours,


Rhondaisha Smith, Paralegal

cc: Pat Miller

County 024

PARCEL ID: 04D-06-047-00.000

TAX YEAR: 2015

ALTERNATE ID:

EFFECTIVE DATE:

Year

Authority

Fund

| | | | | | | |
|------|------|----------|-------|--------|-------|----------|
| 2013 | PRIM | 769.39 | 82.55 | 76.94 | 75.00 | 1,003.88 |
| 2014 | PRIM | 422.79 | 3.40 | 30.15 | 15.00 | 471.34 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | 1,192.18 | 85.95 | 107.09 | 90.00 | 1,475.22 |

In Bankruptcy

Filed Chapter 13 on 1/28/15

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire *
Robert Cusick ^
Morris Scott
* Also Admitted in MD
^ Also Admitted in NJ

Montgomery County Office
One Jenkintown Station
115 West Avenue, Suite 104
Jenkintown, PA 19046
Tel.: (215) 886-8790 Fax: (215) 886-8791
www.squirelaw.com

February 11, 2015


Wendy Pollick
739 Lasalle St
Berwick, PA 18603

Dear Wendy Pollick:

This letter is to inform you that the Foreclosure sale date that was scheduled with respect to the property located at 1613 2nd Avenue, Berwick, PA 18603 for February 11, 2015 has been rescheduled for May 13, 2015.

If you have any questions in regards to your account and the scheduled foreclosure sale you may contact the undersigned at 215-886-8790.

Sincerely,


Rhondeisha Smith, Paralegal
Richard M. Squire & Associates, LLC

**THIS IS OR MAY BE AN ATTEMPT TO COLLECT A DEBT AND ANY
INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire *
Robert Cusick ^
Morris Scott
* Also Admitted in MD
^ Also Admitted in NJ

Montgomery County Office
One Jenkintown Station
115 West Avenue, Suite 104
Jenkintown, PA 19046
Tel.: (215) 886-8790 Fax: (215) 886-8791
www.squirelaw.com

February 11, 2015

VIA FACSIMILE: 5703895625

Office of the Sheriff, Columbia County
P.O. Box 380
Bloomsburg, PA 17815

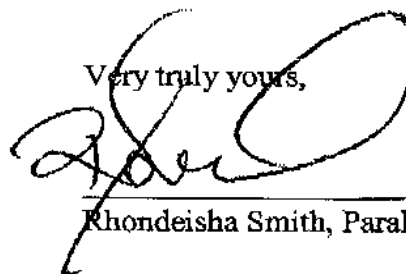
RE: Second Opportunity of America, LLC v. Wendy Pollick
Docket No. 2014-CV-976
Premises: 1613 2nd Avenue, Berwick, PA 18603
Sheriff's Sale scheduled for March 18, 2015

Dear Sir or Madam:

Please be advised that this office represents the Plaintiff, Second Opportunity of America, LLC, in connection with the above-referenced mortgage foreclosure proceeding. ***Kindly postpone the sheriff's sale in this matter to May 13, 2015 at our client's request.***

Thank you for your courtesies.

Very truly yours,



Rhondeisha Smith, Paralegal

cc: Pat Miller

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert Cusick, Esquire
Morris Scott, Esquire
I.D. Nos. 04267/80193/83587
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

| | |
|---|--|
| Second Opportunity of America, LLC, PLAINTIFF, v. Wendy Pollick 739 Lasalle St Berwick, PA 18603 DEFENDANT. | COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA CIVIL DIVISION - LAW DOCKET NO: 2014-CV-976 |
|---|--|

NOTICE OF POSTPONEMENT OF SHERIFF'S SALE

TO: PROTHONOTARY OF COLUMBIA COUNTY
P.O. Box 380
Bloomsburg PA 17815

The real property located at 1613 2nd Avenue, Berwick, PA 18603 previously scheduled to be sold at Sheriff's Sale on February, 11, 2015 at 9:00 A.M. Columbia County Sheriff's Office, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 HAS BEEN POSTPONED TO MAY 13, 2015.

By: _____



Richard M. Squire, Esquire
Robert Cusick, Esquire
Morris Scott, Esquire
Attorneys for Plaintiff,
Second Opportunity of America, LLC

Date: February 11, 2015

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert Cusick, Esquire
Morris Scott, Esquire
I.D. Nos. 04267 / 80193/ 83587

Attorneys for Plaintiff

One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Second Opportunity of America, LLC,

PLAINTIFF,

v.

Wendy Pollick
739 Lasalle St
Berwick, PA 18603,

DEFENDANT.

COURT OF COMMON PLEAS

COLUMBIA COUNTY, PENNSYLVANIA

CIVIL DIVISION - LAW

DOCKET NO: 2014-CV-976

CERTIFICATION OF SERVICE

I, Morris Scott, Esquire being counsel for Plaintiff, Second Opportunity of America, LLC, in the above-captioned matter, do hereby certify that I caused a true and correct copy of NOTICE OF POSTPONEMENT OF SHERIFF'S SALE to be served upon the Sheriff of Columbia County and on the following individual, by first-class mail, postage pre-paid:

SHERIFF OF COLUMBIA COUNTY

P.O. Box 380

Bloomsburg PA 17815

Wendy Pollick
739 Lasalle St
Berwick, PA 18603

By: 

Richard M. Squire, Esquire
Robert Cusick, Esquire
Morris Scott, Esquire
Attorneys for Plaintiff,
Second Opportunity of America, LLC

Date: February 11, 2015

LAW OFFICES
KEVIN TANRIBILIR, ESQ.
701 EAST FRONT STREET
BERWICK, PA 18603
PHONE: 570-752-6200
FAX: 570-752-8265

FACSIMILE TRANSMITTAL SHEET

| | |
|-------------------------------------|-------------------------------------|
| TO: | FROM: |
| Tim Chamberlain, Sheriff | Kevin Tanribilir, Esq. |
| COMPANY: | DATE: |
| Columbia County Sheriff | 01/28/15 |
| FAX NUMBER: | TOTAL NO. OF PAGES INCLUDING COVER: |
| 570-389-5625 | 3 |
| PHONE NUMBER: | SENDER'S REFERENCE NUMBER: |
| 570-389-5622 | No. 5-13-05813, US Bankruptcy Court |
| RE: | YOUR REFERENCE NUMBER: |
| <i>In Re Pollick, Robert D. et.</i> | #2014-CV-976 |

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

NOTES/COMMENTS:

Regarding the above bankruptcy matters, please be advised that our office has been retained to represent the debtors, Robert D. Pollick and Wendy L. Pollick, of 739 LaSalle Street, Berwick, PA 18603, regarding a chapter 13 case filed on today's date at the US Bankruptcy Court, Middle District, to Docket #5-15-00280. See attached copy of Notice of Bankruptcy Case Filing.

Kindly be advised that the filing of the bankruptcy stays any and all execution and/or levy proceedings initiated by your office against the above debtor(s). Specifically, the bankruptcy filing stays any further action on the Writ of Execution issued in favor of Second Opportunity of America, LLC, including but not limited to, any sheriff sale of the debtor's real estate scheduled for Wednesday, February 11, 2015. Kindly proceed accordingly.

If you have any questions about this transmission, please contact our office. Thank you.

Kevin Tanribilir, Esquire

CC. Richard M. Squire & Associates, LLC
(Fax #215-886-8791)

USBC PAM - LIVE - VERSION 5.1

United States Bankruptcy Court
Middle District of Pennsylvania**Notice of Bankruptcy Case Filing**

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 01/28/2015 at 11:19 AM and filed on 01/28/2015.



Robert D. Pollick
739 LaSalle Street
Berwick, PA 18603
570-854-0625
SSN / ITIN: xxx-xx-9782

Wendy L. Pollick
739 LaSalle Street
Berwick, PA 18603
570-854-0625
SSN / ITIN: xxx-xx-4350

The case was filed by the debtor's attorney:

Kevin Tanribilir
701 East Front Street
Berwick, PA 18603
570 752-6200

The case was assigned case number 5:15-bk-00280.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

To view the bankruptcy petition and other documents filed in this case, please visit the following Internet link: <http://ecf.pamb.uscourts.gov/> You must first register at this web site: <http://pacer.psc.uscourts.gov/> There is no registration fee. However, the Judicial Conference of the United States has established a fee for access to information in PACER. All registered users will be charged as follows: Use of the PACER system will generate a .10 per page charge, and Audio files of court hearings retrieved via PACER will generate a 2.40 per file charge. Public access computer terminals are also available at the Clerk's Office's two locations, 9:00 am to 4:00 pm, M-F (closed on all federal holidays): Max Rosenn US Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701 and Ronald Reagan Federal Building and Courthouse, 228 Walnut Street, Harrisburg, PA 17101.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV976

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, FEBRUARY 11, 2015
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, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the North side of Second Avenue at the southwest corner of Lot No. 797; thence in a northerly direction along said Lot 160 feet to a 15-foot alley; thence in a westerly direction along said alley 45 feet to corner of Lot no. 799; thence in a southerly in a southerly direction along said Lot 160 feet to Second Avenue; thence in an easterly direction along Second Avenue 45 feet to the place of beginning.

Being single house and Lot No. 798

Known as 1613 2nd Avenue, Berwick, PA 18603

Parcel No. 04D-06-047

Improvements: Residential Dwelling

Being the same premises as which Robert D. Pollick and Tarry L. Troiani, Executors of the Estate of Joseph F. Pollick, Sr. granted and conveyed unto Robert D. Pollick and Wendy Pollick by Deed dated November 25, 2002 and recorded December 4, 2002 in the Office of the Recorder of Deeds for Columbia County, Pennsylvania as Instrument No. 200214084.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

PROPERTY ADDRESS: 1613 2ND AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-06-047

Seized and taken into execution to be sold as the property of WENDY POLLOCK in suit of SECOND OPPORTUNITY OF AMERICA 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 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:
RICHARD SQUIRE & ASSOCIATES LLC.
JENKINTOWN, PA

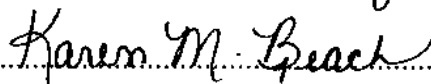
TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

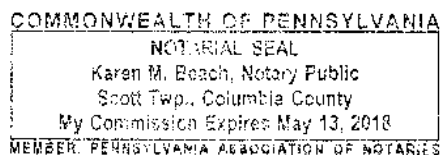
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice January 21, 28 and February 4, 2015 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



Sworn and subscribed to before me this 6th day of February 2015...



(Notary Public)



And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN \$15.00
 SERVICE PER DEF. \$ 225.00
 LEVY (PER PARCEL \$15.00
 MAILING COSTS \$ 78.00
 ADVERTISING SALE BILLS & COPIES \$17.50
 ADVERTISING SALE (NEWSPAPER) \$15.00
 MILEAGE \$ 24.00
 POSTING HANDBILL \$15.00
 CRYING/ADJOURN SALE \$10.00
 SHERIFF'S DEED \$35.00
 TRANSFER TAX FORM \$25.00
 DISTRIBUTION FORM \$25.00
 COPIES \$ 7.50
 NOTARY \$ 10.00

TOTAL ***** \$ 517.00

WEB POSTING \$150.00
 PRESS ENTERPRISE INC. \$ 1167.09
 SOLICITOR'S SERVICES \$75.00

TOTAL ***** \$ 1392.09

PROTHONOTARY (NOTARY) \$10.00
 RECORDER OF DEEDS \$ 67.00

TOTAL ***** \$ 77.00

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20 \$ _____
 SCHOOL DIST. 20 \$ _____
 DELINQUENT 20 \$ 1519.95

TOTAL ***** \$ 1519.95

MUNICIPAL FEES DUE:

SEWER 20 \$ 310.15
 WATER 20 \$ _____

TOTAL ***** \$ 310.15

SURCHARGE FEE (DSTE) \$ 160.00
 MISC. \$ _____

TOTAL ***** \$ -0-

TOTAL COSTS (OPENING BID) \$ 3976.19

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

DATE: 29-JAN-15

FEE: \$5.00

CERT. NO19582

POLLOCK ROBERT D & WENDY
739 LASALLE ST
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 20021-4084
LOCATION: 1613 SECOND AVE LOT #798
PARCEL: 04D-06 -047-00,000

| YEAR | BILL ROLL | AMOUNT | INTEREST | PENDING COSTS | TOTAL AMOUNT DUE |
|-------------|-----------|--------|----------|---------------|------------------|
| 2013 | PRIM | 997.53 | 12.69 | 0.00 | 1,010.22 |
| 2014 | PRIM | 467.94 | 6.79 | 30.00 | 504.73 |
| TOTAL DUE : | | | | | \$1,514.95 |

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: March ,2015

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2014

REQUESTED BY:

Columbia County Sheriff
Jm.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



SECOND OPPORTUNITY OF AMERICA LLC
vs.
WENDY POLLOCK

Case Number
2014CV976

SHERIFF'S RETURN OF SERVICE

10/31/2014 10:39 AM - DEPUTY KEVIN DENT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE JEREMY NAUS, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR WENDY POLLOCK AT 739 LASALLE STREET, BERWICK, PA 18603.

KEVIN DENT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

January 02, 2015

NOTARY

Affirmed and subscribed to before me this

2ND day of JANUARY, 2015

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

Attorney: RICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATION, 115 WEST AVENUE, JENKINTOWN, P.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



SECOND OPPORTUNITY OF AMERICA LLC
vs.
WENDY POLLOCK

Case Number
2014CV976

SHERIFF'S RETURN OF SERVICE

01/05/2015 01:52 PM - DEPUTY SCOTT MAYERNICK, 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 1613 2ND AVENUE, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

January 05, 2015

NOTARY

Affirmed and subscribed to before me this

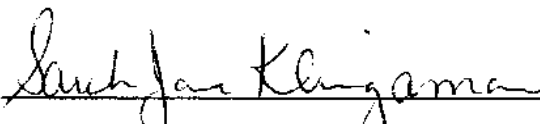
5TH day of JANUARY, 2015

Attorney: RICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATION, 115 WEST AVENUE JENKINTOWN, P.

COMMONWEALTH OF PENNSYLVANIA

Notary Seal

Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SECOND OPPORTUNITY OF AMERICA LLC
vs.
WENDY POLLOCK

Case Number
2014CV976

SERVICE COVER SHEET

Service Details:

| | | | | |
|-----------|--|----------|-------|----------|
| Category: | Real Estate Sale - Posting - Sale Bill | | Zone: | |
| Manner: | < Not Specified > | Expires: | | Warrant: |
| Notes: | SHERIFF'S SALE BILL | | | |

Serve To:

| | |
|--------------------|--------------------------------------|
| Name: | (POSTING) |
| Primary Address: | 1613 2ND AVENUE BERWICK, PA 18603 |
| Phone: | DOB: |
| Alternate Address: | |
| Phone: | |

Final Service:

| | | |
|------------------|--|-------------|
| Served: | Personally - Adult In Charge <u>Posted</u> Other | |
| Adult In Charge: | | |
| Relation: | | |
| Date: | 1-5-15 | Time: 13:52 |
| Deputy: | 3 | Mileage: |

Attorney / Originator:

| | | | |
|-------|---------------------------------|--------|--|
| Name: | RICHARD SQUIRE & ASSOCIATES LLC | Phone: | |
|-------|---------------------------------|--------|--|

Service Attempts:

| | | | | | |
|----------|--|--|--|--|--|
| Date: | | | | | |
| Time: | | | | | |
| Mileage: | | | | | |
| Deputy: | | | | | |

Service Attempt Notes:

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

(POSTING)

2014CV976

1613 2ND AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SECOND OPPORTUNITY OF AMERICA LLC
vs.
WENDY POLLOCK

Case Number
2014CV976

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 169

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

SERVED AT 1613 2ND AVE
BERWICK, PA

Serve To:

Name: WENDY POLLOCK

Primary Address: 739 LASALLE STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: SELEMY NAUS

Relation: SON

Date: 10-31-14 Time: 1039

Deputy: 5 Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

| | | | | | | |
|----------|----------|--|--|--|--|--|
| Date: | 10/31/14 | | | | | |
| Time: | 0900 | | | | | |
| Mileage: | | | | | | |
| Deputy: | 5 | | | | | |

Service Attempt Notes:

1. L/C

2.

3.

4.

5.

6.

POLLOCK, WENDY

2014CV976

739 LASALLE STREET, BERWICK, PA 18603

NO EXPIRATION

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



71901140006000040591

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING
PHILADELPHIA PA 19107

169

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



71901140006000040645

AMERIQUEST MORTGAGE CO
505 SOUTH MAIN STREET
#6000
ORANGE CA 92868

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



71901140006000040652

EQUITY ONE INC
301 LIPPINCOTT DRIVE

MARLTON NJ 08053



November 7, 2014

Timothy T. Chamberlain
Sheriff of Columbia County
Court House-P.O. Box 380
Bloomsburg, Pa 17815

SECOND OPPORTUNITY OF AMERICA, LLC

VS.

WENDY POLLICK

NO: 2014-CV-976

NO: 2014-ED-169

Dear Timothy:

The amount due on the sewer account #117391 for the property located at 1613 Second Avenue, Berwick Pa through March 31, 2015 is **\$310.15**.

Please feel free to contact me with any questions that you may have.

Sincerely,

Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SECOND OPPORTUNITY OF AMERICA LLC
VS.
WENDY POLLOCK

Case Number
2014CV976

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 169

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 1613 2ND AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: JEREMY NAUS

Relation: SON

Date: 10-31-14

Time: 1039

Deputy: 5

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

OCCUPANT

2014CV976

1613 2ND AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SECOND OPPORTUNITY OF AMERICA LLC
vs.
WENDY POLLICK

Case Number
2014CV976

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 169

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK AREA JOINT SEWER AUTH.

Primary Address: 1108 FREAS AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: KELLY MORRIS

Relation: CLERK

Date: 10/31/14

Time: 0849

Deputy: 5

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

| | | | | | | |
|----------|--|--|--|--|--|--|
| Date: | | | | | | |
| Time: | | | | | | |
| Mileage: | | | | | | |
| Deputy: | | | | | | |

Service Attempt Notes:

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

BERWICK AREA JOINT SE

2014CV976

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SECOND OPPORTUNITY OF AMERICA LLC
vs.
WENDY POLLICK

Case Number
2014CV976

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 169

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie C. Gingher

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation: TAX COLLECTOR

Date: 10-31-14

Time: 1002

Deputy: 5

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

GINGHER, CONNIE C.

2014CV976

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

Make Check Payable To:

Connie C. Gingher, Tax Collector
1615 Lincoln Avenue
Berwick, PA 18603

Telephone: 570-752-7442

Taxes are due and payment is requested from:

017166 BERW
POLLOCK ROBERT D & WENDY L
739 LASALLE ST
BERWICK, PA 18603-1840



Property Location and Description:

739 LASALLE ST
.064

Assessment:

L= 1,400
B= 37,600
T= 39,000

| Tax Description | Mills/Rate | Amount |
|--------------------------|----------------------|----------|
| SCHOOL REAL ESTATE | 44.7500 | 1,745.25 |
| HOMESTEAD EXCLUSION | NA | NA |
| FARMSTEAD EXCLUSION | NA | NA |
| If Paid By 8/31/2014 | 2% Discounted Amount | 1,710.35 |
| If Paid By 10/31/2014 | FACE Amount | 1,745.25 |
| If Paid After 10/31/2014 | 10% Penalty Amount | 1,919.78 |

Not paid as of 10-31-14

Last day to pay Tax Collector 12/15/2014
Include self-addressed stamped envelope if
return receipt required.

Office Hours:

Monday, Tuesday, and Thursday from 9:30am - 4:00pm
Closed Wednesday and Friday
Closed Holidays

Notice 2014 County & Municipality
BERWICK BORO

CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

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

TE:570-752-7442

ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

POLLOCK ROBERT D & WENDY L
739 LASALLE STREET
BERWICK PA 18603

| FOR: COLUMBIA County | | DATE 03/01/2014 | | BILL NO. 5523 | |
|--|------------|----------------------------------|---------------|---------------------------------|--------------------------|
| DESCRIPTION | ASSESSMENT | MILLS | LESS DISCOUNT | TAX AMOUNT DUE | INCL PENALTY |
| GENERAL | 39,000 | 9.146 | 349.56 | 356.69 | 392.36 |
| SINKING | | 1.345 | 51.41 | 52.46 | 57.71 |
| FIRE | | 1.25 | 47.77 | 48.75 | 51.19 |
| LIGHT | | 1.75 | 66.88 | 68.25 | 71.66 |
| BORO RE | | 11.1 | 424.24 | 432.90 | 454.55 |
| The discount & penalty have been calculated for your convenience | | 939.86 | | 959.05 | 1,027.47 |
| PAY THIS AMOUNT | | April 30 If paid on or before | | June 30 If paid on or before | June 30 If paid after |

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04C-05 -091-00,000
739 LASALLE ST
.0643 Acres Land 1,400
Buildings 37,600
Total Assessment 39,000

This tax returned
to courthouse on:
January 1, 2015

Not paid as of 10-31-14

FILE COPY

Require a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TAXPAYER COPY

Make Check Payable To:

Connie C. Gingher, Tax Collector
1615 Lincoln Avenue
Berwick, PA 18603

Telephone: 570-752-7442

Taxes are due and payment is requested from:

BERW
POLLOCK ROBERT D & WENDY
739 LASALLE ST
BERWICK, PA 18603-1840

Parcel #: 04D06 04700000

Prop. Type 3

Property Location and Description:

1613 SECOND AVE
.165

Assessment:

L= 2,880
B= 14,313
T= 17,193

| Tax Description | Mills/Rate | Amount |
|--------------------------|----------------------|--------|
| SCHOOL REAL ESTATE | 44.7500 | 769.39 |
| HOMESTEAD EXCLUSION | NA | NA |
| FARMSTEAD EXCLUSION | NA | NA |
| If Paid By 8/31/2014 | 2% Discounted Amount | 754.00 |
| If Paid By 10/31/2014 | FACE Amount | 769.39 |
| If Paid After 10/31/2014 | 10% Penalty Amount | 846.33 |

*Paid
8-31*

*754.00 1613 60011520
Serris Oneida
8/31/14*

Last day to pay Tax Collector 12/15/2014
Include self-addressed stamped envelope if
return receipt required.

Office Hours:

Monday, Tuesday, and Thursday from 9:30am - 4:00pm
Closed Wednesday and Friday
Closed Holidays

Notice 2014 County & Municipality

**BERWICK BORO
CHECKS PAYABLE TO:**

Connie C. Gingher
1615 Lincoln Avenue
Berwick PA 18603

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

NE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2014

BILL NO.
5522

| DESCRIPTION | ASSESSMENT | MILLS | LESS DISCOUNT | TAX AMOUNT DUE | INCL PENALTY |
|--|------------|----------------------------------|---------------|---------------------------------|--------------------------|
| GENERAL | 17,193 | 9.146 | 154.10 | 157.25 | 172.98 |
| SINKING | | 1.345 | 22.66 | 23.12 | 25.43 |
| FIRE | | 1.26 | 21.06 | 21.49 | 22.56 |
| LIGHT | | 1.75 | 29.49 | 30.09 | 31.59 |
| BORO RE | | 11.1 | 187.02 | 190.84 | 200.38 |
| The discount & penalty have been calculated for your convenience | | PAY THIS AMOUNT | | 414.33 | 422.79 |
| | | April 30 If paid on or before | | June 30 If paid on or before | June 30 If paid after |

ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

POLLOCK ROBERT D & WENDY
739 LASALLE ST
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04D-06 -047-00,000
1613 SECOND AVE
.1653 Acres Land 2,880
Buildings 14,313
Total Assessment 17,193

not paid as of 10-31-14

This tax returned
to courthouse on:
January 1, 2015

Desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

FILE COPY

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SECOND OPPORTUNITY OF AMERICA LLC
vs.
WENDY POLLOCK

Case Number
2014CV976

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 169

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia County

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: DINA SCHMIT

Relation: ENFORCER

Date: 10/29/14

Time: 1302

Deputy: 5

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

| | | | | | | |
|----------|--|--|--|--|--|--|
| Date: | | | | | | |
| Time: | | | | | | |
| Mileage: | | | | | | |
| Deputy: | | | | | | |

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2014CV976 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SECOND OPPORTUNITY OF AMERICA LLC
vs.
WENDY POLLOCK

Case Number
2014CV976

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 169

Warrant:

Notes: 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: 10/29/14

Time: 1301

Deputy: 5

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2014CV976

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 10/29/14

Account:

Name:
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**
Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Ad ID: 1013207
Description: Wendy Pollock Sale
Run Dates: 01/21/15 to 02/04/15
Class: 2
Agate Lines: 213
Blind Box:

Total Ad Cost \$1,167.09
Amount Paid \$0.00

| Publication | Start | Stop | Inserts | Cost |
|------------------|----------|----------|---------|------------|
| Press Enterprise | 01/21/15 | 02/04/15 | 3 | \$1,167.09 |

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV976

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, FEBRUARY 11, 2015
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, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: Beginning at a point on the North side of Second Avenue at the southwest corner of Lot No. 797; thence in a northerly direction along said Lot 160 feet to a 15-foot alley; thence in a westerly direction along said alley 45 feet to corner of Lot no. 799; thence in a southerly in a southerly direction along said Lot 180 feet to Second Avenue; thence in an easterly direction along Second Avenue 45 feet to the place of beginning. Being single house and Lot No. 798 Known as 1613 2nd Avenue, Berwick, PA 18603 Parcel No. 04D-06-047 Improvements: Residential Dwelling

Being the same premises as which Robert D. Pollick and Terry L. Troiani, Executors of the Estate of Joseph F. Pollick, Sr. granted and conveyed unto Robert D. Pollick and Wendy Pollick by Deed dated November 25, 2002 and recorded December 4, 2002 in the Office of the Recorder of Deeds for Columbia County, Pennsylvania as Instrument No. 200214084.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

PROPERTY ADDRESS: 1613 2ND AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-06-047

Seized and taken into execution to be sold as the property of WENDY POLLICK in suit of SECOND OPPORTUNITY OF AMERICA 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 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.

**TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania**

Attorney for the Plaintiff
RICHARD SQUIRE & ASSOCIATES LLC
JENKINTOWN, PA

REAL ESTATE OUTLINE

ED # 2014 EO 169

DATE RECEIVED 10/27/14
DOCKET AND INDEX 2014 CO 976

CHECK FOR PROPER INFO.

| | | |
|-------------------------------|----------|------------------|
| WRIT OF EXECUTION | <u>X</u> | |
| COPY OF DESCRIPTION | <u>X</u> | |
| WHEREABOUTS OF LKA | <u>X</u> | |
| NON-MILITARY AFFIDAVIT | <u>X</u> | |
| NOTICES OF SHERIFF SALE | <u>X</u> | |
| WAIVER OF WATCHMAN | <u>X</u> | |
| AFFIDAVIT OF LIENS LIST | <u>X</u> | |
| CHECK FOR \$1,350.00 OR _____ | <u>X</u> | CK# <u>33439</u> |

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

SALE DATE Feb. 11th TIME 9:00 AM
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV976

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, FEBRUARY 11, 2015
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, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the North side of Second Avenue at the southwest corner of Lot No. 797; thence in a northerly direction along said Lot 160 feet to a 15-foot alley; thence in a westerly direction along said alley 45 feet to corner of Lot no. 799; thence in a southerly in a southerly direction along said Lot 160 feet to Second Avenue; thence in an easterly direction along Second Avenue 45 feet to the place of beginning.

Being single house and Lot No. 798

Known as 1613 2nd Avenue, Berwick, PA 18603

Parcel No. 04D-06-047

Improvements: Residential Dwelling

Being the same premises as which Robert D. Pollick and Terry L. Troiani, Executors of the Estate of Joseph F. Pollick, Sr. granted and conveyed unto Robert D. Pollick and Wendy Pollick by Deed dated November 25, 2002 and recorded December 4, 2002 in the Office of the Recorder of Deeds for Columbia County, Pennsylvania as Instrument No. 200214084.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

PROPERTY ADDRESS: 1613 2ND AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-06-047

Seized and taken into execution to be sold as the property of WENDY POLLICK in suit of SECOND OPPORTUNITY OF AMERICA 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 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:
RICHARD SQUIRE & ASSOCIATES LLC
JENKINTOWN, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert Cusick, Esquire
Morris Scott, Esquire
I.D. Nos. 04267 / 80193 / 83587

Attorneys for Plaintiff

One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046

Telephone: 215-886-8790 Fax: 215-886-8791

Second Opportunity of America, LLC
PLAINTIFF,

v.

Wendy Pollick
739 Lasalle St
Berwick, PA 18603

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2014-CV-976

2014-ED-169
CIVIL ACTION

WRIT OF EXECUTION
(Mortgage Foreclosure)

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF COLUMBIA :

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

1613 2nd Avenue, Berwick, PA 18603 Parcel No. 04D-06-047
(See attached legal description)

| | | |
|---|----|-----------|
| Amount Due | \$ | 63,277.11 |
| Interest From 8/13/2014 to Date of Sale @ \$13.89 per diem | \$ | |
| Total: | \$ | |
| * plus fees and costs | | |

PROTHONOTARY

Seal of Court

BY:

Barbara N. Silvestri
Deputy Prothonotary

Date 10-28-14

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

Second Opportunity of America, LLC
Plaintiff,

v.

Wendy Pollick
739 Lasalle St
Berwick, PA 18603
Defendant.

WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed:

____ Richard M. Squire, Esquire
____ Robert Cusick, Esquire
____ ☒ Morris Scott, Esquire
Richard M. Squire & Associates, LLC
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791
Attorneys for Plaintiff

1613 2nd Avenue, Berwick, PA 18603
Parcel No. 04D-06-047

\$115.00 pd
\$15.00 pd
\$25.00 pd
\$10.00

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert Cusick, Esquire
Morris Scott, Esquire
I.D. Nos. 04267 / 80193 / 83587
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791
Attorneys for Plaintiff

Second Opportunity of America, LLC
PLAINTIFF,

v.

Wendy Pollick
739 Lasalle St
Berwick, PA 18603

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA, PENNSYLVANIA

NO. 2014-CV-976

2014-ED-169
CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Wendy Pollick
739 Lasalle Street, Berwick, PA 18603 and/or
1613 2nd Avenue, Berwick, PA 18603

Your house (real estate) at 1613 2nd Avenue, Berwick, PA 18603 is scheduled to be sold at Columbia County Sheriff Sale, Feb. 11, 2015 at 9:00 A.M., Columbia County Sheriff's Office, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$63,277.11 plus interest to the sale date obtained by Second Opportunity of America, LLC against you.

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 back to Second Opportunity of America, LLC, the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call: Richard M. Squire, Esquire, Robert Cusick, or Morris Scott, Esquire at (215) 886-8790.

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 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 notice below 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 the Columbia Sheriff's Office at (570)389-5624.
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 in the sale. To find out if this has happened you may call the Columbia County Courthouse at (570)389-5624.
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 house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than 30 days after the Sheriff's Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

**North Penn Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
(570)784-8760**

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert Cusick, Esquire
Morris Scott, Esquire
I.D. Nos. 04267 / 80193 / 83587

Attorneys for Plaintiff

One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790 Fax: 215-886-8791

Second Opportunity of America, LLC
PLAINTIFF,

v.

Wendy Pollick
739 Lasalle St
Berwick, PA 18603

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO: 2014-CV-976

CIVIL ACTION 2014-ED-169

CERTIFICATION

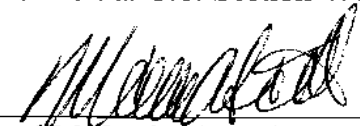
Richard M. Squire, Esquire/Kevin Diskin, Esquire/Morris Scott, Esquire, hereby verifies that he is an attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ An FHA Mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ Act 91 Procedures have been fulfilled

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

Date: October 24, 2014

By:



Richard M. Squire, Esq. (PA I.D.# 04267)

Robert Cusick, Esq. (PA I.D.# 80193)
✓ _____
Morris Scott, Esq. (PA I.D.# 83587)
115 West Avenue, Suite 104
Jenkintown, PA 19046
215-886-8790
215-886-8791 (fax)
rsquire@squirelaw.com
rcusick@squirelaw.com
msscott@squirelaw.com
Attorneys for Plaintiff

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert Cusick, Esquire
Morris Scott, Esquire
I.D. Nos. 04267 / 80193 / 83587

Attorneys for Plaintiff

One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790 Fax: 215-886-8791

Second Opportunity of America, LLC
PLAINTIFF,

v.

Wendy Pollick
739 Lasalle St
Berwick, PA 18603

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO: 2014-CV-976

CIVIL ACTION 2014-ED-169

CERTIFICATION

Richard M. Squire, Esquire/Kevin Diskin, Esquire/Morris Scott, Esquire, hereby verifies that he is an attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ An FHA Mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ Act 91 Procedures have been fulfilled

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

Date: October 24, 2014

By:



Richard M. Squire, Esq. (PA I.D.# 04267)

Robert Cusick, Esq. (PA I.D.# 80193)
✓ _____
Morris Scott, Esq. (PA I.D.# 83587)
115 West Avenue, Suite 104
Jenkintown, PA 19046
215-886-8790
215-886-8791 (fax)
rsquire@squirelaw.com
rcusick@squirelaw.com
msscott@squirelaw.com
Attorneys for Plaintiff

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert Cucisk, Esquire
Morris Scott, Esquire
ID. Nos. 04267 / 80193/ 83587
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791
Attorneys for Plaintiff

Second Opportunity of America, LLC
PLAINTIFF,

v.

Wendy Pollick
739 Lasalle St
Berwick, PA 18603

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA, PENNSYLVANIA

DOCKET NO: 2014-CV-976

CIVIL ACTION

MORTGAGE FORECLOSURE

2014-ED-169

AFFIDAVIT PURSUANT TO RULE 3129.1

Second Opportunity of America, LLC, Plaintiff in the above action, being authorized to do so, sets forth as of the date the Praeceptum for the Writ of Execution was filed, the following information concerning the real property located at 1613 2nd Avenue, Berwick, PA 18603 Parcel No. 04D-06-047:

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

Wendy Pollick
739 Lasalle Street, Berwick, PA 18603 and/or
1613 2nd Avenue, Berwick, PA 18603

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

Wendy Pollick
739 Lasalle Street
Berwick, PA 18603

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

Second Opportunity of America, LLC
707 Aldridge Road, Ste B
Vacaville, CA 95687

CITIBANK NA
c/o Burton Neil & Associates
1060 Andrew Drive, Ste 170
West Chester, PA 19380

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

Second Opportunity of America, LLC
707 Aldridge Road, Ste B
Vacavill, CA 95687

Second Opportunity of America, LLC
c/o BSI Financial Services, Inc.
314 S. Franklin Street
Titusville, PA 16354

Second Opportunity of America, LLC
1001 N 3rd Avenue, Ste #1
Phoenix, AZ 85003

CitiMortgage, Inc sbm to CitiFinancial Mortgage Company
4050 Regent Blvd
MS N2A-222
Irving, TX 75063

CitiFinancial Mortgage Company
1111 Northpoint Drive, Bldg 4, Ste 100
Coppell, TX 75019

Ameriquet Mortgage Company
1100 Town and Country Road, Ste 200
Orange, CA 92868

Ameriquet Mortgage Company
505 South Main Street, #6000
Orange, CA 92868

Equity One, Inc. dba Popular Financial Services
301 Lippincott Drive
Marlton, NJ 08053

MERS
P.O. Box 2026
Flint, MI 48501-2026

MERS
1818 Library Street, Suite 300
Reston, VA 20190-6280

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

None other.

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:

Domestic Relations
11 West Main Street
Bloomsburg, PA 17815-1702

Tax Claim Bureau
11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815-1702

PA Department of Revenue
Bureau of Compliance
P.O. Box 281230
Harrisburg, PA 17128-1230

Department of Public Welfare
Attn : Legal Department
Health & Welfare Building
P. O. Box 2675
Harrisburg, PA 17105-2675

Department of Public Welfare
Bureau of Child Support Enforcement
Health & Welfare Bldg., Room 432
Harrisburg, PA 17105-2675

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:


Tenant/Occupant
1613 2nd Avenue
Berwick, PA 18603

VERIFICATION

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

Richard M. Squire & Associates, LLC

By:


____ Richard M. Squire, Esquire
____ Robert Cusick, Esquire
✓ ____ Morris Scott, Esquire
115 West Avenue, Suite 104
Jenkintown, PA 19046
(215) 886-8790
Attorneys for Plaintiff

Date: October 24, 2014

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the North side of Second Avenue at the southwest corner of Lot. No. 797; thence in a northerly direction along said Lot 160 feet to a 15-foot alley; thence in a westerly direction along said alley 45 feet to corner of Lot no. 799; thence in a southerly in a southerly direction along said Lot 160 feet to Second Avenue; thence in an easterly direction along Second Avenue 45 feet to the place of beginning.

Being single house and Lot No. 798

Known as 1613 2nd Avenue, Berwick, PA 18603

Parcel No. 04D-06-047

Improvements: Residential Dwelling

Being the same premises as which Robert D. Pollick and Terry L. Troiani, Executors of the Estate of Joseph F. Pollick, Sr. granted and conveyed unto Robert D. Pollick and Wendy Pollick by Deed dated November 25, 2002 and recorded December 4, 2002 in the Office of the Recorder of Deeds for Columbia County, Pennsylvania as Instrument No. 200214084.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert Cusick, Esquire
Morris Scott, Esquire
I.D. Nos. 04267 / 80193 / 83587

Attorneys for Plaintiff

One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790 Fax: 215-886-8791

Second Opportunity of America, LLC
PLAINTIFF,

v.

Wendy Pollick
739 Lasalle St
Berwick, PA 18603

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2014-CV-976

2014-ED-1169

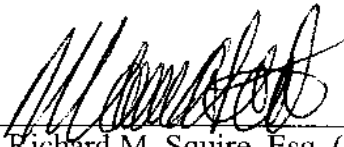
CIVIL ACTION

MORTGAGE FORECLOSURE

WAIVER OF WATCHMEN/WAIVER OF INSURANCE

Any Deputy Sheriff levying upon or attaching any 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.

By:



Richard M. Squire, Esq. (PA I.D.# 04267)

Robert Cusick, Esq. (PA I.D. # 80193)

Morris Scott, Esq. (PA I.D.# 83587)
Attorney for Plaintiff

Dated: October 24, 2014

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert Cusick, Esquire
Morris Scott, Esquire
I.D. Nos. 04267 / 86727 / 83587

Attorneys for Plaintiff

One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790 Fax: 215-886-8791

Second Opportunity of America, LLC
PLAINTIFF,

v.

Wendy Pollick
739 Lasalle St
Berwick, PA 18603

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO: 2014-CV-976

2014-ED-169

CIVIL ACTION

AFFIDAVIT OF LAST KNOWN ADDRESSES

I, Morris Scott, Esquire, being duly sworn according to law, hereby depose and say that I am one of the attorneys for Plaintiff in the above matter and that the last known addresses for the Defendant herein are as follows:

Defendant: Wendy Pollick
739 Lasalle Street, Berwick, PA 18603 and/or
1613 2nd Avenue, Berwick, PA 18603

Date: October 24, 2014

By: 

Richard M. Squire, Esq. (PA I.D.# 04267)

Robert Cusick, Esq. (PA I.D.# 80193)

✓ Morris Scott, Esq. (PA I.D.# 83587)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

rcusick@squirelaw.com

msscott@squirelaw.com

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire *
Robert Cusick
Morris Scott

* Also Admitted in MD
Also Admitted in NJ

One Jenkintown Station
115 West Avenue, Suite 104
Jenkintown, PA 19046

Tel.: (215) 886-8790 Fax: (215) 886-8791

www.squirelaw.com

TO: Columbia County Sheriff's Department

FROM: Morris Scott, Esq.

DATE:

RE: Second Opportunity of America, LLC v. Wendy Pollick
Docket No. 2014-CV-976
Sheriff's Sale scheduled for _____

Dear Sir or Madam:

Enclosed please find a check for \$1,350.00 which represents a sale deposit for the aforementioned scheduled sheriff sale. Kindly effectuate personal service (or adult in charge) of the Writ of Execution/Notice of Sheriff Sale upon the following defendant:

Wendy Pollick
739 Lasalle Street, Berwick, PA 18603 **And**
1613 2nd Avenue, Berwick, PA 18603

Please post property with Handbill of Sale: 1613 2nd Avenue, Berwick, PA 18603

Kindly return the completed service forms in the self-addressed stamped envelope provided for your convenience.

If you have any questions, please do not hesitate to contact this office.

Thank you.

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Robert Cusick, Esquire
Morris Scott, Esquire
I.D. Nos. 04267 / 80193 / 83587

One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790 Fax: 215-886-8791

Second Opportunity of America, LLC
PLAINTIFF,

v.

Wendy Pollick
739 Lasalle St
Berwick, PA 18603

DEFENDANT.

Attorneys for Plaintiff

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO: 2014-CV-976

2014-ED-169
CIVIL ACTION

VERIFICATION OF NON-MILITARY SERVICE

I, Morris Scott, Esquire, hereby verifies that he is one of the attorneys for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the Defendant is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act of Congress of 2003, as amended.

(b) that Defendant is over 18 years of age and resides at 1613 2nd Avenue, Berwick, PA 18603 and/or 739 Lasalle Street, Berwick, PA 18603.

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

Dated: October 24, 2014

By: 

____ Richard M. Squire, Esq. (PA I.D.# 04267)

____ Robert Cusick, Esq. (PA I.D.# 80193)

✓ Morris Scott, Esq. (PA I.D.# 83587)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

rsquire@squirelaw.com

rcusick@squirelaw.com

msscott@squirelaw.com

Document Receipt

| | | | | | |
|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 4068 | Carrier / service: | USPS Server | First-Class Mail® | 10/29/2014 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|------------------------|

Ship to:

MERS

1818 LIBRARY STREET
SUITE 300

RESTON VA 20190

| | |
|-------------|----------------------|
| Tracking #: | 71901140006000040669 |
| Doc Ref #: | 2014ED169 |
| Postage | 5.3400 |

Document Receipt

| | | | | | |
|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 4067 | Carrier / service: | USPS Server | First-Class Mail® | 10/29/2014 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|------------------------|

Ship to:

EQUITY ONE INC

301 LIPPINCOTT DRIVE

MARLTON NJ 08053

Tracking #: 71901140006000040652

Doc Ref #: 2014ED169

Postage 5.3400

Document Receipt

| | | | | | |
|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 4066 | Carrier / service: | USPS Server | First-Class Mail® | 10/29/2014 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|------------------------|

Ship to:

AMERIQUEST MORTGAGE CO

505 SOUTH MAIN STREET

#6000

ORANGE CA 92868

Tracking #: 71901140006000040645

Doc Ref #: 2014ED169

Postage 5.3400

169

Document Receipt

| | | | | | |
|---------|------|--------------------|-------------|-------------------|---------------------------|
| Trans # | 4066 | Carrier / service: | USPS Server | First-Class Mail® | 10/29/2014 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|---------------------------|

Ship to:

AMERIQUEST MORTGAGE CO

505 SOUTH MAIN STREET
#6000

ORANGE CA 92868

| | |
|-------------|----------------------|
| Tracking #: | 71901140006000040645 |
| Doc Ref #: | 2014ED169 |
| Postage | 5.3400 |

Document Receipt

| | | | | | |
|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 4065 | Carrier / service: | USPS Server | First-Class Mail® | 10/29/2014 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|------------------------|

Ship to:

CITI MORTGAGE CO

4050 REGENT BLVD

MS N2A-222

IRVING TX 75063

Tracking #: 71901140006000040638

Doc Ref #: 2014ED169

Postage 5.3400

Document Receipt

| | | | | | |
|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 4065 | Carrier / service: | USPS Server | First-Class Mail® | 10/29/2014 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|------------------------|

Ship to:

CITI MORTGAGE CO

4050 REGENT BLVD

MS N2A-222

IRVING TX 75063

Tracking #: 71901140006000040638

Doc Ref #: 2014ED169

Postage 5.3400

Document Receipt

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|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 4064 | Carrier / service: | USPS Server | First-Class Mail® | 10/29/2014 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|------------------------|

Ship to:

SECOND OPPORTUNITY OF AMERICA
LLC1001 NORTH 3RD AVENUE
SUITE #1

PHOENIX AZ 85003

| | |
|-------------|----------------------|
| Tracking #: | 71901140006000040621 |
| Doc Ref #: | 2014ED169 |
| Postage | 5.3400 |

169

Document Receipt

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|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 4063 | Carrier / service: | USPS Server | First-Class Mail® | 10/29/2014 12:00:00 AM |
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Ship to:

SECOND OPPORTUNITY OF AMERICA

707 ALDRIDGE ROAD
SUITE B

VACAVILL CA 95687

| | |
|-------------|----------------------|
| Tracking #: | 71901140006000040614 |
| Doc Ref #: | 2014ED169 |
| Postage | 5.3400 |

Document Receipt

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|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 4062 | Carrier / service: | USPS Server | First-Class Mail® | 10/29/2014 12:00:00 AM |
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000040607

Doc Ref #: 2014ED169

Postage 5.3400

PHILADELPHIA PA 19106

169

Document Receipt

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|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 4061 | Carrier / service: | USPS Server | First-Class Mail® | 10/29/2014 12:00:00 AM |
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #: 71901140006000040591

Doc Ref #: 2014ED169

Postage 5.3400

PHILADELPHIA PA 19107

Document Receipt

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|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 4060 | Carrier / service: | USPS Server | First-Class Mail® | 10/29/2014 12:00:00 AM |
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000040584

Doc Ref #: 2014ED169

Postage 5.3400

HARRISBURG PA 17105

Document Receipt

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|---------|------|--------------------|-------------|-------------------|---------------------------|
| Trans # | 4059 | Carrier / service: | USPS Server | First-Class Mail® | 10/29/2014 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|---------------------------|

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000040577

Doc Ref #: 2014ED169

Postage 5.3400

HARRISBURG PA 17128

Document Receipt

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| Trans # | 4068 | Carrier / service | USPS Server | First-Class Mail® | 10/29/2014 12:00:00 AM |
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Ship to:

MERS

1818 LIBRARY STREET
SUITE 300

RESTON VA 20190

| | |
|-------------|----------------------|
| Tracking #: | 71901140006000040669 |
| Doc Ref #: | 2014ED169 |
| Postage | 5.3400 |

169

RICHARD M. SQUIRE & ASSOCIATES, LLC
ESCROW ACCOUNT
ONE JENKINTOWN STATION SUITE 104
115 WEST AVENUE 215-886-8790
JENKINTOWN, PA 19046

SUSQUEHANNA BANK
www.susquehanna.net

33439

33439
60 912/313
220

****One Thousand Three hundred Fifty dollars and Zero cents****

| DATE | AMOUNT |
|------------|------------|
| 10/27/2014 | \$1,350.00 |

VOID AFTER 90 DAYS

PAY
TO THE
ORDER
OF

Sheriff of Columbia County
P.O. Box 380
Bloomsburg PA 17815

For BSI-278 - Pollick - Sales Deposit


AUTHORIZED SIGNATURE

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