

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

PLANET HOME LENDING LLC

VS TIFFANY & MICHAEL POLIZZI

NO. 68-2017 ED

NO. 1458-2016 JD

DATE/TIME OF SALE: Oct. 4, 2017 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 3180,30

POUNDAGE - 2% OF BID \$ 63,61

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3243,91

PURCHASER(S): Lidya Wijaya

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): Lidya Wijaya

TOTAL DUE: \$ 3243,91

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 1893,91

**COLUMBIA COUNTY REGISTER AND RECORDER  
RECEIPT**

Inv Number: 218121	Invoice Date: 12/13/2017 9:21:57 AM	RECEIPT	Reg/Drw ID: 0101
Customer:	Last Change:	Receipt By: MAIL	By: HAS
SHERIFF'S OFFICE			

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	201709798	BLOOMSBURG TOWN
	Grantor - POLIZZI, TIFFANY		12/13/17 9:21:59 AM	OF
	Grantee - PLANET HOME LENDING LLC			
	Consideration - \$3,243.91			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 8023 - SHERIFF'S OFFICE	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
PLANET HOME LENDING LLC

vs.

**Defendant**  
TIFFANY POLIZZI  
MICHAEL POLIZZI

**Attorney for the Plaintiff:**  
MANLEY DEAS KOCHALSKI LLC  
P.O. BOX 165028  
COLUMBUS, OH 43216-5028

**Sheriff's Sale Date:** Wednesday, October 4, 2017

**Writ of Execution No. :** 2016CV1458

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 225 WEST 4TH STREET, BLOOMSBURG, PA 17815

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,150.80
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$240.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$8.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$170.00
Continued or Cancelled Sale	\$10.00
Postponed to: 10/4/2017	
<b>Total Sheriff Costs</b>	<b>\$2,085.30</b>

## Municipal Costs

Sewer	\$1,028.00
<b>Total Municipal Costs</b>	<b>\$1,028.00</b>

## Distribution Costs

Recording Fees	\$67.00
<b>Total Distribution Costs</b>	<b>\$67.00</b>

---

**Grand Total:** **\$3,180.30**

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



MANLEYDEAS.COM

P.O. BOX 165028  
COLUMBUS, OH 43216  
P 614-220-5611 | F 614-220-5613

November 2, 2017

Columbia County Sheriff  
Timothy Chamberlain  
35 West Main Street  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815

Re: Planet Home Lending, LLC v.  
Michael Polizzi, et al.  
Property Address: 225 West 4th Street, Bloomsburg, PA 17815  
Docket No. 2016-CV-1458  
Our File Number: 16-024638

Dear Sir or Madam:

Our office is the attorney on the Writ for the above-referenced sale. Please be advised that we are assigning the bid to **Planet Home Lending, LLC, 321 Research Parkway, Meriden, Connecticut 06450**. Please issue the Deed to the specified assignee.

Also enclosed are the following:

- a check in the amount of \$1,893.91, representing the amount due per the cost sheet. If any additional amount is due, please contact me and I will forward it immediately;
- two (2) original Realty Transfer Tax Affidavits of Value;
- a copy of the Mortgage and Assignment of Mortgage (if applicable)
- a self-addressed, stamped envelope for return of the deed.

Please bill us for any unpaid costs or refund any excess from our advance.

Should you have any questions, please feel free to contact me at 614-947-5701 or email [ctmittendorf@manleydeas.com](mailto:ctmittendorf@manleydeas.com).

Very truly yours,

MANLEY DEAS KOCHALSKI LLC

By: Craig T. Mittendorf  
Craig T. Mittendorf, Legal Assistant

16-024638\_CTM



**pennsylvania**  
DEPARTMENT OF REVENUE  
Bureau of Individual Taxes  
PO BOX 280603  
Harrisburg, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

### A. CORRESPONDENT - All inquiries may be directed to the following person:

Name Craig T. Mittendorf		Telephone Number: 614-947-5701	
Mailing Address P. O. Box 165028	City Columbus	State OH	ZIP Code 43216-5028

### B. TRANSFER DATA

Date of Acceptance of Document 10/04/2017			
Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number: 570-389-5622	Grantee(s)/Lessee(s) Planet Home Lending, LLC	Telephone Number: 888-871-8500
Mailing Address 35 West Main Street, P.O. Box 380		Mailing Address 321 Research Parkway	
City Bloomsburg	State PA	ZIP Code 17815	City Meriden
			State Connecticut
			ZIP Code 06450

### C. REAL ESTATE LOCATION

Street Address 225 West 4th Street		City, Township, Borough Township of Bloomsburg	
County Columbia	School District Bloomsburg Area SD	Tax Parcel Number 05W-04-326	

### D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration 3,243.91	2. Other Consideration +0.00	3. Total Consideration = 3,243.91
4. County Assessed Value 29,885.00	5. Common Level Ratio Factor x3.91	6. Computed Value = 116,850.35

### E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	---	---

#### 2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) \_\_\_\_\_

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

Signature of Correspondent or Responsible Party Craig T. Mittendorf	Date 11/02/2017
--	--------------------

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



MANLEYDEAS.COM

P.O. BOX 165028  
COLUMBUS, OH 43216  
P 614-220-5611 | F 614-220-5613

September 5, 2017

Office of the Sheriff of Columbia County  
ATTN: REAL ESTATE DEPT.  
35 West Main Street  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815

Re: Planet Home Lending, LLC v.  
Michael Polizzi, et al.  
Property Address: 225 West 4th Street, Bloomsburg, PA 17815  
Docket No. 2016-CV-1458  
Our File Number: 16-024638

Dear Sir/Madam:

Enclosed please find the following:

- an original Certificate of Filing in the above captioned matter.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC  
Enclosures

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

Planet Home Lending, LLC

Plaintiff,

vs.

Michael Polizzi; Tiffany Polizzi

Defendants.

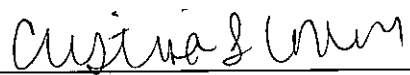
CIVIL DIVISION

Docket No.: 2016-CV-1458

**CERTIFICATE OF FILING**

On this date, I sent to the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff Sale in the above-captioned matter showing the above referenced foreclosure sale scheduled for September 6, 2017 at 9:00AM in the above captioned matter has been continued until October 4, 2017 at 9:00AM.

Dated: September 5, 2017

By:   
Kimberly A. Bonner, Esquire (89705)  
Scott A. Dietterick, Esquire (55650)  
Kimberly J. Hong, Esquire (74950)  
Michael E. Carleton, Esquire (203009)  
Meredith H. Wooters, Esquire (307207)  
Justin F. Kobeski, Esquire (200392)  
Matthew P. Curry, Esquire (322229)  
Cristina L. Connor, Esquire (318389)  
Holly N. Wolf, Esquire (322153)  
Karina Velter, Esquire (94781)  
Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
Telephone: 614-222-4921  
Fax: 614-220-5613  
Email: [kabonner@manleydeas.com](mailto:kabonner@manleydeas.com)  
Attorney for Plaintiff

**MANLEY DEAS KOCHALSKI LLC**  
**P.O. BOX 165028**  
**COLUMBUS OH 43216-5028**

Office of the Sheriff of Columbia County  
ATTN: REAL ESTATE  
35 West Main Street  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815

Office of the Sheriff of Columbia County  
ATTN: REAL ESTATE  
35 West Main Street  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815





MANLEYDEAS.COM

P.O. BOX 145028  
COLUMBUS, OH 43214  
P 614-220-5611 | F 614-220-5613

September 5, 2017

Office of the Sheriff of Columbia County  
ATTN: REAL ESTATE DEPT.  
35 West Main Street  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815

Re: Planet Home Lending, LLC v.  
Michael Polizzi, et al.  
Property Address: 225 West 4th Street, Bloomsburg, PA 17815  
Docket No. 2016-CV-1458  
Our File Number: 16-024638

Dear Sir/Madam:

Please continue the sheriff sale set for September 6, 2017 to October 4, 2017. Please announce this continuance at the September 6, 2017 sheriff sale.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC  
Enclosures

## SHERIFF'S SALE COST SHEET

1458-16

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>240.00</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>8.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>489.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1150.80</u>
SOLICITOR'S SERVICES	\$100.00
TOTAL *****	\$ <u>1400.80</u>

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>5.00</u>
TOTAL *****	\$ <u>5.00</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>1028.00</u>
WATER 20	\$
TOTAL *****	\$ <u>1028.00</u>

SURCHARGE FEE (DSTE)	\$ <u>170.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>00</u>

TOTAL COSTS (OPENING BID) \$ 3170.30

# MUNICIPAL AUTHORITY OF THE TOWN OF BLOOMSBURG

Town Hall                      301 E Second Street                      Bloomsburg                      PA                      17815  
570.784.5422                      570.784.1518 fax                      bloomsburgpa.org

---

August 29, 2017

Tim Chamberlain  
Sheriff of Columbia County  
Columbia County Court House  
P. O. Box 380  
Bloomsburg, PA 17815

RE:     Polizzi, Michael and Tiffany  
         225 W. Fourth Street  
         Bloomsburg PA 17815

DOCKET NO. 2016-CV-1458, 2017-ED-68

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property is scheduled for a Sheriff sale on 09/06/17. The Authority would like to inform your office that it holds a claim against this property for unpaid sewer in the amount of \$1,028.00.

If you require any further information, please contact me at 570-784-5422, 2 or amyseamans@bloomsburgpa.org.

Sincerely,

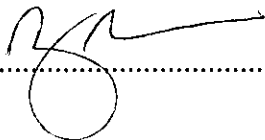
  
Amy Seamans  
Billing and Collections Coordinator

---

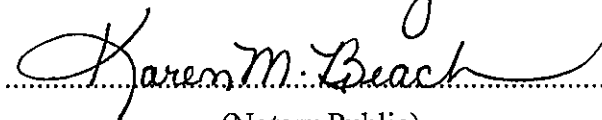
Board of Directors:                      Thomas Evans, Chairman                      W. Carey Howell, Vice Chairman  
                                 Claude Renninger, Treasurer                      Lawrence Mack                      Andrew Barton

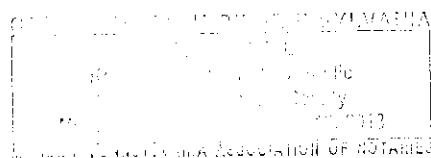
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

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 August 16, 23, 30, 2017 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this 30<sup>th</sup> day of August 2017..

.....  
(Notary Public)



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

.....

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

68  
ED  
2017

Planet Home Lending, LLC

Plaintiff(s)

Court No.: 2016-CV-1458

VS.

Michael Polizzi; Tiffany Polizzi

Defendant(s)

**AFFIDAVIT OF SPECIAL PROCESS SERVER**

I, Jeffrey Clahessy, being first duly sworn on oath depose and state as follows:

I am over the age of 18, not a party to this action, and an employee or agent of Firefly Legal, Inc., a licensed private detective agency, license number 117.001465.

Type of Process: Notice of Sheriff's Sale of Real Property Pursuant to Pennsylvania Rule of Civil Procedure 3129

Defendant to be served: Michael Polizzi

I SERVED/~~NON-SERVED~~ the within named defendant on: 7/11/17 @ 1220 AM/PM

ADDRESS WHERE ATTEMPTED OR SERVED: 63 East 6th Street  
Bloomsburg, PA, 17815

THE DESCRIPTION OF THE PERSON WITH WHOM THE COPY OF THIS PROCESS WAS LEFT IS AS FOLLOWS:

Age \_\_\_\_\_ Gender M F Race \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Hair \_\_\_\_\_ Glasses Y N

INDIVIDUAL SERVICE by delivering to the within named defendant a copy of this process personally. The defendant confirmed that she/he resides at the above address.

SUBSTITUTE SERVICE by leaving a copy of this process at his/her usual place of abode with: \_\_\_\_\_,  
(Relationship): \_\_\_\_\_, a person residing therein who is the age of 13 years or upwards confirmed the defendant resides at the above address and informed that person of the contents thereof.

CORPORATE OR GOVERNMENT SERVICE by leaving a copy of this process with \_\_\_\_\_, (Title)  
\_\_\_\_\_, a person authorized to accept service and informed that person of the contents thereof.

POSTED

X NON-SERVICE for the reason that after diligent investigation found  
attempted 7/12/17 350pm, 7/15/17 738am & 7/16/17 1200pm. Address consists of 2 apartments, server  
left card on property doors to arrange for service/confirm address. Server received a response to card from  
MILITARY property owner, Tiffany Polizzi, 570-204-6731, she informed server one of her tenants gave  
her his contact card, defendant Michael Polizzi is her ex-husband, he does not reside at address  
provided.

I certify that I am a United States citizen, over the age of 18 and not a party to, nor otherwise interested in the above action.

Subscribed and sworn before me on 7/12/17

Jeffrey Clahessy  
Signature of Process Server  
Jeffrey Clahessy  
Printed Name of Process Server

Notary Public  
COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL  
Eric M. Afflerbach, Notary Public  
Washington Township, Berks County  
My Commission Expires November 18, 2017



674743\_3555461\_0\_26\_V3

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

Planet Home Lending, LLC

VS.

Michael Polizzi; Tiffany Polizzi

Plaintiff(s)

Court No.: 2016-CV-1458

Defendant(s)

AFFIDAVIT OF SPECIAL PROCESS SERVER

I, Jeffrey Clotessy, being first duly sworn on oath depose and state as follows:

I am over the age of 18, not a party to this action, and an employee or agent of Firefly Legal, Inc., a licensed private detective agency, license number 117.001465.

Type of Process: Notice of Sheriff's Sale of Real Property Pursuant to Pennsylvania Rule of Civil Procedure 3129

Defendant to be served: Michael Polizzi

I SERVED ~~NON-SERVED~~ the within named defendant on: 7/21/17 @ 717 AM/PM

ADDRESS WHERE ATTEMPTED OR SERVED: 26 West 3rd Street  
Bloomsburg, PA, 17815

THE DESCRIPTION OF THE PERSON WITH WHOM THE COPY OF THIS PROCESS WAS LEFT IS AS FOLLOWS:

Age \_\_\_\_\_ Gender M F Race \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Hair \_\_\_\_\_ Glasses Y N

INDIVIDUAL SERVICE by delivering to the within named defendant a copy of this process personally. The defendant confirmed that she/he resides at the above address.

SUBSTITUTE SERVICE by leaving a copy of this process at his/her usual place of abode with: \_\_\_\_\_, (Relationship): \_\_\_\_\_, a person residing therein who is the age of 13 years or upwards confirmed the defendant resides at the above address and informed that person of the contents thereof.

CORPORATE OR GOVERNMENT SERVICE by leaving a copy of this process with \_\_\_\_\_, (Title) \_\_\_\_\_, a person authorized to accept service and informed that person of the contents thereof.

POSTED

X NON-SERVICE for the reason that after diligent investigation found Defendant does not reside at address provided per ex-wife, Tiffany, defendant resides at 107 Hunt Club Drive, Bloomsburg PA.

MILITARY

Additional Comments

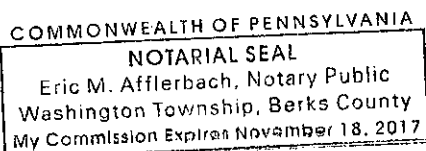
I certify that I am a United States citizen, over the age of 18 and not a party to, nor otherwise interested in the above action.

Subscribed and sworn before me on 7/24/17

Notary Public

Jeffrey Clotessy  
Signature of Process Server

Jeffrey Clotessy  
Printed Name of Process Server



674743\_3560005\_0\_26\_V3

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

Planet Home Lending, LLC

Plaintiff(s)

Court No.: 2016-CV-1458

VS.

Michael Polizzi; Tiffany Polizzi

Defendant(s)

AFFIDAVIT OF SPECIAL PROCESS SERVER

I, Denise Hinkle, being first duly sworn on oath depose and state as follows:

I am over the age of 18, not a party to this action, and an employee or agent of Firefly Legal, Inc., a licensed private detective agency, license number 117.001465.

Type of Process: Notice of Sheriff's Sale of Real Property Pursuant to Pennsylvania Rule of Civil Procedure 3129

Defendant to be served: Michael Polizzi

☒ SERVED ☐ NON-SERVED the within named defendant on: 7/28/17 @ 848 AM ☒ PM

ADDRESS WHERE ATTEMPTED OR SERVED: 107 Hunt Club Drive  
Bloomsburg, PA, 17815

THE DESCRIPTION OF THE PERSON WITH WHOM THE COPY OF THIS PROCESS WAS LEFT IS AS FOLLOWS:

Age 38 Gender ☒ M ☐ F Race W Height 6'2" Weight 205 Hair Black Glasses Y N

☒ **INDIVIDUAL SERVICE** by delivering to the within named defendant a copy of this process personally. The defendant confirmed that she/he resides at the above address.

☐ **SUBSTITUTE SERVICE** by leaving a copy of this process at his/her usual place of abode with: \_\_\_\_\_,  
(Relationship): \_\_\_\_\_, a person residing therein who is the age of 13 years or upwards confirmed the defendant resides at the above address and informed that person of the contents thereof.

☐ **CORPORATE OR GOVERNMENT SERVICE** by leaving a copy of this process with \_\_\_\_\_, (Title)  
\_\_\_\_\_, a person authorized to accept service and informed that person of the contents thereof.

☐ **POSTED**

☐ **NON-SERVICE** for the reason that after diligent investigation found

**MILITARY** \_\_\_\_\_

Additional Comments \_\_\_\_\_

I certify that I am a United States citizen, over the age of 18 and not a party to, nor otherwise interested in the above action.

Subscribed and sworn before me on 7/31/17

Notary Public

Denise Hinkle  
Signature of Process Server

Denise Hinkle  
Printed Name of Process Server

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Eric M. Afflerbach, Notary Public  
Washington Township, Berks County  
My Commission Expires November 18, 2017



674743\_3562286\_0\_26\_V3

Page 1 of 1  
File Number: MDK16-024638  
Reference Number: 3562286  
Case Number: 2016-CV-1458  
Doc Generated: 07/25/2017 01:19:20:443 PM

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, NA

Plaintiff(s)

Court No.: 2017-CV-96

VS.

David J. Keck

Defendant(s)

AFFIDAVIT OF SPECIAL PROCESS SERVER

I, Denise Hinkle, being first duly sworn on oath depose and state as follows:

I am over the age of 18, not a party to this action, and an employee or agent of Firefly Legal, Inc., a licensed private detective agency, license number 117.001465.

Type of Process: Notice of Sheriff's Sale of Real Property Pursuant to Pennsylvania Rule of Civil Procedure 3129

Defendant to be served: David J. Keck

☒ SERVED ☐ NON-SERVED the within named defendant on: 7/27/17 @ 536 AM/PM

ADDRESS WHERE ATTEMPTED OR SERVED: 607 Hillside Drive  
Berwick, PA, 18603

THE DESCRIPTION OF THE PERSON WITH WHOM THE COPY OF THIS PROCESS WAS LEFT IS AS FOLLOWS:

Age 40 Gender ☒ M ☐ F Race W Height 5'10" Weight 190 Hair Bald Glasses Y N

☒ **INDIVIDUAL SERVICE** by delivering to the within named defendant a copy of this process personally. The defendant confirmed that she/he resides at the above address.

☐ **SUBSTITUTE SERVICE** by leaving a copy of this process at his/her usual place of abode with: \_\_\_\_\_,  
(Relationship): \_\_\_\_\_, a person residing therein who is the age of 13 years or upwards confirmed the defendant resides at the above address and informed that person of the contents thereof.

☐ **CORPORATE OR GOVERNMENT SERVICE** by leaving a copy of this process with \_\_\_\_\_, (Title)  
\_\_\_\_\_, a person authorized to accept service and informed that person of the contents thereof.

☐ **POSTED**

☐ **NON-SERVICE** for the reason that after diligent investigation found

**MILITARY** \_\_\_\_\_

Additional Comments

I certify that I am a United States citizen, over the age of 18 and not a party to, nor otherwise interested in the above action.

Subscribed and sworn before me on 7/31/17

Denise Hinkle  
Signature of Process Server

Denise Hinkle  
Printed Name of Process Server

Notary Public  
COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL  
Eric M. Afflerbach, Notary Public  
Washington Township, Berks County  
My Commission Expires November 18, 2017



681219\_3553967\_0\_26\_V3

Page 1 of 1 File Number: MDK17-000700  
Reference Number: 3553967  
Case Number: 2017-CV-96  
Doc Generated: 07/24/2017 12:44:56:302 PM



MANLEY DEAS KOCHALSKI LLC  
P.O. BOX 165028  
COLUMBUS OH 43216-5028

Columbia County Sheriff's Office  
35 West Main Street  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815

Columbia County Sheriff's Office  
35 West Main Street  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815



MANLEYDEAS.COM

P.O. BOX 165028  
COLUMBUS, OH 43216  
P 614-220-5611 | F 614-220-5613

August 8, 2017

Columbia County Sheriff  
35 West Main Street  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815

Re: Planet Home Lending, LLC v.  
Michael Polizzi, et al.  
Property Address: 225 West 4th Street, Bloomsburg, PA 17815  
Docket No. 2016-CV-1458  
Our File Number: 16-024638

Enclosed please find a copy of an executed Affidavit of Service of Defendant/Owner and Other Parties of Interest Pursuant to Rule 3129.2 regarding the above referenced matter.

If you have any questions or concerns, please do not hesitate to contact our office at 614-220-5611.

Very truly yours,

Manley Deas Kochalski LLC  
Enclosure

16-024638\_AMC1

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

Planet Home Lending, LLC

Plaintiff,

vs.

Michael Polizzi; Tiffany Polizzi

Defendants.

CIVIL DIVISION

Docket No.: 2016-CV-1458

**Pa.R.C.P. RULE 3129.2(c) AFFIDAVIT OF SERVICE OF  
DEFENDANT/OWNER AND OTHER PARTIES OF INTEREST**

I, Allison Christ, a Legal Assistant with the firm of Manley Deas Kochalski LLC, attorneys for Plaintiff, Planet Home Lending, LLC ("Plaintiff"), being duly sworn according to law depose and make the following Affidavit regarding the service of Plaintiff's Notice of Sheriff's Sale of Real Property in this matter on Defendant/Owner and Other Parties of Interest as follows:

1. Defendants Michael Polizzi and Tiffany Polizzi are the record owners of the real property.

2. On or about July 31, 2017, Defendant Michael Polizzi was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via Firefly Legal Inc. at the address of 107 Hunt Club Drive, Bloomsburg, PA 17815. A true and correct copy of said Proof of Service is marked Exhibit "A", attached hereto and made a part hereof.

3. On or about June 20, 2017, Defendant Tiffany Polizzi was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via Firefly Legal Inc. at

the address of 26 West 3rd Street, Bloomsburg, PA 17815. A true and correct copy of said Proof of Service is marked Exhibit "B", attached hereto and made a part hereof.

4. On or about June 27, 2017, Plaintiff's counsel served all other parties in interest with Plaintiff's Notice of Sheriffs Sale according to Plaintiff's Affidavit Pursuant to rule 3129.1, via First Class U.S. Mail, postage pre-paid, with a Certificate of Mailing. True and correct copies of said Certificates of Mailing are marked Exhibit "C", attached hereto and made a part hereof.

Finally, the undersigned deposes and says that the Defendants/Owners and all other Parties of Interest were served with Plaintiff's Notice of Sheriff's Sale of Real Property in accordance with Pa.R.C.P. 3129.2.

Allison Christ  
Signature

Allison Christ  
Printed Name  
Legal Assistant  
Manley Deas Kochalski LLC

8-10-17  
Date

Sworn to/affirmed and subscribed before me, a notary public, by Allison Christ on this

10 day of August 2017.

My Commission Expires: June 28, 2020  
Notary Public

NOTARY SEAL:



JENNIFER L. HARTSOOK  
Notary Public, State of Ohio  
My Commission Expires 06-28-2020

# EXHIBIT A

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

Planet Home Lending, LLC

VS.

Michael Polizzi; Tiffany Polizzi

Plaintiff(s)

Defendant(s)

Court No.: 2016-CV-1458

AFFIDAVIT OF SPECIAL PROCESS SERVER

I, Denise Hinkle, being first duly sworn on oath depose and state as follows:

I am over the age of 18, not a party to this action, and an employee or agent of Firefly Legal, Inc., a licensed private detective agency, license number 117.001465.

Type of Process: Notice of Sheriff's Sale of Real Property Pursuant to Pennsylvania Rule of Civil Procedure 3129

Defendant to be served: Michael Polizzi

SERVED/NON-SERVED the within named defendant on: 7/28/17 @ 848 AM/PM

ADDRESS WHERE ATTEMPTED OR SERVED: 107 Hunt Club Drive  
Bloomsburg, PA, 17815

THE DESCRIPTION OF THE PERSON WITH WHOM THE COPY OF THIS PROCESS WAS LEFT IS AS FOLLOWS:

Age 38 Gender M Race W Height 6'2" Weight 205 Hair Black Glasses Y N

X INDIVIDUAL SERVICE by delivering to the within named defendant a copy of this process personally. The defendant confirmed that she/he resides at the above address.

       SUBSTITUTE SERVICE by leaving a copy of this process at his/her usual place of abode with:       ,  
(Relationship):       , a person residing therein who is the age of 13 years or upwards confirmed the defendant resides at the above address and informed that person of the contents thereof.

       CORPORATE OR GOVERNMENT SERVICE by leaving a copy of this process with       , (Title)  
      , a person authorized to accept service and informed that person of the contents thereof.

       POSTED

       NON-SERVICE for the reason that after diligent investigation found

MILITARY       

Additional Comments       

I certify that I am a United States citizen, over the age of 18 and not a party to, nor otherwise interested in the above action.

Subscribed and sworn before me on 7/31/17

        
Notary Public

Denise Hinkle  
Signature of Process Server

Denise Hinkle  
Printed Name of Process Server

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Eric M. Afflerbach, Notary Public  
Washington Township, Berks County  
My Commission Expires November 18, 2017



674743\_3562286\_0\_26\_V3

# EXHIBIT B

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

Planet Home Lending, LLC

Plaintiff(s)

Court No.: 2016-CV-1458

VS.

Michael Polizzi; Tiffany Polizzi

Defendant(s)

AFFIDAVIT OF SPECIAL PROCESS SERVER

I, Jeffrey Clohessy, being first duly sworn on oath depose and state as follows:

I am over the age of 18, not a party to this action, and an employee or agent of Firefly Legal, Inc., a licensed private detective agency, license number 117.001465.

Type of Process: Notice of Sheriff's Sale of Real Property Pursuant to Pennsylvania Rule of Civil Procedure 3129

Defendant to be served: Tiffany Polizzi

I SERVED/NON-SERVED the within named defendant on: 6/20/17 @ 130 AM/PM

ADDRESS WHERE ATTEMPTED OR SERVED: 26 West 3rd Street  
Bloomsburg, PA, 17815

THE DESCRIPTION OF THE PERSON WITH WHOM THE COPY OF THIS PROCESS WAS LEFT IS AS FOLLOWS:

Age 38 Gender M/F Race W Height 6' Weight 260 Hair BLW Glasses Y/N

INDIVIDUAL SERVICE by delivering to the within named defendant a copy of this process personally. The defendant confirmed that she/he resides at the above address.

X SUBSTITUTE SERVICE by leaving a copy of this process at his/her usual place of abode with: Adam Jackson,  
(Relationship): france, a person residing therein who is the age of 13 years or upwards confirmed the defendant resides at the above address and informed that person of the contents thereof.

CORPORATE OR GOVERNMENT SERVICE by leaving a copy of this process with \_\_\_\_\_, (Title)  
\_\_\_\_\_, a person authorized to accept service and informed that person of the contents thereof.

POSTED

NON-SERVICE for the reason that after diligent investigation found

MILITARY \_\_\_\_\_

Additional Comments \_\_\_\_\_

I certify that I am a United States citizen, over the age of 18 and not a party to, nor otherwise interested in the above action.

Subscribed and sworn before me on 6/21/17

Notary Public \_\_\_\_\_

Jeffrey Clohessy  
Signature of Process Server

Jeffrey Clohessy  
Printed Name of Process Server

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Eric M. Afflerbach, Notary Public  
Washington Township, Berks County  
My Commission Expires November 18, 2017



674743\_3536100\_0\_26\_V3

Page 1 of 1  
File Number: MDK16-024638  
Reference Number: 3536100  
Case Number: 2016-CV-1458  
Doc Generated: 06/19/2017 12:11:16:102 PM



# EXHIBIT C

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of  
Mailing

To pay fee, affix stamps or  
meter postage here

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

**From:** Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

**To:** COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE

P.O. Box 2675

Harrisburg, PA 17105

County of P.Q.: Columbia

Postmark Here

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



Certificate Of  
Mailing

To pay fee, affix stamps or  
meter postage here

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

**From:** Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

**To:** COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE

11 West Main Street, 2nd Floor

Bloomsburg, PA 17815

County of P.Q.: Columbia

Postmark Here

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



CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of  
Mailing

To pay fee, affix stamps or  
meter postage here

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

**From:** Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

**To:** PA DEPT. OF REVENUE - INHERITANCE TAX  
DIVISION

6<sup>th</sup> Floor, Strawberry Square

Dept. 280601

Harrisburg, PA 17128-0601

County of P.Q.: Columbia

Postmark Here

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



Certificate Of  
Mailing

To pay fee, affix stamps or  
meter postage here

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

**From:** Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

**To:** UNKNOWN TENANT OR TENANTS

225 West 4th Street

Bloomsburg, PA 17815

County of P.Q.: Columbia

Postmark Here

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



CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of Mailing

To pay fee, affix stamps or meter postage here

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

**From:** Kimberly A. Bonner, Esquire  
c/o Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028

**To :** UNKNOWN SPOUSE  
225 West 4th Street  
Bloomsburg, PA 17815  
County of P.Q.: Columbia

Postmark Here

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



Certificate Of Mailing

To pay fee, affix stamps or meter postage here

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

**From:** Kimberly A. Bonner, Esquire  
c/o Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028

**To :** THE UNITED STATES OF AMERICA, SECRETARY OF  
HOUSING AND URBAN DEVELOPMENT  
451 Seventh Street Southwest  
Washington, District of Columbia 20410  
County of P.Q.: Columbia

Postmark Here

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



CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of  
Mailing

To pay fee, affix stamps or  
meter postage here

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

From: Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

To: THE UNITED STATES OF AMERICA, SECRETARY OF  
HOUSING AND URBAN DEVELOPMENT

100 Penn Square East

The Wanamaker Building

Philadelphia, PA 19107

County of P.Q.: Columbia

Postmark Here

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



Certificate Of  
Mailing

To pay fee, affix stamps or  
meter postage here

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

From: Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

To: UNKNOWN SPOUSE

26 West 3rd Street

Bloomsburg, PA 17815

County of P.Q.: Columbia

Postmark Here

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



CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



**Certificate Of  
Mailing**

To pay fee, affix stamps or  
meter postage here

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

**From:** Kimberly A. Bonner, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

**To:** COLUMBIA COUNTY TAX CLAIM BUREAU

Postmark Here

11 West Main Street

Main Street County Annex

Bloomsburg, PA 17815

County of P.Q.: Columbia

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



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

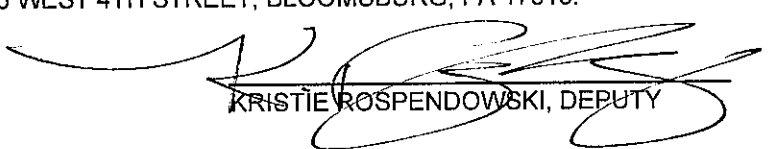


PLANET HOME LENDING LLC  
vs.  
TIFFANY POLIZZI (et al.)

Case Number  
2016CV1458

## SHERIFF'S RETURN OF SERVICE

07/31/2017 07:11 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 225 WEST 4TH STREET, BLOOMSBURG, PA 17815.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

August 01, 2017

NOTARY

Affirmed and subscribed to before me this

1ST day of AUGUST, 2017

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



Plaintiff Attorney: MANLEY DEAS KOCHALSKI LLC, P.O. BOX 165028, COLUMBUS, OH 43216-5028

(c) CountySuite Sheriff, Telesuit, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PLANET HOME LENDING LLC  
vs.  
POLIZZI, TIFFANY (et al.)

Case Number  
2016CV1458

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 225 WEST 4TH STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge Posted - Other

Adult In Charge:

Relation:

Date: 7/31/17 Time: 1911

Deputy: 455 Mileage:

### Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

(POSTING)

2016CV1458

225 WEST 4TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PLANET HOME LENDING LLC  
vs.  
TIFFANY POLIZZI (et al.)

Case Number  
2016CV1458

## SHERIFF'S RETURN OF SERVICE

06/15/2017 11:50 AM - 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 THE DEFENDANT, TO WIT: TIFFANY POLIZZI AT 172 BISSET LANE, BLOOMSBURG, PA 17815.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

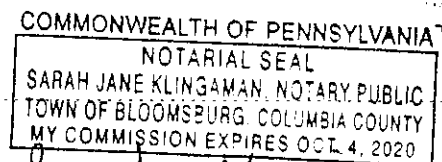
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

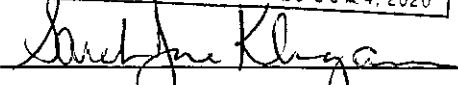
June 16, 2017

Affirmed and subscribed to before me this

NOTARY

16TH day of JUNE, 2017





Plaintiff Attorney: MANLEY DEAS KOCHALSKI LLC, P.O. BOX 165028, COLUMBUS, OH 43216-5028

(c) CountySuite SmartIT - NotarizeIt, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

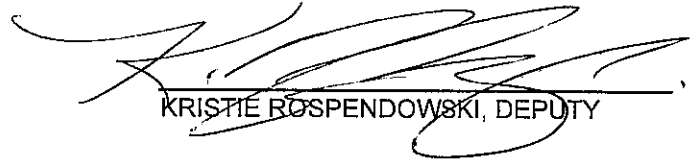


PLANET HOME LENDING LLC  
vs.  
TIFFANY POLIZZI (et al.)

Case Number  
2016CV1458

## SHERIFF'S RETURN OF SERVICE

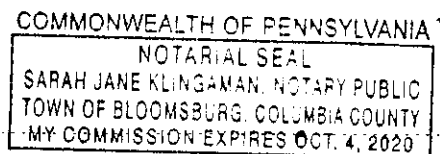
06/16/2017 11:28 AM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: MICHAEL POLIZZI AT 225 WEST 4TH STREET, BLOOMSBURG, PA 17815.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

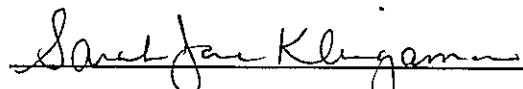
June 16, 2017



NOTARY

Affirmed and subscribed to before me this

16TH day of JUNE, 2017



Plaintiff Attorney: MANLEY DEAS KOCHALSKI LLC, P.O. BOX 165028, COLUMBUS, OH 43216-5028

(cc) County Sheriffs' Association, Inc.

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 07/11/2017

Fee: \$5.00

Cert. NO: 27725

POLIZZI MICHAEL & TIFFANY  
225 WEST FOURTH STREET  
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG  
Deed: 20081 -1825  
Location: 225 W 4TH ST  
Parcel Id:05W-04 -326-00,000

Assessment: 29,885  
Balances as of 07/11/2017

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

COLUMBIA COUNTY SHERIFF

By: \_\_\_\_\_

Per: \_\_\_\_\_

2017 2068

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PLANET HOME LENDING LLC  
vs.  
POLIZZI, TIFFANY (et al.)

Case Number  
2016CV1458

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 68

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: MICHAEL POLIZZI  
Primary Address: 225 WEST 4TH STREET  
BLOOMSBURG, PA 17815

Phone: SERVED @ THIS DOB:

Alternate Address: 63 EAST 6TH STREET  
BLOOMSBURG, PA 17815

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: MICHAEL POLIZZI

Relation: SELF

Date: 6/15/17

Time: 1:20

Deputy: 43/2

Mileage:

### Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

POLIZZI, MICHAEL

2016CV1458

225 WEST 4TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PLANET HOME LENDING LLC  
vs.  
POLIZZI, TIFFANY (et al.)

Case Number  
2016CV1458

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 68

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 09/06/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

ELIZABETH WHITE

Relation:

CLERK

Date:

6/14/17

Time:

0911

Deputy:

4

Mileage:

### Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

### Service Attempts:

Date:

Time:

Mileage:

Deputy:


### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2016CV1458

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PLANET HOME LENDING LLC  
vs.  
POLIZZI, TIFFANY (et al.)

Case Number  
2016CV1458

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 68

Warrant:

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia Col

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: MICHELLE SALTOR

Relation: CLERK

Date: 6/14/17 Time: 0908

Deputy: 4 Mileage:

### Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2016CV1458 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



PLANET HOME LENDING LLC  
vs.  
POLIZZI, TIFFANY (et al.)

Case Number  
2016CV1458

## SERVICE COVER SHEET

### Service Details:

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

**Manner:** < Not Specified >

**Expires:**

**Zone:**

**Warrant:**

68

**Notes:** SALE DATE & TIME: 09/06/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

**Name:** TIFFANY POLIZZI  
**Primary Address:** 26 WEST 3RD STREET  
BLOOMSBURG, PA 17815

**Phone:** **DOB:**

**Alternate Address:** 172 Bisset Lane

**Phone:**

### Final Service:

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:** TIFFANY POLIZZI

**Relation:** SELF

**Date:** 6/15/17

**Time:** 11:50

**Deputy:** 4512

**Mileage:**

### Attorney / Originator:

**Name:** MANLEY DEAS KOCHALSKI LLC

**Phone:** 1-614-220-5611

### Service Attempts:

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

### Service Attempt Notes:

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

POLIZZI, TIFFANY

2016CV1458

26 WEST 3RD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PLANET HOME LENDING LLC  
vs.  
POLIZZI, TIFFANY (et al.)

Case Number  
2016CV1458

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 68

Manner: < Not Specified >

Expires:

Warrant:

### Notes:

SALE DATE & TIME: 09/06/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Amy or Amber

### Final Service:

Name: BLOOMSBURG MUNICIPAL AUTHORITY

Served: Personally Adult In Charge Posted Other

Primary Address: 301 E 2ND STREET  
BLOOMSBURG, PA 17815

Adult In Charge:

Amy SEANALIS

Phone: DOB:

Relation:

Billing & collections

Alternate Address:

Date:

8/29/17

Time:

1323

Phone:

Deputy:

4

Mileage:

### Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

BLOOMSBURG MUNICIPAL

2016CV1458

301 E 2ND STREET, BLOOMSBURG, PA 17815

NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PLANET HOME LENDING LLC  
vs.  
POLIZZI, TIFFANY (et al.)

Case Number  
2016CV1458

## SERVICE COVER SHEET

**Service Details:**

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

**Zone:** 68

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 09/06/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** OCCUPANT

**Primary Address:** 225 WEST 4TH STREET  
BLOOMSBURG, PA 17815

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:** MICHAEL POLIZZI

**Relation:** OWNER

**Date:** 6/15/17 **Time:** 1123

**Deputy:** 4512 **Mileage:**

**Attorney / Originator:**

**Name:** MANLEY DEAS KOCHALSKI LLC

**Phone:** 1-614-220-5611

**Service Attempts:**

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

**Service Attempt Notes:**

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

OCCUPANT

2016CV1458

225 WEST 4TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

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

Planet Home Lending, LLC

Plaintiff,

vs.

Michael Polizzi; Tiffany Polizzi

Defendants.

CIVIL DIVISION

Docket No.: 2016-CV-1458

**AFFIDAVIT REGARDING MILITARY STATUS**

Now comes the undersigned affiant, pursuant to the Servicemembers Civil Relief Act, 50 USCS 3901 *et seq.*, and hereby states as follows:


1. Manley Deas Kochalski, LLC ("MDK") is counsel for Plaintiff in these proceedings.
2. I am employed by MDK as an attorney. I am over the age of eighteen (18) years and am competent to testify to the matters stated in this affidavit.
3. The information in this affidavit is taken from MDK's business records, including search results conducted utilizing the Department of Defense Manpower Data Center ("DMDC"). I have personal knowledge of MDK's procedures for creating and maintaining these records. They were: (a) made at or near the time of the occurrence of the matters set forth therein by persons with personal knowledge of the information in the business record, or from information transmitted by persons with personal knowledge; (b)

kept in the course of MDK's regularly conducted business activities; and (c) created by MDK as a regular practice.

4. Michael Polizzi is not in the military service based upon the DMDC search results that indicate Michael Polizzi was not on active duty and had not been on active duty for the past 367 days on the date indicated on the attached DMDC search result.
5. Tiffany Polizzi is not in the military service based upon the DMDC search results that indicate Tiffany Polizzi was not on active duty and had not been on active duty for the past 367 days on the date indicated on the attached DMDC search result.

#### VERIFICATION

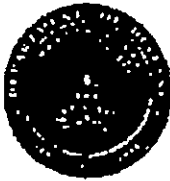
I verify that the statements made in this Affidavit Regarding Military Status are true and correct to the best of my knowledge, information, and belief. I understand that false statements made herein are subject to the penalties of 18 PA C.S. § 4094, relating to unsworn falsification to authorities.

  
\_\_\_\_\_  
Kim A Bonner

Department of Defense Manpower Data Center

Results as of: Feb-07-2017 08:05:35 AM

SCRA 3.0



**Status Report**  
**Pursuant to Servicemembers Civil Relief Act**

SSN: XXX-XX-XXXX

Birth Date:

Last Name: POLIZZI

First Name: MICHAEL

Middle Name:

Active Duty Status As Of: Feb-07-2017

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

*Mary M. Snavely-Dixon*

Mary M. Snavely-Dixon, Director  
Department of Defense - Manpower Data Center  
4800 Mark Center Drive, Suite 04E25  
Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq. as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.oed.mil/faq.xhtml#Q33>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

### More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

### Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: 8BX9IB83X443CE0



## Status Report Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-XXXX

Birth Date:

Last Name: POLIZZIFirst Name: TIFFANY

Middle Name:

Active Duty Status As Of: Feb-07-2017

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

*Mary M. Snively-Dixon*

Mary M. Snively-Dixon, Director  
Department of Defense - Manpower Data Center  
4800 Mark Center Drive, Suite 04E25  
Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.osd.mil/faq.xhtml#Q33>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

### More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

### Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: YB235BD3X444G90

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

Planet Home Lending, LLC

Plaintiff,

vs.

Michael Polizzi; Tiffany Polizzi

Defendants.

CIVIL DIVISION

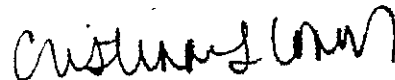
Docket No.: 2016-CV-1458

**WAIVER OF WATCHMAN/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.

Dated:

6/8/17



Kimberly A. Bonner, Esquire (89705)

Scott A. Dietterick, Esquire (55650)

Kimberly J. Hong, Esquire (74950)

Michael E. Carleton, Esquire (203009)

Meredith H. Wooters, Esquire (307207)

Justin F. Kobeski, Esquire (200392)

Matthew P. Curry, Esquire (322229)

✓ Cristina L. Connor, Esquire (318389)

Holly N. Wolf, Esquire (322153)

Karina Velter, Esquire (94781)

Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

Telephone: 614-222-4921

Fax: 614-220-5613

Email: kaborner@manleydeas.com

Attorney for Plaintiff



# 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 06/13/17

Account:

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

Ad ID: 1108640  
Description: POLIZZI SHERIFF SALE  
Run Dates: 08/16/17 to 08/30/17  
Class: 2  
Agate Lines: 210  
Blind Box:

Total Ad Cost \$1,150.80  
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	08/16/17	08/30/17	3	\$1,150.80

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2016CV1458

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, SEPTEMBER 06, 2017  
AT 9:00 O'CLOCK A.M.

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

All that certain message and lot of ground situate on the North side of West Fourth Street, in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the Northern side of West Fourth Street, in line of lot of ground, now or formerly of S. Margaret Schoch, 33.62 feet distant from the corner of other lot of ground now or formerly of S. Margaret Schoch and Mary A. Brown, on said Northern line of West Fourth Street aforesaid and running thence along said Northern line of West Fourth Street aforesaid, South 65 degrees West 33.62 feet, more or less, to a point on said Northern line of West Fourth Street aforesaid and in line of Oyer Alley; thence along line of Oyer Alley, North 24 degrees 32 minutes West, 140.50 feet to a point in line of said Oyer Alley and other lands now or formerly of Charles H. Reimard; thence along line of other lands now or formerly of Charles H. Reimard, North 65 degrees East 33.62 feet, more or less, to other lot now or formerly of S. Margaret Schoch; thence along other lot now or formerly of S. Margaret Schoch, South 24 degrees 32 minutes East, 140.50 feet to a point in said Northern line of West Fourth Street aforesaid, the place of beginning. Whereon is erected B. Two and one-half story framed dwelling house.

Parcel No.: 05W04 32600

Being the same property conveyed to Michael Polizzi and Tiffany Polizzi, a married couple, who acquired title by virtue of a deed from Michael Polizzi and Tiffany Shymansky n/k/a Tiffany Polizzi, husband and wife, dated November 3, 2008, recorded November 17, 2008, at Instrument Number 200811825, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 225 West 4th Street, Bloomsburg, PA 17815

PROPERTY ADDRESS: 225 WEST 4TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W0432600

Seized and taken into execution to be sold as the property of TIFFANY POLIZZI, MICHAEL POLIZZI in suit of PLANET HOME LENDING 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:  
MANLEY DEAS KOCHALSKI LLC  
COLUMBUS, OH 1-614-220-5611

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2016CV1458

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, SEPTEMBER 06, 2017**  
**AT 9:00 O'CLOCK A.M.**

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

---

All that certain message and lot of ground situate on the North side of West Fourth Street, in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the Northern side of West Fourth Street, in line of lot of ground, now or formerly of S. Margaret Schoch, 33.62 feet distant from the corner of other lot of ground now or formerly of S. Margaret Schoch and Mary A. Brown, on said Northern line of West Fourth Street, aforesaid and running thence along said Northern line of West Fourth Street aforesaid, South 65 degrees West 33.62 feet, more or less, to a point on said Northern line of West Fourth Street aforesaid and in line of Oyer Alley; thence along line of Oyer Alley, North 24 degrees 32 minutes West, 140.50 feet to a point in line of said Oyer Alley and other lands now or formerly of Charles H. Reimard; thence along line of other lands now or formerly of Charles H. Reimard, North 65 degrees East 33.62 feet, more or less, to other lot now or formerly of S. Margaret Schoch; thence along other lot now or formerly of S. Margaret Schoch, South 24 degrees 32 minutes East, 140.50 feet to a point in said Northern line of West Fourth Street aforesaid, the place of beginning. Whereon is erected B. Two and one-half story framed dwelling house.

Parcel No.: 05W04 32600

Being the same property conveyed to Michael Polizzi and Tiffany Polizzi, a married couple, who acquired title by virtue of a deed from Michael Polizzi and Tiffany Shymansky n/k/a Tiffany Polizzi, husband and wife, dated November 3, 2008, recorded November 17, 2008, at Instrument Number 200811825, Office of the Recorder of Deeds, Columbia County, Pennsylvania.  
Property known as 225 West 4th Street, Bloomsburg, PA 17815

PROPERTY ADDRESS: 225 WEST 4TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W0432600

Seized and taken into execution to be sold as the property of TIFFANY POLIZZI, MICHAEL POLIZZI in suit of PLANET HOME LENDING 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:  
MANLEY DEAS KOCHALSKI LLC  
COLUMBUS, OH 1-614-220-5611

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

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

Planet Home Lending, LLC

Plaintiff,

vs.

Michael Polizzi; Tiffany Polizzi

Defendants.

CIVIL DIVISION

Docket No.: 2016-CV-1458

2017 - ED - 68

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

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 described property below):

SEE EXHIBIT "A" ATTACHED

Amount due	\$	<u>174,476.08</u>
Interest from October 2, 2016 to date of sale	\$	<u>10,089.01</u>
Total	\$	<u>184,565.09</u>
(Costs to be added)		

Dated: 06-12-17

Barbara N. Schwett  
Prothonotary

(SEAL)

By: \_\_\_\_\_  
Clerk

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

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

Planet Home Lending, LLC

Plaintiff,

vs.

Michael Polizzi; Tiffany Polizzi

Defendants.

CIVIL DIVISION

Docket No.: 2016-CV-1458

The land referred to in this commitment is described as follows:

All that certain messuage and lot of ground situate on the North side of West Fourth Street, in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the Northern side of West Fourth Street, in line of lot of ground, now or formerly of S. Margaret Schoch, 33.62 feet distant from the corner of other lot of ground now or formerly of S. Margaret Schoch and Mary A. Brown, on said Northern line of West Fourth Street, aforesaid and running thence along said Northern line of West Fourth Street aforesaid, South 65 degrees West 33.62 feet, more or less, to a point on said Northern line of West Fourth Street aforesaid and in line of Oyer Alley; thence along line of Oyer Alley, North 24 degrees 32 minutes West, 140.50 feet to a point in line of said Oyer Alley and other lands now or formerly of Charles H. Reimard; thence along line of other lands now or formerly of Charles H. Reimard, North 65 degrees East 33.62 feet, more or less, to other lot now or formerly of S. Margaret Schoch; thence along other lot now or formerly of S. Margaret Schoch, South 24 degrees 32 minutes East, 140.50 feet to a point in said Northern line of West Fourth Street aforesaid, the place of beginning. Whereon is erected B. Two and one-half story framed dwelling house.

Parcel No.: 05W04 32600

Being the same property conveyed to Michael Polizzi and Tiffany Polizzi, a married couple, who acquired title by virtue of a deed from Michael Polizzi and Tiffany Shymansky n/k/a Tiffany Polizzi, husband and wife, dated November 3, 2008, recorded November 17, 2008, at Instrument Number 200811825, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 225 West 4th Street, Bloomsburg, PA 17815

**Exhibit "A"**

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

Planet Home Lending, LLC

Plaintiff,

vs.

Michael Polizzi; Tiffany Polizzi

Defendants.

CIVIL DIVISION

Docket No.: 2016-CV-1458

2017 - ED - 68

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY PURSUANT TO  
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

Michael Polizzi  
225 West 4th Street  
Bloomsburg, PA 17815

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Sheriff's Office, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815 on Sept. 6, 2017 at 9:00 AM prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

**225 West 4th Street, Bloomsburg, PA 17815**

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

**No. 2016-CV-1458**

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS  
PROPERTY ARE:

**Michael Polizzi**  
**Tiffany Polizzi**

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, 35 WEST MAIN STREET, P.O. Box 380, Bloomsburg, Pennsylvania 17815.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR  
PROPERTY.

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR  
TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET  
FREE LEGAL ADVICE.

**Pennsylvania Lawyer Referral Service**  
**Pennsylvania Bar Association**  
**P.O. Box 186**  
**Harrisburg, PA 17108**  
  
**(800) 692-7375**

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

Dated: 6/8/17

*Cristina L. Connor*

---

Kimberly A. Bonner, Esquire (89705)  
Scott A. Dietterick, Esquire (55650)  
Kimberly J. Hong, Esquire (74950)  
Michael E. Carleton, Esquire (203009)  
Meredith H. Wooters, Esquire (307207)  
Justin F. Kobeski, Esquire (200392)  
Matthew P. Curry, Esquire (322229)  
✓ Cristina L. Connor, Esquire (318389)  
Holly N. Wolf, Esquire (322153)  
Karina Velter, Esquire (94781)  
Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
Telephone: 614-222-4921  
Fax: 614-220-5613  
Email: kbonner@manleydeas.com  
Attorney for Plaintiff

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED  
AND  
VIA PERSONAL SERVICE**

# REAL ESTATE OUTLINE

ED # 2017 ED 68

DATE RECEIVED 6-12-17  
DOCKET AND INDEX 2016 CV 1458

## 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>    </u>	} emailed
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>    </u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR <u>    </u>	<u>X</u>	CK# <u>119234</u>

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

SALE DATE Sept. 6<sup>th</sup> TIME 9:00 am  
POSTING DATE       
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK       
2<sup>ND</sup> WEEK       
3<sup>RD</sup> WEEK



May 11, 2017

Columbia County Court of Common Pleas  
Office of the Prothonotary  
35 West Main Street  
P.O. Box 380  
Bloomsburg, PA 17815

FILED  
PROTHONOTARY  
2017 JUN 12 P 12:25  
OFFICE OF THE PROTHONOTARY  
COLUMBIA COUNTY, PA

Re: Planet Home Lending, LLC v.  
Michael Polizzi, et al.  
Property Address: 225 West 4th Street, Bloomsburg, PA 17815  
Docket No. 2016-CV-1458  
Our File Number: 16-024638

**Writ of Execution – Mortgage Foreclosure**

Dear Sir/Madam,

Enclosed please find the following documents for filing with your office:

1. 1 Original Praecipe for Writ of Execution with Legal Description attached;
2. 1 Original and 2 copies for each Defendant of the Writ of Execution (with Legal Description attached);
3. 1 Original Affidavit Pursuant to Rule 3129.1; and
4. **Check in the amount of \$25.00, payable to the Columbia County Prothonotary, for the filing fee.**

Please file the originals immediately upon receipt and prepare the Writ of Execution and copies for the Sheriff. Kindly time-stamp and return to us the extra face page of the Praecipe in the enclosed self-addressed, stamped envelope. Then, forward the Writ of Execution and its copies, along with the following documents to the Sheriff's Office:

1. Letter of Non-Sheriff's Service of the Notice of Sale to Sheriff's office;
2. One (1) original Notice of Sheriff's Sale for each Defendant (with Legal Description attached) for your files;
3. 1 copy of the Affidavit Pursuant to Rule 3129.1;
4. 1 Original Affidavit of Last Known Address;
5. 1 Original Waiver of Watchman; -

6. 1 Original and five (5) copies of the Legal Description, including the improvements, parcel number and property address;
7. 1 Sheriff Service Form for posting the property with the Handbill, along with a self-addressed, stamped envelope for return of service of the Handbill;
8. **Check in the amount of \$1,350.00, made payable to the Sheriff of Columbia County, for advanced sale costs.**

Should you or the Sheriff's Office have any questions or need further documentation, please feel free to contact me at 614-220-5611.

MANLEY DEAS KOCHALSKI LLC

BY: s/ Alex Throckmorton  
Alex Throckmorton, Legal Assistant  
P. O. Box 165028  
Columbus, OH 43216-5028  
Email: athrockmorton@manleydeas.com  
File No.: 16-024638  
614-220-5611; FAX 614-220-5613

Enclosures

cc: Sheriff of Columbia County (w/encl)

Date: 6/12/2017  
Time: 12:34 PM

Columbia County Court of Common Pleas  
Receipt

NO. 0003493  
Page 1 of 1

Received of: Menley Deas Kochalski LLC \$ 25.00

Twenty-Five and 00/100 Dollars

Case: 2017-ED-0000068-	Plaintiff: Planet Home Lending LLC vs. Michael F Polizzi	Amount
Writ of Execution		25.00
<b>Total:</b>		<b>25.00</b>

Check: 119240  
Payment Method: Check  
Amount Tendered: 25.00  
  
Clerk: CLUSCHAS

Barbara N. Silvetti, Prothonotary  
  
By: \_\_\_\_\_  
Deputy Clerk



MANLEYDEAS.COM

P.O. BOX 165028  
COLUMBUS, OH 43216  
P 614-220-5611 | F 614-220-5613

May 11, 2017

Office of the Columbia County Sheriff  
35 WEST MAIN STREET  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815

Re: Planet Home Lending, LLC v.  
Michael Polizzi, et al.  
Property Address: 225 West 4th Street, Bloomsburg, PA 17815  
Docket No. 2016-CV-1458  
Our File Number: 16-024638

Dear Sir/Madam:

**Please be advised that Plaintiff's counsel will serve defendants Notice of Sheriff Sales personally and also serve via certified mail, return receipt requested.**

Should you have any questions or need further documentation, please feel free to contact me at 614-220-5611.

MANLEY DEAS KOCHALSKI LLC

Alex Throckmorton  
Legal Assistant

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

Planet Home Lending, LLC

Plaintiff,  
vs.

Michael Polizzi; Tiffany Polizzi

Defendants.

CIVIL DIVISION

Docket No.: 2016-CV-1458

2017-ED-68

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY PURSUANT TO  
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

Tiffany Polizzi  
26 West 3rd Street  
Bloomsburg, PA 17815

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Sheriff's Office, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815 on \_\_\_\_\_ at \_\_\_\_\_ prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

**225 West 4th Street, Bloomsburg, PA 17815**

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

**No. 2016-CV-1458**

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS  
PROPERTY ARE:

**Michael Polizzi**  
**Tiffany Polizzi**

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, 35 WEST MAIN STREET, P.O. Box 380, Bloomsburg, Pennsylvania 17815.

**THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR  
PROPERTY.**

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

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR  
TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET  
FREE LEGAL ADVICE.**

**Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
P.O. Box 186  
Harrisburg, PA 17108**

**(800) 692-7375**

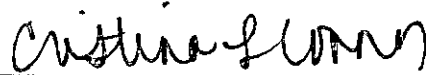
**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

Dated:

6/8/17



---

Kimberly A. Bonner, Esquire (89705)  
Scott A. Dietterick, Esquire (55650)  
Kimberly J. Hong, Esquire (74950)  
Michael E. Carleton, Esquire (203009)  
Meredith H. Wooters, Esquire (307207)  
Justin F. Kobeski, Esquire (200392)  
Matthew P. Curry, Esquire (322229)  
Cristina L. Connor, Esquire (318389)  
Holly N. Wolf, Esquire (322153)  
Karina Velter, Esquire (94781)  
Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
Telephone: 614-222-4921  
Fax: 614-220-5613  
Email: kabonner@manleydeas.com  
Attorney for Plaintiff

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED  
AND  
VIA PERSONAL SERVICE**

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

Planet Home Lending, LLC

Plaintiff,

vs.

Michael Polizzi; Tiffany Polizzi

Defendants.

CIVIL DIVISION

Docket No.: 2016-CV-1458

2017 - ED - 168

The land referred to in this commitment is described as follows:

All that certain messuage and lot of ground situate on the North side of West Fourth Street, in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the Northern side of West Fourth Street, in line of lot of ground, now or formerly of S. Margaret Schoch, 33.62 feet distant from the corner of other lot of ground now or formerly of S. Margaret Schoch and Mary A. Brown, on said Northern line of West Fourth Street, aforesaid and running thence along said Northern line of West Fourth Street aforesaid, South 65 degrees West 33.62 feet, more or less, to a point on said Northern line of West Fourth Street aforesaid and in line of Oyer Alley; thence along line of Oyer Alley, North 24 degrees 32 minutes West, 140.50 feet to a point in line of said Oyer Alley and other lands now or formerly of Charles H. Reimard; thence along line of other lands now or formerly of Charles H. Reimard, North 65 degrees East 33.62 feet, more or less, to other lot now or formerly of S. Margaret Schoch; thence along other lot now or formerly of S. Margaret Schoch, South 24 degrees 32 minutes East, 140.50 feet to a point in said Northern line of West Fourth Street aforesaid, the place of beginning. Whereon is erected B. Two and one-half story framed dwelling house.

Parcel No.: 05W04 32600

Being the same property conveyed to Michael Polizzi and Tiffany Polizzi, a married couple, who acquired title by virtue of a deed from Michael Polizzi and Tiffany Shymansky n/k/a Tiffany Polizzi, husband and wife, dated November 3, 2008, recorded November 17, 2008, at Instrument Number 200811825, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 225 West 4th Street, Bloomsburg, PA 17815

**Exhibit "A"**



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

Planet Home Lending, LLC

Plaintiff,  
vs.

Michael Polizzi; Tiffany Polizzi

Defendants.

CIVIL DIVISION

Docket No.: 2016-CV-1458

Execution No.: 2017-ED-68

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Planet Home Lending, LLC, Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 225 West 4th Street, Bloomsburg, PA 17815:

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

MICHAEL POLIZZI  
225 West 4th Street  
Bloomsburg, PA 17815

TIFFANY POLIZZI  
26 West 3rd Street  
Bloomsburg, PA 17815

2. Name and Address of Defendant(s) in the Judgment:

MICHAEL POLIZZI  
225 West 4th Street  
Bloomsburg, PA 17815

TIFFANY POLIZZI  
26 West 3rd Street  
Bloomsburg, PA 17815

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

PLANET HOME LENDING, LLC  
*Plaintiff*

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

PLANET HOME LENDING, LLC  
*Plaintiff*

THE UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT  
451 Seventh Street Southwest  
Washington, District of Columbia 20410  
AND  
100 Penn Square East  
The Wanamaker Building  
Philadelphia, PA 19107

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

COLUMBIA COUNTY TAX CLAIM BUREAU  
11 West Main Street  
Main Street County Annex  
Bloomsburg, PA 17815

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:

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE  
P.O. Box 2675  
Harrisburg, PA 17105

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:

COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE  
11 West Main Street, 2nd Floor  
Bloomsburg, PA 17815

UNKNOWN TENANT OR TENANTS  
225 West 4th Street  
Bloomsburg, PA 17815

UNKNOWN SPOUSE  
225 West 4th Street  
Bloomsburg, PA 17815  
AND  
26 West 3rd Street  
Bloomsburg, PA 17815

PA DEPT. OF REVENUE – INHERITANCE TAX DIVISION  
6<sup>th</sup> Floor, Strawberry Square  
Department 280601  
Harrisburg, PA 17128

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

Dated:

6/8/17



---

Kimberly A. Bonner, Esquire (89705)  
Scott A. Dietterick, Esquire (55650)  
Kimberly J. Hong, Esquire (74950)  
Michael E. Carleton, Esquire (203009)  
Meredith H. Wooters, Esquire (307207)  
Justin F. Kobeski, Esquire (200392)  
Matthew P. Curry, Esquire (322229)  
Cristina L. Connor, Esquire (318389)  
Holly N. Wolf, Esquire (322153)  
Karina Velter, Esquire (94781)  
Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
Telephone: 614-222-4921  
Fax: 614-220-5613  
Email: kabonner@manleydeas.com  
Attorney for Plaintiff



Tiffany Polizzi, whose last known address is 26 West 3rd Street, Bloomsburg, PA 17815, to the best of her knowledge, information and belief.

Cristina L. Connor

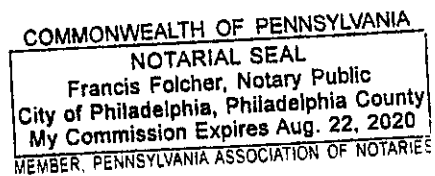
Kimberly A. Bonner, Esquire (89705)  
Scott A. Dietterick, Esquire (55650)  
Kimberly J. Hong, Esquire (74950)  
Michael E. Carleton, Esquire (203009)  
Meredith H. Wooters, Esquire (307207)  
Justin F. Kobeski, Esquire (200392)  
Matthew P. Curry, Esquire (322229)  
✓ Cristina L. Connor, Esquire (318389)  
Holly N. Wolf, Esquire (322153)  
Karina Velter, Esquire (94781)  
Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
Telephone: 614-222-4921  
Fax: 614-220-5613  
Email: kabonner@manleydeas.com  
Attorney for Plaintiff

Sworn to and subscribed before me this 8<sup>th</sup> day of JUNE, 2017

Francis Folcher

NOTARY PUBLIC

My commission expires: 8/22/2020



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

Planet Home Lending, LLC

Plaintiff,

vs.

Michael Polizzi; Tiffany Polizzi

Defendants.

CIVIL DIVISION

Docket No.: 2016-CV-1458

**WAIVER OF WATCHMAN/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.

Dated:

6/8/17



Kimberly A. Bonner, Esquire (89705)  
Scott A. Dietterick, Esquire (55650)  
Kimberly J. Hong, Esquire (74950)  
Michael E. Carleton, Esquire (203009)  
Meredith H. Wooters, Esquire (307207)  
Justin F. Kobeski, Esquire (200392)  
Matthew P. Curry, Esquire (322229)  
✓ Cristina L. Connor, Esquire (318389)  
Holly N. Wolf, Esquire (322153)  
Karina Velter, Esquire (94781)  
Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
Telephone: 614-222-4921  
Fax: 614-220-5613  
Email: kabonner@manleydeas.com  
Attorney for Plaintiff

**SHERIFF'S INSTRUCTION**

TO: Sheriff of Columbia County, Pennsylvania

DOCKET NO: 2016-CV-1458

PLAINTIFF: Planet Home Lending, LLC

DEFENDANT(S): Michael Polizzi  
Tiffany Polizzi

TYPE OF WRIT  
OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**

SERVE AT: 225 West 4th Street, Bloomsburg, PA 17815

**Sir: Please post the Handbill at the mortgaged premises.**

**Should you have any questions please contact Alex Throckmorton of our office at 614-220-5611.**

Date of Service: \_\_\_\_\_ Time: \_\_\_\_\_

Served upon (if someone other than defendant): \_\_\_\_\_

Address (if different than as stated above): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Columbia County Sheriff's Office: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

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

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:

**Manley Deas Kochalski LLC**  
**Attn: Kimberly A. Bonner, Esquire**  
**P. O. Box 165028, Columbus, OH 43216-5028**

Dated: 10/8/17

For office use only

BY: Cristina L. Connor

Kimberly A. Bonner (PA ID #89705)  
Scott A. Dietterick, Esquire (55650)  
Kimberly J. Hong, Esquire (74950)  
Michael E. Carleton, Esquire (203009)  
Meredith H. Wooters, Esquire (307207)  
Justin F. Kobeski, Esquire (200392)  
Matthew P. Curry, Esquire (322229)  
✓Cristina L. Connor, Esquire (318389)  
Holly N. Wolf, Esquire (322153)  
Karina Velter, Esquire (94781)  
Manley Deas Kochalski LLC  
P. O. Box 165028, Columbus, OH 43216-5028  
Phone: 614-220-5611; Fax: 614-220-5613

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

Planet Home Lending, LLC

Plaintiff,

vs.

Michael Polizzi; Tiffany Polizzi

Defendants.

CIVIL DIVISION

Docket No.: 2016-CV-1458

The land referred to in this commitment is described as follows:

All that certain message and lot of ground situate on the North side of West Fourth Street, in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the Northern side of West Fourth Street, in line of lot of ground, now or formerly of S. Margaret Schoch, 33.62 feet distant from the corner of other lot of ground now or formerly of S. Margaret Schoch and Mary A. Brown, on said Northern line of West Fourth Street, aforesaid and running thence along said Northern line of West Fourth Street aforesaid, South 65 degrees West 33.62 feet, more or less, to a point on said Northern line of West Fourth Street aforesaid and in line of Oyer Alley; thence along line of Oyer Alley, North 24 degrees 32 minutes West, 140.50 feet to a point in line of said Oyer Alley and other lands now or formerly of Charles H. Reimard; thence along line of other lands now or formerly of Charles H. Reimard, North 65 degrees East 33.62 feet, more or less, to other lot now or formerly of S. Margaret Schoch; thence along other lot now or formerly of S. Margaret Schoch, South 24 degrees 32 minutes East, 140.50 feet to a point in said Northern line of West Fourth Street aforesaid, the place of beginning. Whereon is erected B. Two and one-half story framed dwelling house.

Parcel No.: 05W04 32600

Being the same property conveyed to Michael Polizzi and Tiffany Polizzi, a married couple, who acquired title by virtue of a deed from Michael Polizzi and Tiffany Shymansky n/k/a Tiffany Polizzi, husband and wife, dated November 3, 2008, recorded November 17, 2008, at Instrument Number 200811825, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 225 West 4th Street, Bloomsburg, PA 17815

**Exhibit "A"**



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



THE UNITED OF AMERICA  
100 PENN SQUARE EAST  
THE WANAMAKER BUILDING  
PHILSDELPHIA PA 19107

---

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



71901140006000106693

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

---

*est*

## Document Receipt

---

Trans #	10801	Carrier / service:	USPS Server	First-Class Mail®	6/13/2017 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000106679

Doc Ref #: 2017ED68

Postage 5.2600

HARRISBURG PA 17128

## Document Receipt

---

Trans #	10801	Carrier / service:	USPS Server	First-Class Mail®	6/13/2017 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

## Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000106679

Doc Ref #: 2017ED68

Postage 5.2600

HARRISBURG PA 17128

## Document Receipt

---

Trans #	10802	Carrier / service:	USPS Server	First-Class Mail®	6/13/2017 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000106686

Doc Ref #: 2017ED68

Postage 5.2600

HARRISBURG PA 17105

## Document Receipt

---

Trans #	10803	Carrier / service:	USPS Server	First-Class Mail®	6/13/2017 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

---

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000106693

Doc Ref #: 2017ED68

Postage 5.2600

PHILADELPHIA PA 19107-4214

## Document Receipt

---

Trans #	10804	Carrier / service:	USPS Server	First-Class Mail®	6/13/2017 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000106709

Doc Ref #: 2017ED68

Postage 5.2600

PHILADELPHIA PA 19106

## Document Receipt

---

Trans #	10805	Carrier / service:	USPS Server	First-Class Mail®	6/13/2017 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

THE UNITED STATE OF AMERICA

451 SEVENTH ST SOUTHWEST

WASHINGTON DC 20410

Tracking #: 71901140006000106716

Doc Ref #: 2017ED68

Postage 5.2600



## Document Receipt

---

Trans #	10806	Carrier / service:	USPS Server	First-Class Mail®	6/13/2017 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

---

## Ship to:

THE UNITED OF AMERICA

100 PENN SQUARE EAST

THE WANAMAKER BUILDING

PHILSDELPHIA PA 19107

Tracking #: 71901140006000106723

Doc Ref #: 2017ED68

Postage 5.2600

## Document Receipt

---

Trans #	10806	Carrier / service:	USPS Server	First-Class Mail®	6/13/2017 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

THE UNITED OF AMERICA

100 PENN SQUARE EAST

THE WANAMAKER BUILDING

PHILSDELPHIA PA 19107

Tracking #: 71901140006000106723

Doc Ref #: 2017ED68

Postage 5.2600

**Manley Deas Kochalski LLC**

Pennsylvania Operations, PO Box 165028  
Columbus, OH 43216-5028  
614-220-5611

**FIRST MERCHANTS BANK**

Columbus, OH 43214  
25-280/440

119234

	DATE	AMOUNT
Pay <b>One Thousand Three hundred Fifty dollars and 00 cents*****</b>	6/8/2017	\$1350.00

to the Order of :

Columbia County Sheriff  
35 W. Main Street  
PO Box 380  
Bloomsburg, PA, 17815



16-024638, 2016-CV-1458, Polizzi, 0

⑈119234⑈ ⑆074900657⑆ 9001045366⑈